

8.2.12 Waterway corridors and wetlands overlay code

8.2.12.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Waterway corridors and wetlands overlay code is identified in Table 5.10.14.1 - Waterway corridors and wetlands overlay map OM-14.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

8.2.12.2 Purpose

1. The purpose of the code is to protect and enhance the ecological values, bank stability and scenic amenity of waterway corridors and wetlands and their riparian areas.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development is designed, constructed and managed to:
 - i. protect and enhance ecosystem processes and the function of a waterway corridor, wetland, and their riparian areas;
 - ii. protect natural hydrological and geomorphological processes;
 - iii. protect and enhance water quality of a waterway and wetland;
 - iv. protect and enhance landscape values of a waterway and wetland;
 - v. ensure the long term management and maintenance of a waterway and wetland;
 - vi. provide public access to a wetland and along the entire frontage of the Logan and Albert Rivers where they are located within the urban footprint;
 - vii. avoid erosion prone areas or mitigate the risk of coastal hazards.

8.2.12.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 8.2.12.3.1 - Waterway corridors and wetlands overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Design and location	
PO1 Development is designed and located to protect the ecosystem processes, water quality, function, scenic amenity and landscape values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00.	AO1 Development is located outside the: a. waterway areas identified on Waterway corridors and wetlands overlay map OM-14.01; b. wetlands and wetland buffers identified on Waterway corridors and wetlands overlay map OM-14.02.
For assessable development only	
Location and ecosystem processes	
PO2 Development is: a. designed and located such that a waterway area or wetlands and wetland buffer is protected; b. designed, constructed and managed to protect and enhance: i. in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00; ii. safe wildlife movement and fish passage. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome. Compliance with this performance outcome is to be demonstrated by an ecological assessment report prepared in accordance with part 2 of Planning scheme policy 3 - Environmental management.	AO2 Development: a. demonstrates that locating outside the waterway area of wetland and wetland buffer is not reasonably possible; b. prepares an ecological assessment report in accordance with part 2 of Planning scheme policy 3 - Environmental management that demonstrates how the development protects and enhances in-stream and riparian habitat values and results in no loss of connectivity which supports wildlife movement; c. protects and enhances the ecological function of a Waterway corridor and wetlands area in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.2 - Waterway terrestrial and aquatic fauna movement of Planning scheme policy 3 - Environmental management.
Natural hydrological and geomorphological processes	
PO3 Development is designed, constructed and managed to ensure: a. the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 are maintained; b. where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated.	AO3 Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by: a. stabilising banks using native vegetation in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.3 - Near-natural hydrology reinstatement works of Planning Scheme Policy 3 - Environmental Management; b. reinstating the near-natural hydrology in accordance with section 3.3.3 - Near-natural hydrology reinstatement works of Planning scheme policy 3 - Environmental management.
Erosion prone areas	
PO4 Development in an erosion prone area identified on Waterway corridors	AO4 Development is not located in an erosion prone area identified on

and wetlands overlay map OM-14.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	Waterway corridors and wetlands overlay map OM-14.03 unless the development: a. cannot be feasibly located elsewhere; b. is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.
Water quality	
PO5 Development is designed, constructed and managed to protect water quality of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 by: a. providing vegetated buffers; b. incorporating water sensitive urban design principles having regard to: i. protecting water quality of surface and ground waters; ii. minimising sewage discharges to the natural environment; c. limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area.	AO5 Development: a. provides a vegetated riparian buffer in accordance with section 3.3.1 - Riparian corridor revegetation and weed control of Planning scheme policy 3 - Environmental management; b. provides effective erosion and sediment control in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure; c. implements water sensitive urban design principles in accordance with section 3.6 - Stormwater infrastructure standards and section 3.7 - Landscaping standards of Planning scheme policy 5 - Infrastructure; d. excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points.
Access	
PO6 Development provides for an integrated and publicly accessible network of waterways and wetlands to facilitate activation and maintenance of: a. a River waterway identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River where located within the urban footprint; b. a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02.	AO6 Development provides: a. road access in the form of an access road or collector road to a River waterway, identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River, where the premise adjoins the River waterway and is located within the urban footprint; b. a pedestrian and cycle network along a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02 where the premises adjoins the Major wetland.
Tenure	
PO7 Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.	AO7 No acceptable outcome provided.