

Table 8.2.8.2.a Criteria for self assessable and assessable development

Performance outcomes	Acceptable outcomes
Reconfiguring a lot and material change of use outcomes	
<p>PO1 Development is located, designed, constructed and operates to ensure that the potential risk and impacts of landslide are minimised and can maintain the safety of people and property during and event.</p> <p>Note – On land with a slope of 15% or greater, a site-specific geotechnical analysis prepared by a registered professional engineer will be required to demonstrate that the site is not subject to landslide hazard on lots created.</p>	<p>AO1 No new lots or development are created or located on land within the Medium or High landslide hazard sub-categories, except where the lot created is formalising tenure over established development.</p>
<p>PO2 Development for essential community infrastructure:</p> <p>(a) is not at risk from landslide hazards;</p> <p>(b) will function without impediment from a landslide event;</p> <p>(c) provides access to the infrastructure without impediment from the effects of the landslide;</p> <p>(d) does not contribute to elevated risk of landslide to nearby properties.</p>	<p>AO2.1 Development is located outside the Medium or High landslide hazard sub-categories; or</p> <p>AO2.2 Development for essential community infrastructure is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the specific essential community infrastructure.</p>
<p>PO3 Development ensures that vegetation clearing does not result in an increased landslide hazard.</p>	<p>AO3.1 Development ensures that vegetation clearing which exposes the underlying soil or rock does not occur on land within the Medium or High landslide hazard sub-categories; or</p> <p>AO3.2 Occurs in accordance with the recommendations of a site-specific geotechnical assessment.</p>
<p>PO4 Development does not create a landslide hazard on the site or nearby sites by changing the hydrology of the site.</p>	<p>AO4 Development in the Medium and High landslide hazard sub-categories does not</p> <p>(a) alter the existing flow of surface or ground water on and off the site;</p> <p>(b) concentrate surface water or ground water on and off the site.</p>

8.2.9 Waterway corridors and wetlands overlay code

8.2.9.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot or operational work in the Waterway corridors overlay and/or the Wetlands overlay.
- (2) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.9.2 Purpose

- (1) The purpose of the Waterway corridors and wetlands overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 5: Natural resources and landscapes, Element 3.8.4 Water resources.
 - (ii) Theme 6: Natural environment, Element 3.9.3 Coastal management.
 - (b) provide for the assessment of the suitability of development in, and/or adjacent to, a waterway corridor and/or a wetland in the following sub-categories:
 - (i) Waterway corridors sub-category
 - (ii) Wetland management area sub-category
- (2) The purpose of Waterway corridors and wetlands overlay code will be achieved through the following overall outcomes:
 - (a) Water quality of waterway corridors and wetlands is maintained;
 - (b) The hydrological and ecological functions of the waterway corridors and wetlands are maintained;
 - (c) Degraded waterway corridors and wetland buffers are enhanced.

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Performance outcomes	Acceptable outcomes
General	
<p>PO1 Development is setback from waterway corridors to maintain the water quality and the ecological and hydrological functions of the waterway corridor.</p>	<p>AO1 Development is setback 10m from top of high bank of waterway corridors.</p>
<p>PO2 Development is setback from wetlands to maintain the water quality and ecological and hydrological functions of the wetland.</p>	<p>AO2.1 A buffer for the Wetland management area has a minimum width of :</p> <p>(a) 200 m where the wetland management area is located outside an urban area, or</p> <p>(b) 50 m where the area is located within an urban area; or</p> <p>AO2.2 A buffer for the Wetland management area is applied and maintained, the width of which is supported by an evaluation of the environmental values, including the function and threats to matters of environmental significance.</p>
<p>PO3 Degraded waterway corridors and wetland buffer areas are enhanced.</p>	<p>AO3.1 Endemic vegetation within waterway corridors and wetlands is maintained; and</p> <p>AO3.2 Non-native, pest and invasive weeds species are removed from the waterway corridors and wetlands; and</p> <p>AO3.3 Degraded sections of waterway corridors and wetlands are revegetated with endemic vegetation in patterns and densities which emulate the relevant local ecosystem.</p>

Performance outcomes	Acceptable outcomes
Required infrastructure	
<p>PO4 Infrastructure avoids impacts on waterway corridors and wetlands including habitat and connectivity values and fish migration to the greatest extent possible.</p>	<p>AO4.1 Infrastructure corridors, roads and other services avoid waterway corridors and wetlands; or</p> <p>AO4.2 Where avoidance is not possible:</p> <ul style="list-style-type: none"> (a) in-stream structures are minimised (e.g. bridge rather than a culvert); and (b) in-stream structures which reduce the cross-sectional area of a stream, or increase flow velocities are only on Waterway corridors category 1 or 2; and (c) in-stream structures do not create vertical barriers greater than 100mm; or <p>AO4.3 Where culverts cannot be avoided:</p> <ul style="list-style-type: none"> (a) culvert bases are set 300mm below bed level; and (b) existing stream bed roughness is maintained in the base of the culverts and baffles installed on side walls of culverts; and (c) culvert size is maximised to minimise loss of in-stream cross-sectional area; and (d) culverts do not reduce the cross-sectional area of the waterway by more than 25%; and <p>AO4.4 Waterway crossings minimise impacts on the passage of fish and comply with <i>DPI Fish Habitat Guideline – Fish Passage</i> (FHG006).</p>