## 21.03 ENVIRONMENTAL, LANDSCAPE AND HERITAGE VALUES

21/04/2016
C29

This clause provides local content to support Clauses 12 (Environmental and Landscape Values) and 15 (Built Form and Heritage) of the State Planning Policy Framework.

Specific references to the towns are also contained in Clause 21.08 (Local Areas).

### 21.03-1 Flora and Fauna

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Large areas of native vegetation within the municipality have been cleared for agriculture. Although the current rate of clearing is much reduced, the incremental loss of remaining habitat is a major issue, particularly in the Warby Ranges and Chesney Vale areas. Potential threats to remnant vegetation can include clearing, salinity, poor roadside management, lack of regeneration, and disturbance and damage including that caused by livestock grazing. The remaining native vegetation areas are mainly restricted to river corridors, roadsides and Crown land. These areas are extremely important for the retention of fauna habitat and providing linkages between habitat areas. Council will ensure these have ongoing protection and divert development pressure to areas devoid of vegetation.

The Goulburn Broken Catchment has 70 species of proclaimed noxious weeds which require ongoing control as these are a major threat to farming and biodiversity. Control of introduced pests including rabbits, wild dogs, foxes, pigs, feral cats and goats is important. European carp contribute to the depletion of native fish stocks.

#### Key Issues

- Enhance biodiversity conservation and sustainability.
- Control of pest plants and animals.

#### Objective 1

To conserve and protect native vegetation and fauna.

#### Strategies

- Prepare a Roadside Vegetation Management Plan for all roads, including main roads and highways with the support of Vic Roads.
- Prevent the unjustified or illegal removal of native vegetation.
- Implement local and regional roadside conservation strategies.
- Minimise vegetation removal for new development and infrastructure, including roads and drainage.
- Encourage the linking and protection of remnant native vegetation to improve habitat.
- Encourage landowners to fence riparian areas and other native vegetation.
- Develop a regional approach to planning that includes identifiying areas of high biodiversity significance.
- Ensure compliance with conditions for permitted vegetation removal.

### 21.03-2 Landscape Character

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The scenic value of the foothills, valleys and cleared grazing country is a characteristic of the district and of intrinsic importance to the landscape. It is also an area that is under

pressure from those seeking rural living or 'lifestyle' opportunities and the related infrastructure requirements.

Extensive public park areas are located to the south and east of the municipality and include the Mount Samaria (7,600 hectares) and Warby Ranges State Parks (7600 hectares) and the Reef Hills Regional Park (2,040 hectares).

### Key Issues

The protection of landscape character.

### Objective 1

To manage and protect the landscape character of the municipality.

### Strategies

- Support management plans for large areas of public land, including Mount Samaria Park and Warby Ranges Park.
- Protect significant landscape features, ridges and view corridors of the municipality.
- Protect the landscape character and environmental integrity of Lake Benalla and environs.
- Encourage the use of mute colours for building materials and the appropriate siting and design of buildings in rural areas.

## 21.03-3 European and Aboriginal Heritage

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The history of settlement and development of areas within the Benalla Rural City ensures that the area is rich in natural, cultural and built heritage. Only Benalla has been formally studied in any detail. The *Benalla Conservation Study*, 1992 is a comprehensive heritage study that identified a substantial inventory of heritage buildings, historic sites, landscape features and conservation precincts.

There are gaps in the knowledge of the municipality's heritage assets and Aboriginal heritage which need to be addressed.

### Key Issues

The protection of pre- and post-contact heritage.

### Objective 1

To protect and enhance all heritage buildings and places

### Strategies

- Protect individual sites and precincts of heritage significance.
- Ensure new development respects the significance of heritage sites and precincts.
- Encourage the retention of key architectural elements in new development.

### Objective 2

To consider Aboriginal heritage in all aspects of land use planning.

### Strategies

- Utilise the assistance of local Aboriginal community in locating elements of significance.
- Prepare an inventory of significant elements for reference in the heritage gap study.
- Promote awareness of the requirements of the *Aboriginal Heritage Act* 2006.

## 21.03-4 Scheme implementation

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The objectives and strategies will be implemented by applying the following **zones**:

- *Rural Conservation Zone (RCZ)* to private land with high conservation value.
- *Public Park and Recreation Zone (PPRZ)* to Crown land used for recreational purposes.
- *Public Conservation and Resource Zone* (PCRZ) to Crown land of high conservation value.

The objectives and strategies will be implemented by applying the following **overlays**:

- *Environmental Significance Overlay 3 (ESO3)* to Lake Nillahcootie water catchment.
- *Vegetation Protection Overlay 2 (VPO2)* to the Grey Crowned Babbler Habitat.
- *Vegetation Protection Overlay 3 (VPO3)* to the Regent Honeyeater Habitat/Lurg Ironbark Vegetation Protection Area
- *Vegetation Protection Overlay 4 (VPO4)* to Significant Tree Protection Area
- *Significant Landscape Overlay 1 (SLO1)* to the Warby Range Significant Landscape Area

### Other implementation

Council will undertake **further strategic work** as follows:

- Finalise the Benalla Rural City Council Roadside Vegetation Management Plan.
- Complete a heritage gap study for the municipality that addresses European and Aboriginal heritage.

## 21.03-5 Reference Documents

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*Benalla Conservation Study*, 1992, Trevor Budge and Associates.

*Goulburn Broken Biodiversity Strategy 2010-2015* GBCMA

*Benalla Environment Strategy BRCC 2011-2015*