

22.0124/05/2018
C144**COLQUHOUN DEVELOPMENT POLICY**

This policy applies to the Rural Living Zones, schedules 1, 3 and 4 for the Colquhoun area, north of Lakes Entrance, bounded by: the Colquhoun Forest, to the north; Princes Highway to the east; Ostlers Road and Bunga Creek Road, to the south, and the North Arm and Harrison Track, to the west. It is shown on the map to this clause.

Policy basis

The area is significant because of the remnant vegetation types existing throughout, particularly along the lower slopes and valley bottoms where extensive lines of Warm Temperate Rainforest remain. Large areas have been cleared for agriculture in the past, however, in addition to the Warm Temperate Rainforest, there are still extensive areas of native vegetation along Harrison Track and Baades Road ridges. The Warm Temperate Rainforest (Coastal East Gippsland) and Warm Temperate Rainforest (East Gippsland Alluvial Terraces) vegetation communities are listed under the Flora and Fauna Guarantee Act, which confers a high level of legislative protection.

The remnant vegetation provides important refuge and habitat areas for fauna associated with each vegetation type and the connectivity of native vegetation provides good corridor habitat for wildlife that should be preserved and extended by revegetation where practicable. Vegetation buffer zones provide protection for sensitive vegetation types, particularly Warm Temperate Rainforest.

The remnant vegetation also plays a key role in minimising erosion. The soil types found in many of the gullies contain highly dispersible clays that are prone to erosion, and significant gully and tunnel erosion already exists throughout the Colquhoun area. Maintenance of remnant vegetation and revegetation of areas prone to erosion should be encouraged to minimise sedimentation and nutrient transport.

The Colquhoun area is under increasing pressure for residential development because of its proximity to Lakes Entrance and the attractive topography and vegetation. The original agricultural pursuits are being replaced by an emphasis on residential use of the land and various uses including a vineyard and winery, cottage industries and hobby farms. A substantial upgrade of the aerodrome at the corner of Hoggs Lane and Colquhoun Road is also being initiated.

The principal constraints to development are:

- the fire risk to the northern and western sections of the area, where State forest and privately owned native forest carry high fuel loads, and where access is restricted.
- the need to prevent intensive development on steep slopes.
- the need to limit development that has the potential to lead to sediment movement or nutrient transfer to either of the two sensitive estuaries into which the area drains.
- the limited availability of infrastructure, particularly reticulated water and, to a lesser extent, the effect of increased traffic on the surrounding road network.
- the need to prevent intensive development on land that is covered in native vegetation.

Objectives

- To control subdivision, land use and residential development to limit adverse impacts in environmentally sensitive areas.
- To recognise the importance of the Warm Temperate Rainforest and other remnant native vegetation and preserve and enhance the vegetation systems.
- To revegetate valley bottoms and lower slopes in the Bunga Creek valley and tributaries and extend buffer planting to improve environmental values.
- To provide for the extension of rural living in close proximity to Lakes Entrance.

Policy

It is policy that:

- Subdivisions will aim to retain the identified areas of vegetation in one ownership to limit its fragmentation.
- In subdividing land for future residential development, lots will be designed so that buildings and works will be in open areas adequately separated from tracts of major vegetation and areas designated for replanting and able to sited so as to minimise the effect of residential intrusion on environmental values.

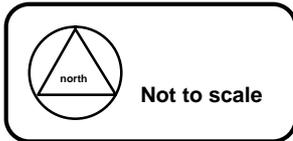
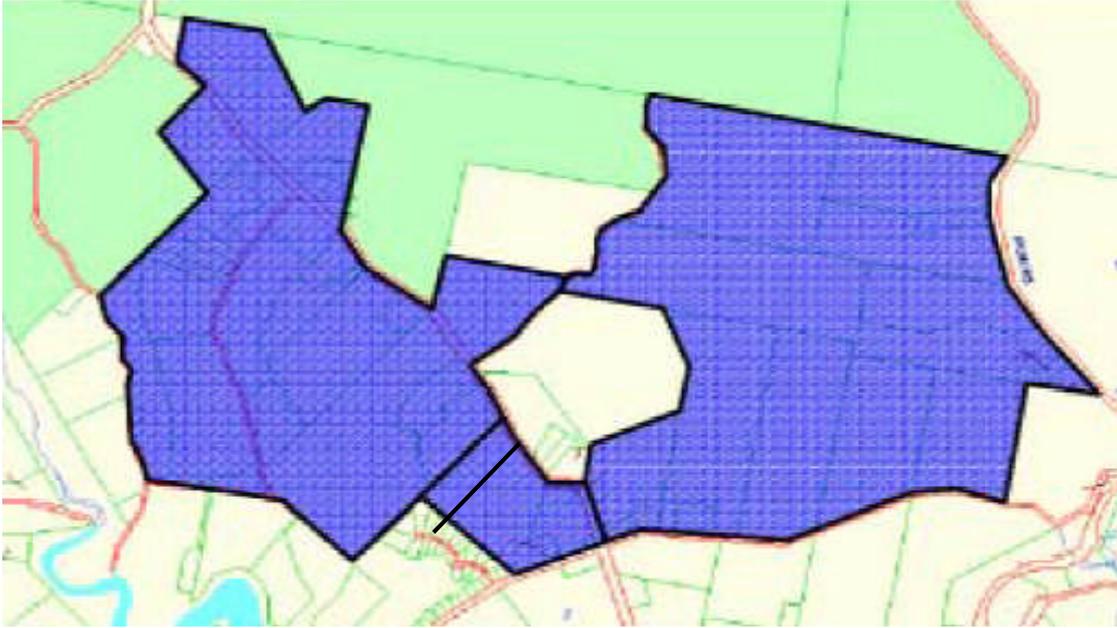
Decision guidelines

- In evaluating applications for use and development, including subdivision, within areas to which this policy applies, Council will give consider the following decision guidelines:
 - Whether any vegetation on the land contributes to the landscape significance of the area and should be preserved from clearing.
 - Whether any special conditions on permits may be required in relation to planting, revegetation, rehabilitation or fencing on the land.
 - Whether any special conditions on permits may be required to address potential land degradation, sedimentation or nutrient transfer issues.
 - Whether the design, siting and building materials of any proposed building are consistent with maintaining and enhancing the visual amenity of the area.
 - Whether the land use and density of development is likely to impact adversely on the environmental values of the area.
 - Whether any special conditions on permits may be required in relation to alternative methods of disposal of wastewater, energy efficiency techniques and self sufficiency in relation to water supply.
 - Whether any special conditions on permits may be required in relation to the vegetation species, plant numbers and location of landscaping. These may include discouragement of inappropriate species.
 - Whether any special conditions are required for the implementation of weed control programs.
 - Whether an agreement under Section 173 of the Planning and Environment Act 1987 is required to implement or control future use and maintenance of the private land to achieve policy objectives and the purpose of the zone, or for any other relevant reason.

Policy references

Land Use Planning Report - Colquhoun Area Study - Subdivision Structure Plan (Crowther & Sadler Pty Ltd for East Gippsland Shire Council, March 2000)

Report on Environmental Issues and Constraints - Colquhoun Area Study - draft (Landsmith Pty Ltd for East Gippsland Shire Council, May 1999)



Part of Clause 22.01



Prepared by the East Gippsland Shire Council

