8.2.27 Wetlands overlay code

8.2.27.1 Application

1. This code applies to assessing development in the Wetlands overlay, if:
2. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
3. impact assessable development.
4. Land in the Wetlands overlay is identified on the Wetlands overlay map and is included in the Wetland sub-category.
5. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

* ecological assessments, guidance is provided in the Biodiversity areas planning scheme policy;
* site-based stormwater management plan, guidance is provided in the Infrastructure design planning scheme policy.

8.2.27.2 Purpose

1. The purpose of the Wetlands overlay code is to:
2. Implement the policy direction in the Strategic framework in particular:
3. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1– Brisbane’s environmental values;
4. Theme 5: Brisbane's CityShape and Element 5.6 – Brisbane’s Greenspace System.
5. Provide for the assessment of the suitability of development in the Wetlands overlay.
6. The purpose of the code will be achieved through the following overall outcomes:
7. Development protects the hydrological and ecological functions of a wetland in situ.
8. Development avoids adverse impacts on the hydrological and ecological connectivity of a wetland to the High ecological significance sub-category in the Biodiversity areas overlay.
9. Development ensures that where impacts cannot be avoided, effective action is taken to maintain the hydrological and ecological connectivity of a wetland to the High ecological significance sub-category in the Biodiversity areas overlay.

8.2.27.3 Performance outcomes and acceptable outcomes

Table 8.2.27.3—Performance outcomes and acceptable outcomes

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| Performance outcomes | Acceptable outcomes |
| PO1  Development ensures that a wetland is protected, conserved and enhanced to ensure the long-term ecological functionality and flood storage function.  Note—Guidance on how to prepare an ecological assessment to inform location of the development footprint and to minimise edge effects is provided in the Biodiversity areas planning scheme policy. | AO1.1  Development ensures that the development footprint, including any road, and any associated filling or excavation is situated wholly outside the wetland.  Note—Where complying with this acceptable outcome, AO1.2 and AO1.3 do not apply. |
| AO1.2  Development which does not comply with AO1.1 ensures that the development footprint and filling or excavation is located to conserve the ecological function of the wetland by:   1. maintaining or reinstating ecological connectivity with any adjacent area of High ecological significance sub-category as identified on the Biodiversity areas overlay map; 2. minimising edge effects by limiting the edge-to-area ratio of the wetland; 3. minimising fragmentation, including by infrastructure, such as roads, sewer lines, stormwater management devices; 4. minimising adverse impacts on water quality.   Note—The location of the development footprint and filling or excavation should be informed by an ecological assessment prepared in accordance with Biodiversity areas planning scheme policy. |
| PO2  Development ensures that adverse change to the existing hydrological regime experienced by the wetland is minimised. | AO2  Development ensures that an integrated site-based stormwater management system:   1. minimises change to the natural hydrological regime of the wetland; 2. provides for maintenance or improvement of water quality in the wetland.   Note—A site-based stormwater management plan and supporting hydraulic and hydrology report prepared in accordance with Chapter 7 of the Infrastructure design planning scheme policy can demonstrate the mitigation of hydrological changes to the wetland. |