8.2.   Overlay codes

8.2.1.   Acid sulfate soils overlay code

8.2.1.1.   Application

This code applies to assessable development.

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1)   The heading of a specific benchmarks for assessment table specifies otherwise; or

(2)   A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3)   A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1)   the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2)   the development must still be assessed against all other general subject matter of the code.

8.2.1.2.   Purpose

The purpose of the acid sulfate soils code is to ensure that development which may disturb acid sulfate soils is planned and managed to avoid potential adverse impacts on the natural and built environment, including infrastructure.

8.2.1.3.   Overall outcomes

The purposes of the code will be achieved through the following overall outcomes:

(1)   the presence and extent of acid sulfate soils are identified; and

(2)   the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by:

  (a)   not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or

  (b)   treating and, if required, undertaking ongoing best practice management of any disturbed acid sulfate soils and drainage waters.

8.2.1.4.   Specific benchmarks for assessment

Table 8.2.1.4.1 – Outcomes for assessable development

Performance outcomes	Acceptable outcomes
PO1 Development assesses the extent and severity of potential acid sulfate soils risk.	**AO1.1** An acid sulfate soils investigation report is prepared for the site by a suitably qualified person, and the report: (a) confirms if acid sulphate soils are present and identifies the extent and severity of potential acid sulfate soils risk; or

Part 8.   Overlay codes

8.1.   Preliminary

(1)   Overlays identify areas within the planning scheme that reflect State and local level interests and that have one or more of the following characteristics:

    (a)   there is a particular sensitivity to the effects of development;

    (b)   there is a constraint on land use or development outcomes;

    (c)   there is the presence of valuable resources;

    (d)   there are particular opportunities for development.

(2)   Overlays are mapped and included in Schedule 2. Each overlay map may include one or multiple overlays. Some overlay codes address matters associated with more than one overlay.

(3)   The changed categories of development or assessment, if applicable, for development affected by an overlay are in Part 5.

(4)   Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.

(5)   Some overlays do not have codes, but may be referred to in the assessment benchmarks contained within a zone code, local plan code or development code.

(6)   Assessment benchmarks for an overlay may be contained in one or more of the following:

    (a)   a map for an overlay;

    (b)   a code for an overlay;

    (c)   a zone code;

    (d)   a local plan code;

    (e)   a development code.

(7)   Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.

(8)   The overlay codes for the planning scheme are:

    (a)   Acid sulfate soils overlay code;

    (b)   Airport environs overlay code;

    (c)   Biodiversity overlay code;

    (d)   Bushfire hazard overlay code;

    (e)   Coastal hazard overlay code;

    (f)   Extractive resources overlay code;

    (g)   Flood hazard overlay code;

    (h)   Landslide hazard overlay code;

    (i)   Heritage place overlay code;

    (j)   Scenic amenity overlay code

    (k)   Water resource areas overlay code.

(9)   The following overlays mapped for the planning scheme without codes are:

    (a)   Agricultural land Class A and Class B overlay;

    (b)   Drainage problem area overlay;

    (c)   Extractive and mining resource area overlay;

         (i)   Historic, current or potential mining and extractive resource;

(d)   Regional infrastructure overlays;

         (i)   Declared stock route;

         (ii)   Major electricity infrastructure;

(e)   Road hierarchy overlays;

(f)   Transport infrastructure overlays;

         (i)   State controlled road;

         (ii)   Railway;

(g)   Transport noise corridor overlays;

         (i)   State controlled road noise corridor;

         (ii)   Rail network noise corridor; and

(h)   Height limits overly.

Editor's note: These overlays do not have an overlay code; however, they may be referred to in the assessment benchmarks contained within a zone code, local plan code or development code.