

**22.01**  
19/01/2006  
VC37

## **CATCHMENT AND LAND PROTECTION**

This policy applies to all land in the planning scheme.

### **Policy Basis**

This policy:

- Applies the protection of catchments, waterways and groundwater SPPF objective in clause 15.01 to local circumstances.
- Builds on the MSS objectives in clause 21.09 relating to land and water management.
- Applies the objectives of the North Central Catchment Management Authority relating to soil and water management and bio-diversity and habitat protection.

The long-term sustainable management of the environment and natural resource base in Hepburn Shire is vital for the protection of environment assets within its proclaimed water catchments and the ongoing economic development of the Shire and the region.

### **Objectives**

- To ensure the sustainable use of natural resources including soil and water in water catchment areas.
- To promote the maintenance of significant habitat and habitat diversity.
- To ensure that the use and development of land and water is undertaken with consideration of impacts on long term resource quality and quantity.
- To promote consistency with regional catchment strategies and other regional land and water management plans.
- To manage the accumulative effect of unsewered development in water supply catchments

### **Policy**

#### *Soil and Water Management*

Where a permit is required for use and development, it is policy to:

- Require all proposals for use and development to incorporate measures to protect and enhance the quality of natural resources and environmental systems in proclaimed water catchments.
- Require, where appropriate, a site and area analysis that sets out:
  - A natural resource profile including waterways, soil type, vegetation and habitat.
  - An assessment of physical and environmental hazards being salinity, erosion, pest plant and animals, soil acidity, soil structure decline.
  - Measures that will be taken in association with the development and use proposal to address physical and environmental hazards and include the retention of native vegetation.
- Require all proposals in unsewered areas to show suitability for on-site effluent.
- Require all effluent disposal systems, effluent and irrigation fields to be located at least 100 metres from any waterway or storage. Discretion to reduce this setback will be

considered when topographic constraints and relevant land capability assessment has identified that discharge of wastewater to a waterway or storage area will not occur.

- Require proof of Victorian certification of alternative waste water treatment systems.
- Ensure water quality issues are considered in all applications that require vegetation removal adjacent to waterways, wetlands and designated floodplains.
- Encourage the inclusion of litter traps and artificial wetlands in development proposals to improve the quality of discharge from new developments prior to discharge to water courses and to minimise the amount of sediment and litter entering waterways from new development.
- Encourage a scale of subdivision (including both urban and rural residential development) that can be accommodated according to land capability.
- Encourage grazing and horticultural activities that seek to maximise and maintain vegetation cover on the soil surface all year round.
- Ensure proposals for road and other construction proposals involving earthworks meet pollution control standards for suspended solids and turbidity, water pH and other pollutants, consistent with the Construction Techniques for Sediment Pollution Control report.

#### *Bio-diversity and Habitat*

Where a permit is required for uses and development, it is policy to:

- Ensure proposals minimise the removal, destruction and lopping of native vegetation and the inclusion of a schedule of replanting local indigenous species at a ratio to be determined by the responsible authority.
- Encourage proposals to retain and establish networks that link remnant islands of native habitat outlined in the draft Loddon Whole of Catchment Plan 1999-2004.

#### *Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- The consistency of the proposal with approved regional land and water catchment management strategies.
- The accumulative effect of development of areas without reticulated sewerage.
- The suitability for alternative effluent and waste water disposal systems.
- The comments of the relevant water authority and the Department of Natural Resources and Environment.

#### **Reference Documents**

Construction Techniques for Sediment Pollution Control, Publication No. 275, EPA May 1991

Corangamite Regional Catchment Strategy

Draft Loddon Whole of Catchment Plan, NCCMA 1999-2004

Draft Loddon Water Quality Strategy, NCCMA 1995

Flora and Fauna Guarantee Act 1988 Action Statements No. 17, 28, 32, 41, 44, 47, 53 (including Statements in Preparation covering the Brolga, Powerful Owl and Brush Tailed Phascogale)

Land and water management strategies adopted by Council or the relevant CMA

North Central Regional Catchment Strategy

Port Philip Regional Catchment Strategy