

Waterway Corridors and Wetlands Overlay

What is the waterway corridors and wetlands overlay?

The waterway corridors and wetlands overlay maps existing waterway corridors and wetlands within the Redlands. The purpose of the overlay code is to manage development to avoid significant impacts on matters of national, state and local environmental significance, specific to the environmental values of waterways and wetlands.

How are waterway corridors and wetlands protected through the overlay?

Council uses the following overall outcomes to guide development and achieve the above purpose:

- development is compatible with the environmental values of a waterway or wetland;
- water quality in waterways and water bodies is maintained or improved;
- riparian vegetation, in-stream aquatic ecology and biodiversity along waterway corridors and around wetlands are maintained or enhanced;
- natural hydrological and geomorphological processes (including bank stability) are maintained;
- impacts on waterways and wetlands are minimised and mitigated; and
- development does not increase long term maintenance or management costs of natural or man-made water bodies to the community.

What uses are acceptable in the waterway corridors and wetlands overlay?

The table of assessment for the overlay states where the overlay applies to assessable development (such as subdivisions, material change of use (MCU) and operational work) and

requires assessment against the waterway corridors and wetlands overlay code. If development is accepted development against the relevant zone code, will not require a development approval. The exception to this is where it is proposed to clear vegetation. This might require an application for operational work that is vegetation clearing. A development application is required if the vegetation is mapped in both the waterway corridors and wetlands overlay and the environmental significance overlay. The following section outlines this in more detail.

Refer to the Environmental significance overlay fact sheet for information on the [environmental significance overlay](#) and assessment requirements.

What happens if I need a development approval to clear vegetation within the waterway corridors and wetlands overlay and the environmental significance overlay?

Development approval is only required if the vegetation being cleared is also mapped by the environmental significance overlay. In this instance, the operational work application will be code assessable and will require assessment against the waterway corridors and wetlands overlay code and the environmental significance overlay code.

Council will assess development applications on a site by site basis against the two codes. Council will also work with applicants to address the code and locate the development in the most appropriate area of the site to avoid any adverse impacts on waterway corridors, wetlands and other environmental values



In some instances, the development approval may also require an applicant to provide enhancement or rehabilitation planting to compensate for vegetation that has been cleared to locate a dwelling house.

Factors to consider when establishing a dwelling house in the waterway corridors and wetlands overlay

In the instance that a lot contains the waterway corridors and wetlands overlay, Council encourages landowners to locate the development footprint outside the overlay, where possible. The following tips may assist residents when locating a dwelling house in the waterway corridors and wetlands overlay:

- Where possible, locate the dwelling house in an area that is already clear and free of vegetation. This will avoid removal of vegetation, any potential development applications and be more cost and time efficient.

- In the instance vegetation clearing within the overlay cannot be avoided and the dwelling house will need to be located in the overlay, landowners are encouraged to minimise the size of the development footprint and locate it to retain maximum native vegetation and habitat areas.
- If unsure what vegetation is native, what may constitute a habitat area or require advice in protecting wildlife, residents are encouraged to contact Council for assistance and support.

How is vegetation clearing measured?

Vegetation area can be measured using Council's online mapping tool 'Red-e-Map'. Information on how to do this is available in the [vegetation clearing fact sheet](#).

For further information, refer to *Planning Scheme Policy 1 – Environmental Significance* in Schedule 6 of the City Plan.