

## 8.2.12 Wetlands overlay code

### 8.2.12.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work development applications for development within wetlands or wetland buffer areas identified on the **Wetlands overlay maps (OM-014)** contained in Schedule 2 and identified as requiring assessment against the **Wetlands overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

### 8.2.12.2 Purpose

- (1) The purpose of the wetlands overlay code is to ensure that wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide habitat for flora and fauna.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is appropriately setback from wetlands to minimise direct and indirect impacts on water quality and biodiversity;
  - (b) vegetation associated with wetlands is protected and enhanced to improve water quality and natural ecosystem function.

### 8.2.12.3 Assessment benchmarks

#### Part A—Criteria for accepted and assessable development

Table 8.2.12.1—Wetlands overlay code

Performance outcomes	Acceptable outcomes
<b>For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)</b>	
<b>PO1</b> Wetlands are protected by: <ol style="list-style-type: none"><li>(a) maintaining adequate separation distances between wetlands and development;</li><li>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</li><li>(c) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</li><li>(d) retaining and improving existing wetland associated vegetation.</li></ol> Note—an Ecological Site Assessment must be prepared in a manner consistent with <b>SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines</b> .	<b>AO1.1</b> No clearing of native vegetation is undertaken within wetland buffer areas identified on the <b>Wetlands overlay maps (OM-014)</b> .  <b>Where for Material Change of Use</b> <b>AO1.2</b> A minimum setback is provided between buildings and structures and the edge of a wetland as identified on the <b>Wetlands overlay maps (OM-014)</b> by a distance not less than identified in <b>Table 8.2.12.2</b> .  <b>Where for Reconfiguring a Lot</b> <b>AO1.3</b> A minimum setback is provided between a new boundary created by reconfiguring a lot and the edge of a wetland as identified on the <b>Wetlands overlay maps (OM-014)</b> by a distance not less than identified in <b>Table 8.2.12.2</b> .  <b>Where for Operational Work (comprising works for infrastructure or excavating or filling or landscape works)</b> <b>AO1.4</b> A minimum setback is provided between operational work and the edge of a wetland as identified on the <b>Wetlands overlay maps (OM-014)</b> by a distance not less than identified in <b>Table 8.2.12.2</b> .

Performance outcomes	Acceptable outcomes
<p><b>PO2</b> Stormwater and wastewater discharges are treated prior to entering a wetland or associated buffer area to ensure the biological integrity of terrestrial and aquatic ecosystems.</p> <p>Note—a performance outcome must be supported by:</p> <ul style="list-style-type: none"> <li>(a) an Ecological Site Assessment prepared in a manner consistent with <b>SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines</b>; and</li> <li>(b) a Site Based Stormwater Management Plan.</li> </ul>	<p><b>AO2.1</b> No stormwater is discharged to a wetland or wetland buffer area identified on the <b>Wetlands overlay maps (OM-014)</b>.</p> <p><b>AO2.2</b> No wastewater (treated or untreated) is discharged to a wetland or wetland buffer area identified on the <b>Wetlands overlay maps (OM-014)</b>.</p>
<p><b>PO3</b> Areas of wetland buffer area identified in accordance with <b>AO1</b> which are cleared, degraded or disturbed as a consequence of the development are rehabilitated to contribute to the establishment of a functional and connected habitat area having regard to:</p> <ul style="list-style-type: none"> <li>(a) the use of native plant species of local provenance that support the habitat needs of any rare or threatened species; and</li> <li>(b) replication of the species and structure of adjacent remnant habitats, including understorey vegetation.</li> </ul> <p>Note—an Ecological Site Assessment must be prepared in a manner consistent with <b>SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines</b>.</p>	<p><b>AO3</b> No acceptable outcome.</p>

**Table 8.2.12.2—Wetland corridor setbacks**

Wetland	Minimum Setback (m)
Wetland (High Ecological Significance)	200
Wetland (other)	50