

21.09 NATURAL RESOURCE MANAGEMENT

12/03/2015
GC20

21.09-1 Key issues

09/08/2012
C65

- Recognising the scarcity of sand and hard rock resources in the region.
- Protecting extractive and potential landfill sites from encroachment by housing.
- Determining appropriate methods of reclamation and after-use and the difficulty of doing so given the long resource life of some sites.
- Encouraging vegetation retention on parts of sites identified as supporting significant vegetation.
- Realising the potential to add to the open space network at the conclusion of extraction and landfill activities.
- Minimising water usage in domestic, commercial and industrial applications, and encouraging the use of recycled water from the Eastern Treatment Plant.
- Recognising the importance of rural industry to the region and supporting retention of productive farming land.
- Protecting and increasing public open space, e.g. wetlands buffer zone.

21.09-2 Objectives, strategies and implementation

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Objective 1

Identify significant known extractive resources, to maintain opportunities to utilise those resources and to rehabilitate sites once extraction is completed.

Strategies

- Minimise the potential for conflict between extractive industry and sensitive uses by ensuring that appropriate separation is maintained, and siting, design and construction methods are used in non-industrial development to minimise acoustic and other impacts.
- Avoid rezoning land for residential use within buffer distances prescribed for extractive industry and, where relevant, landfill.
- Identify appropriate end uses for extractive areas where feasible.
- Encourage retention of significant remnant vegetation on identified extractive sites.
- Realise the provision of open space links during rehabilitation processes wherever possible.
- Ensure that there is appropriate separation between extractive industry and sensitive uses having regard to buffer distances recommended by the Environment Protection Authority or standards of performance developed by the relevant state government authority.
- Recognise the importance of 'stone' resources and the potential for land fill of extracted sites when considering applications for residential, rural residential or other sensitive land uses on nearby sites.

Objective 2

Encourage the retention and expansion where appropriate of productive farming and agricultural activities in the Green Wedge areas.

Strategy

- Prepare Green Wedge Management Plans that assess the viability and long term future for agricultural activities and develop strategies to assist in retention of viable activities.

Implementation

The strategies for resource management will be implemented through the planning scheme by:

Policy guidelines

- Use local policy to ensure that there is appropriate separation between specific potential land fill sites and sensitive uses. (Protection of potential future land fill sites policy, Clause 22.06).

Application of zones and overlays

- Apply the Special Use Zone to sites where a Work Authority has been issued for extractive industry to protect regionally significant stone resources and where the future use of the sites has not been determined or is not clear.
- Use the Development Plan Overlay on the residential zoned land located north of Langwarrin extending west of Boggy Creek to McClelland Drive to ensure an adequate buffer is maintained between residential development and extraction activity on adjacent land to the north.

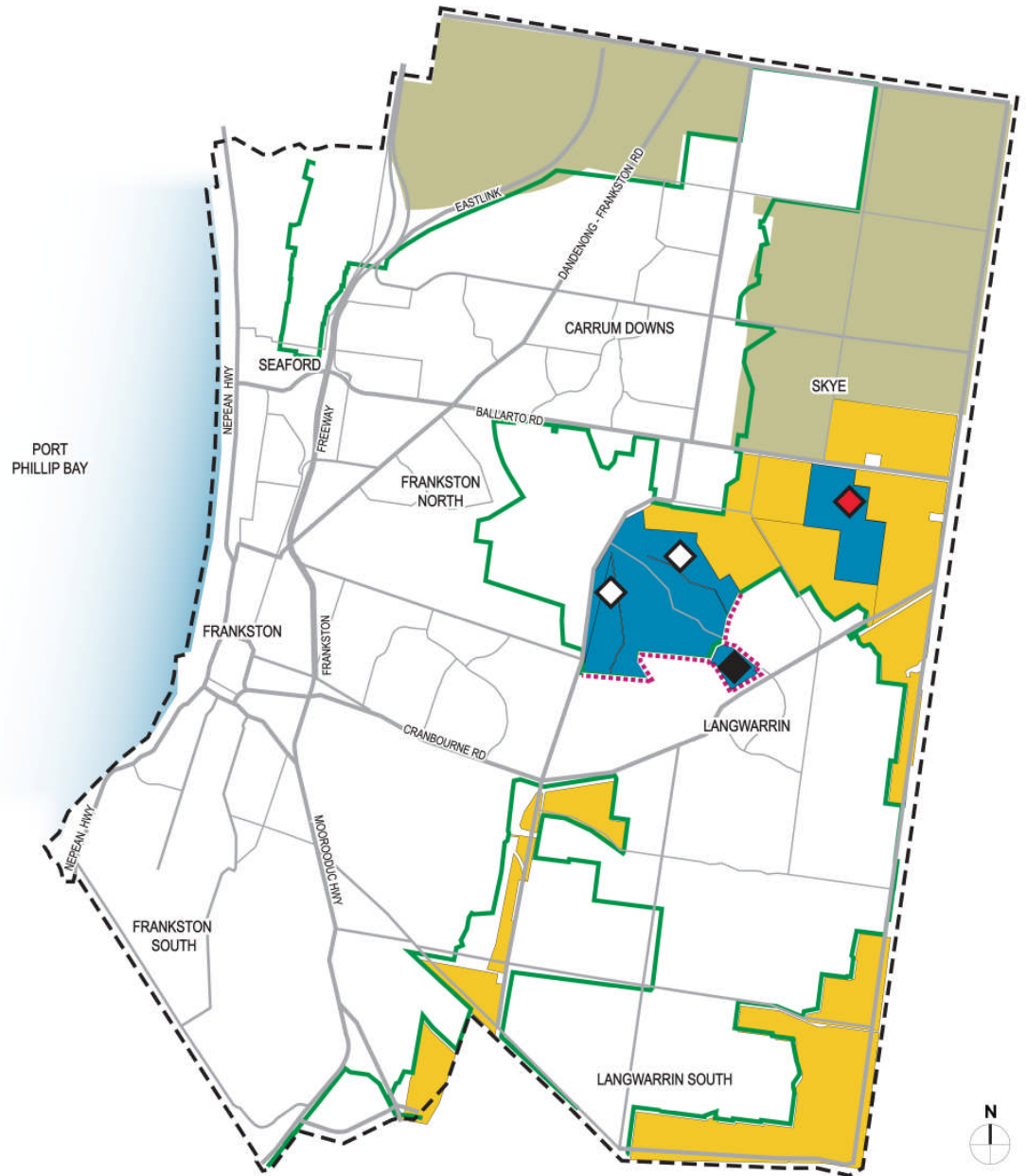
Further strategic work

- Undertake a comprehensive study of extractive industry areas and issues and develop a strategy to address those issues.
- Investigate appropriate zoning after use has finished and land rehabilitated.

Other actions

- Liaise with Department of Primary Industry to ensure that Frankston City's objectives on extractive industry (eg concerning vegetation retention) are known to that organisation and that, where possible, those objectives are reflected in the requirements of any Work Authority.

RESOURCE MANAGEMENT



LEGEND

- | | | | |
|-----------------------------|-------|-----------------------------|---|
| Municipal Boundary | - - - | Existing Landfill | ◆ |
| Extractive Industry Area | ■ | Potential Regional Landfill | ◼ |
| Hobby Farms | ■ | Residential Interface | ⋯ |
| Extensive Agricultural Area | ■ | | |
| Waste Transfer Station | ◆ | | |
| Urban Growth Boundary | — | | |