

8.2.12 Wetlands Overlay Code

Table 8.2.12.1 - Wetlands overlay code

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

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Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
<p>PO2 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"> (a) an Ecological Site Assessment prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines; and (b) a Site Based Stormwater Management Plan. 	<p>AO2.1 No stormwater is discharged to a wetland or wetland buffer area identified on the Wetlands overlay maps (OM-014).</p> <p>AO2.2 No wastewater (treated or untreated) is discharged to a wetland or wetland buffer area identified on the Wetlands overlay maps (OM-014).</p>	
<p>PO3 Areas of wetland buffer area identified in accordance with AO1 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"> (a) the use of native plant species of local provenance that support the habitat needs of any rare or threatened species; and (b) replication of the species and structure of adjacent remnant habitats, including understorey vegetation. <p>Note- An Ecological Site Assessment must be prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO3 No acceptable outcome.</p>	

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Table 8.2.12.2 Wetland corridor setbacks

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