

**21.03**23/08/2018  
C45**ENVIRONMENT AND NATURAL RESOURCES**

This clause provides local content to support Clause 12 (Environmental and Landscape Values), Clause 13 (Environmental Risks) and Clause 14 (Natural Resource Management) of the State Planning Policy Framework.

**21.03-1**23/08/2018  
C45**Native Vegetation and Biodiversity**

The Shire contains important areas of remnant native vegetation which provide an insight to areas that have undergone significant environmental change. Large areas of native vegetation within the Shire have been cleared for agriculture and most Broad Vegetation Communities now only consist of remnants in the region.

Biological diversity is important to the wellbeing of the Shire and its residents. It is fundamental to the quality of life, landscape and the economy of the shire. Biological diversity avoids costs associated with degraded environments and contributes to the cultural and environmental quality of the Shire.

**Objective 1**

To ensure land use and development protects and enhances biological diversity.

**Strategies**

- 1.1 Promote the maintenance of ecological processes and genetic diversity.
- 1.2 Promote ecologically sustainable use and development of land.
- 1.3 Protect and enhance the biodiversity assets and natural environmental values of local, state, national and international significance.
- 1.4 Protect habitat corridors and biolink zones.

**Implementation**

These objectives and strategies will be implemented in the planning scheme by:

**Application of zones and overlays**

- Applying the Environmental Significance Overlay – Schedule 2 ‘Habitat Protection’ to areas of habitat for native flora and fauna.

**21.03-2**23/08/2018  
C45**Landscapes**

The Shire’s varied topography and vegetation, lake areas, volcanic cones and areas of clear pasture provide significant landscapes of high visual quality.

Lake Gnotuk and Lake Bullen Merri and their surrounds are both recognised nationally and internationally for their outstanding scientific, environmental and landscape significance. They are considered to be volcanic features of international significance in terms of their landform, geology and as a unique scientific research site. They also form a visually attractive landscape to residents and visitors alike.

The Shire’s coastline is also of national significance, with coastal features such as London Bridge, The Arch, Sentinel Rock, Loch Ard Gorge, the Twelve Apostles and Moonlight Head all located on the Corangamite coast. Soft tertiary sediments are exposed in cliffs that are being actively eroded, as shown by the presence of numerous rock stacks, caves, arches and tunnels. The area contains significant estuarine and intertidal aquatic environments including the Gellibrand River, Sherbrooke River, Campbell’s Creek and Curdie’s Inlet.

The view of these landscapes from the Great Ocean Road is one of the principal activities of tourists visiting the Shire.

The ongoing pressure for dwellings and other developments to take advantage of these exceptional views require careful planning and management. There is significant pressure for development around Lakes Gnotuk and Bullen Merri. The careful siting of all buildings outside the craters’ rims

is required to protect the visual quality of the lakes and internal crater environment, as well as water quality. Careful siting is also required along the coastline. The disturbance or destruction of these features through inappropriate building, earthworks, vegetation removal and nutrient and sediment pollution must be avoided.

### **Objective 1**

To protect the scenic values of coastal areas, particularly along the Great Ocean Road.

#### **Strategies**

- 1.1 Avoid additional access points outside of identified development areas along the Great Ocean Road.
- 1.2 Avoid linear development along the Great Ocean Road.

### **Objective 2**

To preserve and protect important landscape features.

#### **Strategies**

- 2.1 Maintain locally significant views and vistas.
- 2.2 Ensure development is sensitive to the landscape values of the area

### **Objective 3**

To protect the landscape, geological, environmental and scientific significance of the crater slopes and crater rims of Lake Gnotuk and Lake Bullen Merri.

#### **Strategies**

- 3.1 Avoid development that may adversely affect the landscape, geologically, environmental or scientific significance of Lake Gnotuk and Lake Bullen Merri.
- 3.2 Require new use and development around Lake Gnotuk and Lake Bullen Merri to demonstrate that it will:
  - Sustain and enhance lake water quality, nutrient and sediment load conditions, in order to maintain the capacity for scientific research and the operation of ecological systems together with appropriate agricultural and recreational uses;
  - Not modify the internal crater slopes and the geological integrity of this feature;
  - Retain an open visual setting, in order to maintain capacity for geological and landform studies and visual appreciation;
  - Be sited and designed outside the crater rims and not be substantially visible from within the crater rims;
  - Be sited and designed to afford maximum visual protection from public land zones and roads within the craters, using existing landforms and vegetation to provide screening;
  - Provide new road access or infrastructure that is designed, constructed and maintained to avoid the formation of visual scars in the landscapes and to minimise surface disturbance, run-off and erosion; and
  - Provide landscaping that is sited and designed to afford the minimum visual interruption to existing landforms.

