

Overlays Overview

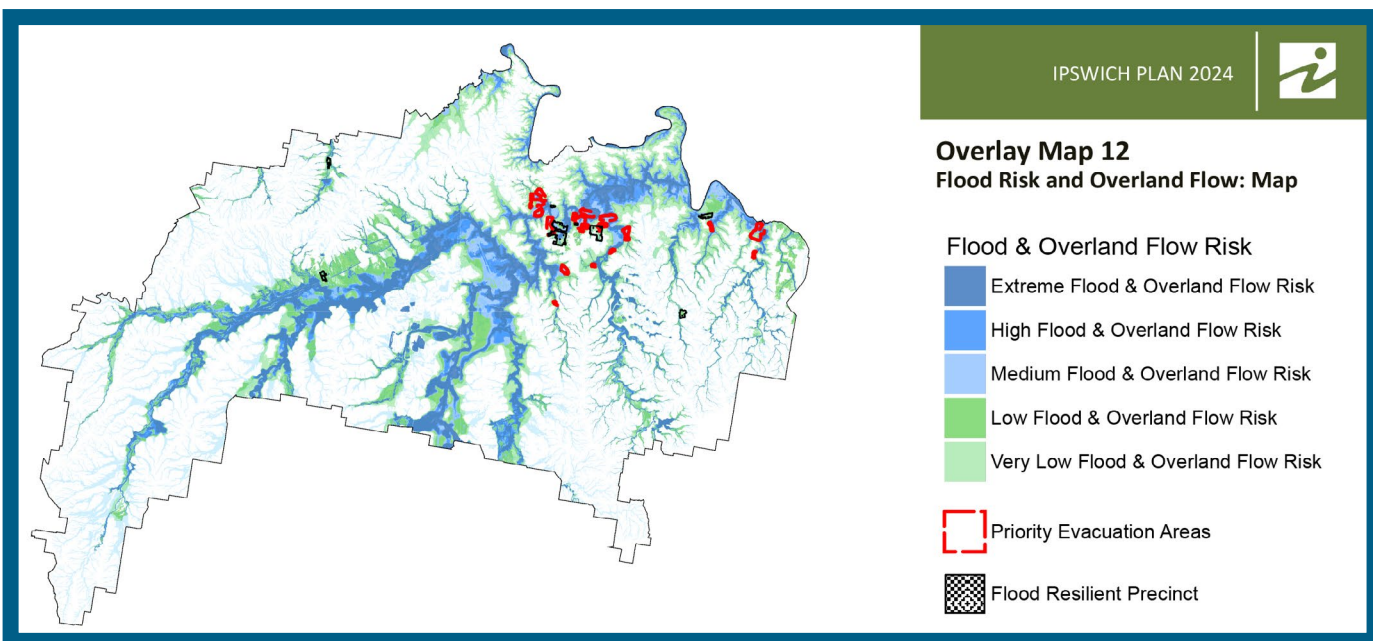
What is an overlay?

An 'overlay' is a specific type of map used in a planning scheme to show constraints, values or opportunities for development.

All planning schemes are required to show both local and state government identified interests. This may include specific areas to manage, such as land at risk from natural hazards (e.g. bushfire, flooding and difficult topography and landslide), human made hazards (e.g. mining), or areas containing important biodiversity and heritage values.

There may be multiple overlay features that affect an individual property. Overlays are shown as a series of online maps and also contained in pdf in [Schedule 2](#) of the draft planning scheme.

Most overlays have codes that guide and set specific requirements for development. These need to be considered alongside the zoning of the property to determine the requirements for and the appropriate use of a site. Overlays may impact part or all of a site and have different overlays to other sites nearby.



What overlays apply in the planning scheme?

The following **overlays** are included in the draft planning scheme:

- **Biodiversity Overlay**
- **Waterway Corridors and Wetlands Overlay**
- **Character Places and Areas Overlay**
- **Active Frontages Overlay**
- **Growth Management Overlay**
- **Building Height and Density Overlay**
- **Strategic Airports and Defence Activities Overlay**
- **Mining Influence Areas Overlay**
- **Bushfire Prone Areas Overlay**
- **Difficult Topography and Landslide Overlay**
- **Flood Risk and Overland Flow Overlay**
- **Regional Infrastructure Overlay**
- **Extractive Resources Overlay**
- **Motorsport Activities Overlay**
- **Water Resource Catchments Overlay**
- **Agricultural Land Classifications Overlay**

How is overlay mapping developed?

Search a property address to get a '[Property Report](#)', which will show the planning scheme zoning and any overlays affecting a property. You can also view the chapters of the draft new planning scheme that apply.

What happens if a property is shown as affected by an overlay?

An overlay is only relevant when a use or development is proposed for the property. It will help determine if a development application is needed under the planning scheme.

If the property has an overlay, further investigation should be undertaken as part of the design and development process.

If the area has been recently developed, the development process may have resolved or addressed the identified constraints.

The **Tables of Assessment in Part 5** of the draft planning scheme helps determine the categories of development and assessment required which are contained in the **Overlay Codes**. Specific overlays may change the level of assessment needed for development.

Overlay Codes

If a development application is required under **Part 5** of the planning scheme as a result of an overlay, it may also include an overlay code. This is to be used as an assessment benchmark.

The following overlay codes are contained in **Part 8** of the draft planning scheme:

- **Biodiversity Overlay Code**
- **Waterway Corridors and Wetlands Overlay Code**
- **Character Places and Areas Overlay Code**
- **Active Frontages Overlay Code**
- **Growth Management Overlay Code**
- **Strategic Airports and Defence Activities Overlay Code**
- **Mining Influence Areas Overlay Code**
- **Bushfire Prone Areas Overlay Code**
- **Difficult Topography and Landslide Overlay Code**
- **Flood Risk and Overland Flow Overlay Code**
- **Regional Infrastructure Overlay Code**
- **Extractive Resources Overlay Code**
- **Motorsport Activities Overlay Code**
- **Water Resource Catchments Overlay Code**

It is important that matters identified by Overlays are considered in early stages of development design.

What happens if a development is not consistent with an applicable overlay code?

Council has the ability to refuse a development proposal or impose conditions to ensure compliance with the Overlay Code is achieved. An overlay may impact the desired development outcomes of a proposed development. In some cases, an overlay may not allow certain types of development.

This fact sheet provides general information and is provided as a guide only to assist the community to understand the draft planning scheme and its mapping. It is encouraged to view the relevant sections of the draft planning scheme and talk to a planner.