

21.09

12/09/2013
C122

ENVIRONMENT – OBJECTIVES, STRATEGIES AND IMPLEMENTATION

Key Issues

- The Dandenong Ranges and the Upper Yarra Valley are environmentally sensitive areas with significant recreational value and should be protected from development which would diminish their environmental conservation or recreational values. (VPP Clause 11.04-6).
- The retention and rehabilitation of remnant vegetation is fundamental to retaining the vast range of wildlife habitats throughout the Shire. The Shire’s prime objective is protection and enhancement of its rich biodiversity.
- Remnant vegetation is one of the most significant natural resources of the Shire. These areas are sensitive to indiscriminate and incremental clearing which can result in intrusion of weeds and the loss of habitat.
- Vegetation including both remnant and mature exotic planting are important features of the Shire’s scenic landscapes and contributes to the unique character of rural, townships and many residential areas.

21.09-1

12/09/2013
C122

Biodiversity

Objective 1 – Areas of Environmental Significance

To protect and conserve the environmental characteristics of the Shire which are of local, regional, state and national significance.

Strategies

- Prevent the incremental loss of remnant vegetation on both private and public land and ensure the proper consideration of the environmental effects of proposals to remove vegetation.
- Protect, rehabilitate and extend viable wildlife habitats, including the flora and fauna values of public land, and the integrity of habitat corridor links through the Shire.
- Control, and eventually eradicate, noxious and environmental weeds, and reduce the presence of vermin and pest animals, on Council controlled land and assist private landowners to achieve the same outcomes.
- Manage public access and visitor numbers to recreational and leisure areas where increased human activity will threaten the conservation values of such areas.
- Ensure that the use of the land, construction of buildings and the carrying out of works are of a type, scale and design which do not adversely impact on the natural environment

Objective 2 -Vegetation

Permission for the removal of vegetation is required under the provisions of Clause 53 and 52.17 of this planning scheme as well as under the ESO and SLO.

To protect and enhance the Shire’s rich biodiversity.

Strategies

- Identify and ensure effective management of sites of natural significance having regard to the role of remnant vegetation in the landscape value and visual amenity of the Shire.
- Ensure proper maintenance practices and controls on vegetation clearance are applied to the use and development of land.
- Design buildings and works associated with tourism development to avoid the removal of established trees or indigenous vegetation.
- Manage all land in the Rural Conservation Zone in a way that ensures the protection of its environmental values and provides for the long term protection and enhancement of any

remnant vegetation, particularly if that vegetation contains habitat for plants or animals which are rare or endangered in the Shire or if the vegetation provides a wildlife corridor link between other areas of remnant vegetation.

- In the Rural Conservation Zone ensure that the use of the land for agriculture does not lead to the loss of indigenous vegetation or detract from other environmental features of the area.

Objective 3 -Catchment

To ensure land use and development is assessed in the context of its potential effect on the wider catchment.

Strategies

- Promote ecologically sustainable development and land management practices which have regard to wider integrated catchment protection needs.
- Protect and enhance wetlands, watercourses, roadside and streamside vegetation and the long term integrity of zoologically and botanically significant areas.
- Implement policies that address the principles of ecologically sustainable development for the Upper Yarra River Catchment.

Policy

It is policy that:

Any development not adversely impact on the natural environment of the land or the surrounding land or watercourses, by ensuring that:

- Earthworks, filling and excavations are properly stabilised, battered and landscaped predominantly with indigenous vegetation so that soil erosion and runoff are minimised.
- The natural drainage system, including nearby watercourses, sub-surface drainage and the water table, is not adversely affected.
- Development in the Little Stringybark Creek Catchment incorporates stormwater retention measures on site to mitigate additional stormwater runoff from the development.
- Buildings and works be sited to avoid detriment to the ecology of any stream or watercourse on or near the site and provide satisfactory drainage and stormwater management measures.
- No buildings, including associated waste treatment and effluent disposal facilities, be constructed within 30 metres of a watercourse within a Green Wedge Zone, Green Wedge A Zone, Rural Conservation Zone, Rural Living Zone, or a Farming Zone or within 10 metres of a watercourse in any other zone.
- All buildings, including waste treatment and effluent disposal facilities associated with the dwelling, be located outside any land liable to flooding and be at least 30 metres from a watercourse and sited to avoid any detriment to the ecology of any stream or watercourse on or near the site.

Implementation

Applying local planning policy for Vegetation Protection that emphasises the importance of retaining remnant vegetation, protecting and enhancing habitat corridor links, promotes the concept of land management which achieves a net environmental gain and ensures a thorough assessment of the impacts of vegetation removal proposals.

Applying, under Clause 53, a permit requirement for the removal of remnant vegetation throughout all rural and green wedge areas as well as in residential areas that retain a substantial tree canopy cover.

Applying appropriate Green Wedge zones throughout rural and green wedge and residential areas which establish subdivision controls that will ensure that any additional lots will be of

sufficient size to provide for the long term sustainability of environmental values on that land and the area surrounding it.