### **Implementation**

These objectives and strategies will be implemented in the planning scheme by:

#### **Application of zones and overlays**

- Applying the Rural Conservation Zone with a 60 hectare minimum lot size adjacent to the Great Ocean Road and Lake Gnotuk and Luke Bullen Merri volcanic craters.
- Applying the Significant Landscape Overlay to the Shire's coastal landscapes and volcanic craters.

- Applying the Environmental Significance Overlay to Lake Gnotuk and Lake Bullen Merri to protect the environmental qualities of the land and water.

**Further strategic work**

- Complete visual assessments of important landscape features and environments.
- Develop guidelines for the location of buildings and works within significant landscape areas.

**21.03-3**

23/08/2018  
C45

**Environmental Risks**

Parts of the Corangamite Shire are subject to environmental risk from a range of factors, such as flooding, erosion and land slippage and bushfire. Land use and development needs to be carefully managed to ensure that these risks are appropriately considered.

**Objective 1**

To ensure development is only permitted where the risks to life, property and community infrastructure from bushfire and flood is low.

**Strategies**

- 1.1 Ensure land use and development is compatible with the flood hazard.
- 1.2 To discourage development of land prone to flooding and ensure that the risk of inundation including local factors, such as sea surge and river estuary conditions (noting that estuaries are sometimes artificially managed) be considered in relation to future use and development of land.
- 1.3 Implement appropriate planning controls to minimise impacts from environmental risks and to reduce the threat to life and property.
- 1.4 Ensure environmental risks, constraints and hazards are fully considered in proposals for the use, development and subdivision of land.
- 1.5 Direct population growth and development to low bushfire and flood risk locations.
- 1.6 Ensure areas prone to flooding are properly identified and considered to limit the potential for unsuitable development.
- 1.7 Implement bushfire risk assessment and mitigation measures to reduce the overall risk to communities and protect human life and property.

**Objective 2**

To ensure the use and development of land in areas prone to erosion does not cause significant ground disturbance.

**Strategies**

- 2.1 Protect areas prone to soil erosion by minimising earthworks and vegetation loss.
- 2.2 Avoid ground disturbance on land subject to erosion.

**Implementation**

These objectives and strategies will be implemented in the planning scheme by:

**Application of zones and overlays**

- Applying the Bushfire Management Overlay to areas where there is potential for extreme bushfire risk.
- Applying the Floodway Overlay and Land Subject to Inundation Overlay to manage flood risk.
- Applying the Salinity Management Overlay to facilitate stabilisation and encourage revegetation in areas affected by salinity.
- Applying the Erosion Management Overlay to minimise land disturbance and inappropriate development in areas prone to erosion, landslip or other land degradation processes.

**Further strategic work**

- Undertake flooding modelling and mapping, in conjunction with the Catchment Management Authorities.
- Investigate the need to apply the Erosion and Salinity Management Overlays to areas susceptible to erosion and salinity.

**21.03-4**

23/08/2018  
C45

**Catchments, Waterways and Wetlands**

The Shire is located within two regional catchment areas, being the Corangamite Catchment Area and the Glenelg-Hopkins Catchment Area. The catchment management authorities which manage these catchments have identified important environmental issues that need to be resolved in order to ensure the future of both the environment and economic wellbeing of the region is preserved and enhanced.

The Shire contains several freshwater, saline, coastal and estuarine wetlands. These areas are important landscape features that provide environmental functions, such as foreshore protection and erosion control, drainage, water filtration and storage. The drainage of wetland areas is an environmental issue that has a considerable impact on wetland ecology by destroying native vegetation, polluting waters and reducing flow regimes.

**Objective 1**

To ensure natural and physical resources meet the needs of future generations by safeguarding the life-supporting capacity of air, water, soil and ecosystems.

**Strategies**

- 1.1 Protect catchment and waterway health.
- 1.2 Minimise the impact of new development on the quality and quantity of water that is available for domestic and agricultural consumption.

**Objective 2**

To protect special water supply catchment areas.

**Strategies**

- 2.1 Avoid development in Special Water Supply Catchment Areas that increases in the amount of nutrients reaching streams, surface water bodies and groundwater.

**Objective 3**

To recognise the important environmental functions provided by wetland areas.

**Strategies**

- 3.1 Require new development to be located and undertaken in a manner that minimises the risk to wetlands, water catchments and water quality.
- 3.2 Maintain the environmental integrity of wetlands and their foreshore, drainage, habitat, landscape, filtration and storage functions.
- 3.3 Restore the environmental state of wetlands.

**Implementation**

These objectives and strategies will be implemented in the planning scheme by:

**Use of discretion in decision-making**

- Considering the Domestic Wastewater Management Plan in decision- making.

**Application of zones and overlays**

- Applying the Environmental Significance Overlay – Schedule 1 to wetlands.