

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 works 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
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
<p>PO1 Wetlands are protected by :</p> <ol 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>

Performance outcomes	Acceptable outcomes
<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> <p>(a) an Ecological Site Assessment prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines; and</p> <p>(b) a Site Based Stormwater Management Plan.</p>	<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> <p>(a) the use of native plant species of local provenance that support the habitat needs of any rare or threatened species; and</p> <p>(b) replication of the species and structure of adjacent remnant habitats, including understorey vegetation.</p> <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>

Table 8.2.12.2 Wetland corridor setbacks

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