

10a.5 Land unit - Landform 4 (wetland systems)

10a.5.1 Introduction

This land unit is applied to fresh water wetlands that drain to rivers, streams or estuaries and to areas of land that support a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wetland systems is characterised by:

- Expansive, largely unmodified wetland systems in low-lying areas.
- Smaller wetland systems, some of which have been modified by land management practices on surrounding areas of land.
- Wildlife and plant habitats, which result in high ecological value in a local, regional and in some cases a national context. This is particularly apparent where the wetland system is unmodified.
- High hydrological importance within water catchments, particularly in terms of flood mitigation and sediment control.
- High natural character, especially where the wetland system is unmodified.

Overall, wetland systems is an important natural environment, with high natural character, ecological and hydrological values.

10a.5.2 Resource management issue

The significant resource management issue which needs to be addressed in the Plan is:

- How to protect the natural character, ecological and hydrological value of wetland systems from the adverse effects of activities and buildings.

10a.5.3 Objective

To protect the natural character and the ecological and hydrological value [and functional integrity](#) of the wetland systems from the adverse effects of activities and buildings.

Policies

1. By protecting wetland systems from modification by activities and buildings.
2. By requiring new sites to be of a size and nature that avoids adverse effects on the natural character, ecological and hydrological value of the land unit.

10a.5.4 Resource management strategy

The natural character, ecological and hydrological values of this land unit are so high, that the resource management strategy is to not specifically provide for activities and buildings to occur at all and to require a large minimum site size for subdivision within the land unit.

10a.5.5 Rules - activity table

Activity	Status
The construction and relocation of buildings, or undertaking exterior alterations and additions to existing buildings.	NC
All activities (other than ecosourced planting as provided for below)	NC
Ecosourced planting	P

Legend

P = Permitted

NC= Non-complying

Notes:

1. The relationship between buildings and other activities listed in activity tables is explained in [clause 4.3](#).

2. The activities of earthworks and vegetation clearances are treated as development controls and are therefore not listed in this table.

10a.5.6 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

10a.5.7 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Connectivity and linkages](#)