

21.05

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ENVIRONMENTAL RISK

The Council plays an important role in managing the environmental risks associated with flood plains, erosion, bushfire (a particular risk in our heavily forested region) and salinity. As well, the Council must act to mitigate risks to reduce the vulnerability of people, businesses and property. In this section, our risk management strategies are wide-ranging: encouraging strong planning and assessment to minimise development in high risk areas; managing development to minimise environmental degradation; ensuring compliance with relevant planning conditions and overlays; and introducing a range of preventative measures.

This Clause provides local content to support Clause 13 of the State Planning Policy Framework.

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Floodplain Management

Objective 1

To ensure that land use and development is directed to locations and carried out in ways that minimise its vulnerability to the threat of flood.

Strategy 1.1

Minimise development on flood prone land to reduce the likelihood of impeding or redirecting floodwaters, and to protect against future claims for compensation for flood damage.

Strategy 1.2

Ensure that the areas covered by the Land Subject to Inundation Overlay in this Planning Scheme are planned and managed in a way which reduces the vulnerability of uses to flooding and prevents inappropriate works and developments.

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Erosion

Objective 1

To ensure that land use and development is directed to locations and carried out in ways that minimise its vulnerability to the threat of erosion.

Strategy 1.1

Use geotechnical risk assessments as a key aid in evaluating proposals for changes of land use and development in erosion risk areas.

Strategy 1.2

Ensure that permit conditions to prevent soil erosion - including for construction of roads in subdivisions - are appropriately monitored and enforced.

Strategy 1.3

Minimise the impact of development in areas subject to high erosion hazard.

Strategy 1.4

Ensure the design of channels in a subdivision considers channel stability and the potential for erosion.

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Bushfire

The extent of forested areas and the species composition of forests leads to high risks of bushfire, relative to many other areas of Victoria.

Objective 1

To ensure that land use and development is directed to locations and carried out in ways that minimise its vulnerability to the threat of fire.

Strategy 1.1

Minimise the vulnerability of people and property to bushfire.

Strategy 1.2

Improve fire prevention and hazard management by:

- Ensuring that adequate separation is maintained between vegetation and powerlines.
- Reducing the vulnerability of residences by appropriate preventive measures.
- Encouraging good standards of design and operating practices to minimise the occurrence and impact of uncontrolled fire.
- Ensure that land identified as being in an area of high fire hazard is covered by the Bushfire Management Overlay.

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Salinity

Objective 1

To ensure that land use and development is directed to locations and carried out in ways that minimise its vulnerability to the threat of land degradation

Strategy 1.1

Manage development in areas subject to saline water tables to minimise risks of land salinisation as a result of works.

Implementation

The strategies in relation to environmental risk will be implemented through the planning scheme by:

Application of Zones and Overlays

Applying the Erosion Management Overlay to those areas subject to high risk of erosion to mitigate the risk of damage to life or property from erosion.

Applying the Land Subject to Inundation Overlay to those areas within the 100-year floodplain to mitigate the risk of damage to life or property from flooding.

Applying the Salinity Management Overlay to discharge and recharge areas.

Applying the Bushfire Management Overlay to existing residential areas at significant risk to provide tailored bushfire protection measures and mitigate the risk of damage to life or property from bushfire.

Other Actions

Assist the Catchment Management Authority to develop and implement floodplain management plans and subsequently the Floodway Overlay and/or Urban Floodway Zone to areas of highest flood hazard.

Further Strategic Work

Develop and introduce schedules to the Bushfire Management Overlay for strategically identified towns.

Reference Documents

- Gippsland Lakes Coastal Action Plan.
- Country Fire Authority Planning Conditions and Guidelines (1991 or as amended).
- East Gippsland Shire Council Urban Waterway Guidelines (EGSC March 2013)