Including privately owned rural and green wedge land that retains extensive areas of remnant vegetation within the Rural Conservation Zone within which the specified environmental outcome is to provide for the long term protection of remnant vegetation and other environmental values.

Including areas of public land which contain remnant vegetation and are managed primarily for conservation purposes within the Public Conservation and Resource Zone.

Apply the Environmental Significance Overlay to the Little Stringybark Creek catchment to require all development to include stormwater retention.

Other actions

Cooperating with community Landcare and other environment groups, the Department of Sustainability and Environment, Melbourne Water and other public land management agencies in programs to promote a greater awareness of integrated catchment management concepts and sustainable land management techniques.

Prepare and implement a Green Wedge Management Plan to guide future sustainable land use and development of land within the Shire’s Green Wedge areas.

21.09-2
21/05/2009
C81

Environmental Hazards

Objective 1

To ensure that the use of land and development takes account of physical development constraints such as flood, fire and landslip and to control development in these areas.

Strategies

- Implement fire prevention programs which are closely integrated with environmental and fire management principles.
- Encourage people to adopt principles and practices in the planning and development of their land which minimise the risks from wildfires.
- Limit development in areas prone to intense wildfire behaviour and provide township protection features.
- Identify areas subject to flooding from streams or at risk from overland stormwater flows.
- Ensure that risk factors are fully identified and addressed before additional development is undertaken in areas that are subject to flooding.
- Limit development in areas prone to high volume flood flows, and protect the storage capacity of flood pondage areas.
- Maintain a safe and attractive living environment.
- Promote safety of people and property.
- Provide adequate design and services that allow rapid and effective response by emergency services.
- Ensure the community is aware of the risks of landslide, wildfire hazards, flooding (in specific areas) and the need to limit, and even prevent, development where there are problems or to apply special development criteria.

Implementation

Applying a Wildfire Management Overlay, to land where intensity of wildfire is significant and likely to pose a threat to life and property.

Applying a Land Subject to Inundation Overlay to land which has been identified by Melbourne Water as being subject to flooding during 1 in 100 year flood events.

Applying an Urban Floodway Zone to sites in urban areas where the potential for development is severely constrained by the risk of flooding.

Applying the Special Building Overlay to land affected by overland flows in storm events that exceed the capacity of the underground drainage systems.

Applying the Erosion Management Overlay to land which has been identified as having landslip risk within the Shire.

21.09-3
21/05/2009
C81

Sustainability

Objective 1 – Sustainable Building Design

To ensure that the use of land, the construction of buildings and the carrying out of works are of a type, scale and design which do not adversely impact on the natural environment and take account of physical development constraints.

Strategies

- Ensure that new and upgraded infrastructure is of an appropriate design and standard to prevent environmental degradation.
- Require land capability assessments where there are identified physical constraints for land use and development, such as flooding, erosion, wildfire risks and landslip.
- Encourage energy efficient design in new development and in the provision of infrastructure.
- Facilitate sustainable land use and development.
- All internal roads and access tracks be located, designed, constructed and landscaped to maintain and enhance the landscape character of the area and to minimise soil erosion and loss of residential amenity to adjoining or nearby residential properties.

Implementation

Applying, under Clause 53, a permit requirement for the development of most new buildings and works in rural, green wedge and rural living areas and residential areas that are subject to development constraints and to enable consideration to be given to environmental and amenity effects of proposed development within those areas.

Applying a Wildfire Management Overlay, Land Subject to Inundation Overlay and Erosion Management Overlay to areas subject to environmental risk.

Other Actions

- Cooperating with the Country Fire Authority in providing advice on building design and land management techniques to minimise the fire safety risks during major fire events.

Objective 2 – Sustainable Agriculture

To promote sustainable farming and land management practices within the non-urban and green wedge areas of the Shire.

Strategies

- Encourage local communities to work with Council to implement sustainable farming practices (eg through local Landcare groups).
- Apply integrated catchment management principles in managing the use and development of rural and green wedge lands.
- Maintain the existing buffers between urban areas and productive agricultural land and land of high environmental significance.

Policy

It is policy that:

- Cleared land remains committed to agriculture as the primary function of the area and be managed to ensure its long term use for sustainable agricultural activities. This recognises, as does the Regional Strategy Plan, that there is generally sufficient cleared land within the Shire to provide for agricultural, activities.

Implementation

Apply policy for Rural and Green Wedge Areas and local planning policy for Vegetation Protection that emphasise the importance of retaining and enhancing remnant vegetation. These will require consideration to be given to the wider environmental implications of new development proposals.

Other actions

Cooperating with community Landcare and other environment groups the Department of Sustainability and Environment, Melbourne Water and public land management agencies in programs to promote a greater awareness of integrated catchment management concepts and sustainable land management techniques.

Prepare and implement a Green Wedge Management Plan to guide future sustainable land use and development of land within the Shire's Green Wedge areas.

