

Part 8 Overlays



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8.1 Preliminary

- (1) Overlays identify areas in 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.
- (3) The changed category 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 level of assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or both 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
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the Planning Scheme with codes are:
 - (a) Airport environs overlay;
 - (b) Biodiversity overlay;
 - (c) Bushfire hazard overlay;
 - (d) Extractive resources overlay;
 - (e) Flood hazard overlay;
 - (f) Heritage overlay;
 - (g) Lake Moondara environs overlay;
 - (h) Major infrastructure overlay;
 - (i) Scenic amenity overlay; and
 - (j) Wetlands and waterway corridors overlay.
- (8) The overlays for the Planning Scheme without codes are:
 - (a) Principal bicycle network overlay.