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.