

21.09**ENVIRONMENT & HERITAGE**22/12/2016
C54**Overview**

Sustainable long-term environmental management is a fundamental component of land use planning in Hepburn Shire. The successful management of land, water and vegetation resources has significant benefits within the Shire and across the region.

Specific elements include the protection of water quality and quantity including the maintenance of environmental flows in waterways, mineral spring recharge areas and associated ground water flows and the protection of important habitat areas. Habitat areas can be found on public and private land and includes land located on significant streams and associated riparian zones. The identification and protection of significant roadsides and management of landscapes within the Shire is also necessary as a consequence of ongoing development pressure. Parts of the Shire are also affected by the threat of wildfire. These areas have been identified and mapped to enable more effective management of fire prone areas.

Key Issues

The entire Shire is within water supply catchments. The maintenance of water quality and the quantity of water, in a local and regional context is critical in these areas.

Protecting vegetation and habitat areas, including grasslands, streams and associated riparian zones and enhancing the linkages between these areas.

Protecting the quality of groundwater, particularly the aquifers associated with mineral springs.

Addressing the management of landscapes and landscape features, including the identification and protection of significant trees.

Recognition of the large number of cultural heritage assets, neighbourhoods of strong residential character and landscapes within the Shire.

Protecting people, assets and the environment from the threat of wild fire.

Objective 1

To protect the cultural heritage of Hepburn, while promoting appropriate development opportunities for areas and sites of cultural heritage significance and neighbourhoods of strong residential character.

Strategies

Ensuring protection for identified significant cultural heritage places, significant trees and landscapes in urban and rural areas of the Shire.

Providing guidance for development to maintain the integrity of localities and precincts with important heritage character.

Promoting residential development that acknowledges and enhances the valued character of neighbourhood areas.

Protect heritage landscapes with heritage overlays, including the mullock heaps and former mining works.

Protect and enhance the exemplary heritage significance and character of Fraser Street, Clunes, allowing minimal demolition and new elements.

Ensure that all new developments are in sympathy with the heritage character of towns.

Existing heritage places to be restored, recycled and /or renovated in a sympathetic manner that will enhance the heritage value of the place.

Provide certainty and direction for alterations to and conservation management of heritage buildings.

Ensure that new buildings and works are in keeping with the heritage and townscape character of town centres in regard to building height, bulk, form, colours, finishes and design.

New development should be in sympathy with the heritage character of towns.

Development and redevelopment that does not detract from the significance and character of heritage places or precincts.

Objective 2

To protect surface and groundwater quality at a local and region level.

Strategies

Preventing development that contributes to water quality decline through inadequate effluent management, inappropriate water harvesting, erosion and vegetation clearance.

Ensuring that development proposals have regard to water quality maintenance.

Ensure development proposals address the potential impacts on water quality standards and the natural condition of watercourses, existing flora and fauna habitat.

Objective 3

To protect remnant vegetation and habitat from unplanned loss, while enhancing linkages between habitat areas.

Strategies

Locating development to minimise loss of significant remnant vegetation and identified habitat areas.

Encouraging the enhancement of linkages between habitat on private land, roadsides and waterways.

Protecting vegetation on roadsides and along watercourses to contribute to habitat values and land and water quality.

Protecting significant environmental and landscape values at the public and private land interface.

Maintaining and enhancing bio-diversity and habitat significance of forests, grasslands, streams and bushlands within the Shire.

Objective 4

To manage development where significant landscapes and landscape features could be adversely affected.

Strategies

Establish the extent and location of environmental sensitive landscapes within the Shire through detailed landscape study and provide an appropriate policy framework that will enable assessment of development applications in those affected areas.

Assess development applications against the landscape value and neighbourhood character values of an area where specified, having regard to ridgelines, hilltops and other significant landscape features.

Identify, protect and manage significant trees.

Objective 5

To manage development where bushfire behaviour is likely to pose a threat to life and property.

Strategies

Identifying high fire risk areas in consultation with the Country Fire Authority and incorporating areas in the Planning Scheme through the application of the Wildfire Management Overlay.

