

Overlay	Overlay Description	Overlay currently applies to the Affected Areas?				Overlay is proposed to apply to the Affected Areas?			
		Area 1		Area 2		Area 1		Area 2	
		Yes	No	Yes	No	Yes	No	Yes	No
Affordable Housing	Promotes affordable housing that is integrated with residential and mixed-use development, catering for a variety of household structures. The overlay includes dispensations for typical planning requirements such as minimum site areas, car parking or building heights where affordable housing is proposed. The overlay suggests that 15% affordable housing should be provided for development applications comprising 20 or more dwellings or residential allotments		✓		✓	✓		✓	
Hazards (Bushfire – High Risk)	Applies to high-risk bushfire areas and seeks to ensure development, including land division is sited and designed to minimize the threat and impact of on life and property taking into account the following risks: <ul style="list-style-type: none"><li>- Potential for uncontrolled bushfire events considered in the frequency and intensity of bushfires due to climate change;</li><li>- High levels of exposure as a result of ember attacks;</li><li>- The impact from burning debris;</li><li>- Exposure to radiant heat; and</li><li>- The likelihood and direct exposure to flames and fire front.</li></ul> The overlay is designed to guide activities in high-risk areas where an increase an increase in activity is proposed. The policy also seeks to ensure development is designed to accommodate emergency service vehicle access.		✓		✓	✓		✓	
Hazards (Bushfire – Medium Risk)	Applies to areas where medium level of bushfire risk and potential for ember attached and radiant heat has been identified. The overlay seeks to ensure development (including land division) is designed to mitigate the threat and impact of bushfire on life and property, accounting for the increase in frequency and intensity of bushfires due to climate change. The policy also seeks to ensure development is designed to accommodate emergency service vehicle access.	✓		✓			✓		✓
Hazards (Flooding – Evidence Required)	The overlay applies to areas where the potential flood risk is unknown, and seeks to ensure development is designed to mitigate impacts on people, property, infrastructure and the environment from potential flood risk.	✓		✓		✓		✓	
Native Vegetation	Applies to areas where the <i>Native Vegetation Act 1991</i> applies and seeks to protect, retain and restore areas of native vegetation.	✓		✓		✓		✓	

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Regulated and Significant Tree	This overlay included provisions which seek the preservation and protection of regulated and significant trees that provide aesthetic and environmental benefits.	✓		✓		✓		✓	
Stormwater Management	This overlay seeks to ensure that residential development incorporates water sensitive design techniques to capture and res-use stormwater.		✓		✓	✓		✓	
Traffic Generating Development	This overlay applies to land within 250 metres of Major Urban Transport Routes and/or Urban Transport Routes (i.e. Panalatinga Road). The Overlay seeks to manage the impacts of traffic movements onto and along Major Urban Transport Routes/Urban Transport Routes.	✓		✓		✓		✓	
Urban Transport Routes	This overlay applies to land abutting Urban Transport Routes as well as land within 25 metres of an intersection with a Urban Transport Routes. The overlay includes policy which seeks to ensure the safe and efficient operation of urban transport routes for all road users, and the provision of safe and efficient access to and from Urban Transport Routes	✓		✓		✓		✓	
Urban Tree Canopy	This overlay applies to infill areas where the urban tree canopy may be susceptible to loss. The overlay seeks to protect the urban tree canopy by requiring the planting of additional trees and the preservation of existing trees where practical.		✓		✓	✓		✓	
Water Resources	This overlay applies to areas which accommodating watercourses and other important water bodies. This overlay seeks to protect water resources, including their function and natural flow paths to assist in the management of flood waters and stormwater runoff.	✓		✓		✓		✓	
Prescribed Wells	This overlay seeks to protect wells by ensuring activities involving the extraction of water are avoided, or undertaken in a sustainable manner.	✓		✓		✓		✓	