44.08 BUFFER AREA OVERLAY

01/03/2021
V10

Shown on the planning scheme map as **BAO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify buffer areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses.

To ensure that use and development within buffer areas is compatible with potential off-site impacts.

44.08-1 Buffer area risk and objectives

01/03/2021
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A schedule to this overlay must contain:

- A statement of risk.
- Objectives to be achieved.

44.08-2 Use of land

01/03/2021
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Any requirement in a schedule to this overlay must be met.

44.08-3 Subdivision

01/03/2021
V10

Any requirement in a schedule to this overlay must be met.

44.08-4 Buildings and works

01/03/2021
V10

Any requirement in a schedule to this overlay must be met.

44.08-5 Application requirements

01/03/2021
V10

An application must be accompanied by any information specified in a schedule to this overlay.

44.08-6 Exemption from notice and review

01/03/2021
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A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

44.08-7 Decision guidelines

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Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and Planning Policy Framework.
- The statement of risk and objectives contained in a schedule to this overlay.
- Any other decision guidelines specified in a schedule to this overlay.