Detailing fire protection outcomes and guidelines that will assist in the protection of life, property and the environment from the threat of bushfire.

Objective 6

To encourage water and energy efficiency in all development, including subdivision, construction of buildings and infrastructure.

Strategies

Ensure that the layout and design of residential subdivisions maximise opportunities for solar orientation, drainage infiltration and re-use, vegetation retention and landscaping.

Require use of rainwater tanks and grey water reuse in new development.

Ensure conservation of water in the management of public open spaces by drainage infiltration, water re use and water wise local native plantings.

Implementation

Through the application of Zones and Overlays

Applying the Environmental Significance Overlay to proclaimed catchments to address water quality issues in a regional context.

Applying the Environmental Significance Overlay to areas of identified habitat significance.

Applying the Heritage Overlay to identified heritage places to discourage inappropriate development.

Applying the Vegetation Protection Overlay to areas of significant remnant vegetation on private land and roadsides.

Applying the Wildfire Management Overlay to areas identified as subject to high fire hazard risk.

Applying the Design and Development Overlay over key town entrance points to maintain significant character, streetscape and heritage places.

Applying the Neighbourhood Character Overlay to require recognition of areas in Daylesford with demonstrated strong neighbourhood character.

Applying the Erosion Management Overlay to areas of identified erosion hazard.

Applying the Significant Landscape Overlay to areas of identified landscape quality and importance.

Through the use of policies and discretion in decision-making

Using the Catchment and Land Protection Policy in assessing applications for land use and development in catchment areas to protect land and water quality.

Recognising local and regional linkages between environmental values, rural resources and economic opportunities in making planning decisions.

Using structure plans to identify areas with significant environmental values.

Using the Mineral Springs Protection Policy to guide planning decisions when assessing development proposals within mineral spring resource areas.

Using the Dams Policy to guide planning decisions in respect to dam proposals.

Using local streetscape studies to guide development decisions in areas with identified heritage significance.

Using the Daylesford Neighbourhood Character policies to guide development decisions in areas with strong neighbourhood character significance.

Using the Daylesford Neighbourhood Character Study: Character Precinct Brochures in addition to the decision guidelines in clauses 54, 55 & 65.

Further strategic work and other actions

Investigation of significant cultural heritage and landscape qualities particularly in rural areas of the Shire.

Investigation of significant roadside vegetation in remaining areas of Hepburn.

Development of a Roadside Conservation Strategy.

Updating and identifying further areas of environmental hazards including erosion, salinity and flooding threat.

Updating and identifying additional significant trees for inclusion in the *Hepburn Significant Tree Register Nominations 2011 - Statements of Significance Report, with Planning Scheme Amendment, November 2015* for future protection.

Completing the Heritage Overlay and Schedule.

Reference Documents

Campaspe Water Quality Strategy

Corangamite Regional Catchment Strategy, 1996

Creswick Shire Heritage Study – A Report on Creswick’s Built and Environmental Heritage, December 1990

Daylesford-Hepburn Springs Conservation Study, 1985

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Draft Loddon Water Quality Management Strategy

Draft Port Phillip Catchment Strategy, 1996

Environmental Weeds Invasion in Victoria: Conservation and Management Implications, Department Conservation and Environment 1992

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).

Hepburn Mineral Springs Reserve Strategic Plan, February 1997

Hepburn Shire Council Heritage Conservation Policy 1996

Hepburn Significant Tree Register Nominations 2011 - Statements of Significance Report, with Planning Scheme Amendment, November 2015

Heritage Study Shire of Creswick Vol. 1 & 2, 1991

Mineral and Spring Water Resource Protection paper, 1996

Mineral Springs Risk Assessment for the Central and Hepburn Springs region, Daylesford, Central Victoria, Sinclair Knight Merz, 1996

North Central Catchment and Land Protection Board, Regional Catchment Strategy, December 1996

Selected Bio-diversity Components Map, Local Government Area of Hepburn Shire, NRS Project P6285, Natural Resource Systems, DNRE.

Shire of Kyneton Conservation (Heritage) Study 1990

Significant Wetlands of Australia (Second Edition) ANCA 1996

Talbot and Clunes Conservation Study, 1988

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