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3.0 WATERWAYS AND WETLANDS

3.1 CODES

For any proposed development adjacent to or in the vicinity of waterways and wetlands, the applicant must comply with all the requirements set out in the Waterway Code and the Wetland Code of the *Brisbane City Plan*.

3.2 GENERAL

The *Brisbane City Plan* defines waterway as any element of a river, creek, stream, gully or drainage channel, including the bed and banks. The *Brisbane City Plan* defines wetland as an area of permanent or intermittent inundation, whether natural or artificial, static or slow flowing and fresh, brackish or saline. Waterways and wetlands are shown on the Planning Scheme Maps.

The assessment process must take account of the following factors including but not limited to:

- Landscape amenity, infrastructure and rehabilitation.
- Recreation opportunities.
- Ecological and educational values.
- Water quality and health issues.
- Flooding potential.
- Land use and tenure.
- Future maintenance.

Catchment development for the most part increases flooding, adversely affects both water quality and fauna of our creeks, and as the majority of our creeks are founded in sand or loamy material, exacerbates creek erosion and scour problems. Adverse effects from sediments and other contaminants often extend into the marine environment. When assessing any development proposal, all the various competing interests and factors affecting the future use of the waterways and wetlands must be considered, that is, an integrated solution is required.

In addition to the requirements of the *City Plan* codes, Council would only consider utilisation of land in low flood hazard areas within the waterway corridor, subject to all the following hydraulic constraints:

- Flow depth ≤ 0.5 m.
- Flow velocity ≤ 2 m/s.
- Velocity depth product ≤ 0.6 m²/s.
- Buildings or major structures (if permitted) are located at a minimum of 15 m from the top of the watercourse high bank. (Note: The low bank of the watercourse may be used as reference if the 100 y ARI flow is contained wholly within the low banks.) The nominated buffer allows for maintenance access, potential erosion and natural migration of the watercourse without affecting structures, and the establishment of stabilising vegetation.