

## 21.03 ENVIRONMENTAL MANAGEMENT

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This Clause provides local content to support Clause 12.01 (Biodiversity) and Clause 13 (Environmental risks) of the State Planning Policy Framework.

### 21.03-1 Key Issues and Influences

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- The loss and fragmentation of indigenous vegetation and decline in native vegetation and loss of biodiversity.
- Land and water degradation, including dune and cliff erosion, dryland salinity, soil depletion and waterlogging.
- Social and recreational use of the coast threatening the inherent values of the coastal and marine environment.
- Declining linear bio-links, such as in road reserves, railway lines, streams and drainage lines, which connect pockets of remnant vegetation, larger reserves and waterbodies that help maintain diversity and connect isolated habitats.
- Threats to the health of waterways and wetlands, estuaries and marine ecosystems.
- Flood management in urban and rural areas.
- Impacts of salinity hot spots on biodiversity, water quality, agricultural production, buildings and infrastructure.
- Impact of development on naturally occurring saline areas, such as lakes, estuaries, coastal wetlands and saltmarshes, through changes to hydrological processes.
- Wild fire risks in both urban and rural areas due to dense vegetation cover, difficult access for emergency vehicles, exposure of development at the rural/urban interface and high visitation numbers during the fire season.
- Conflict between vegetation retention and clearing to reduce the risk from wildfire.
- Impact of climate change on wild fire risk and sea level rise.
- Pest plant and animal invasion impacts on biodiversity of coastal reserves and bushland areas, landscape values and the productivity of agricultural land.

### 21.03-2 Environmental Assets

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#### Objective

To protect and enhance the Shire's diverse natural resources in an ecologically sustainable manner for present and future generations.

#### Strategies

- Retain and enhance adequate and appropriately vegetated riparian and wetland buffer zones to prevent nutrients and sediments entering waterways, lakes, wetlands and estuaries, and to slow the rate of runoff.
- Promote environmental buffers adjacent the Great Otway National Park.
- Ensure that development on and near the coast is compatible with and enhances the environmental values, visual character and amenity of the coastal environment.

- Support a limited range of sustainable and socially equitable, coastal dependent, recreational and tourism activities that complement and promote the coast's natural and cultural values.
- Improve ecological connectivity across the landscape to link fragmented habitats and strengthen ecosystem resilience to climate change.
- Encourage the protection, maintenance and re-establishment of indigenous vegetation and the removal of environmental weeds.
- Avoid controls that inhibit the effective management of pest plants and animals.
- Exempting the removal of environmental weeds identified in '*Environmental Weeds – Invaders of the Surf Coast (2<sup>nd</sup> Edition. 2002)*' from planning permit requirements.

### 21.03-3 Environmental Risks

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#### Objective

To manage the risks of environmental hazards, including wildfire, salinity and flooding, to avoid adverse consequences on the natural and man-made environment.

#### Strategies

- Discourage buildings, works, land use and subdivision that would be detrimental to the maintenance of the natural systems of land affected by flooding and inundation.
- Direct planning for new urban growth areas away from saline land.
- Minimise development on land within or adjacent to naturally saline waterways including wetlands to prevent their degradation.
- Discourage land use and development that has potential to aggravate or initiate salinity has regard to the salinity risk and takes the appropriate measures to mitigate any adverse impacts.
- Avoid re-zoning and development of land for urban purposes where there is a high risk of wildfire.
- Adopt the principles of integrated fire management planning to achieve a balanced outcome between protection of human assets and biodiversity.
- Ensure that appropriate fire protection, safety and management measures are adopted to minimise risk to life and property at special events or developments where large numbers of people congregate.

### 21.03-4 Implementation

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These strategies will be implemented by:

#### Using policy and the exercise of discretion

- Requiring the integration and connection of areas of natural value and habitat, including creeks and areas of remnant vegetation, within the open space network, where appropriate.
- Using the Surf Coast Shire's '*Indigenous Planting Guide*' to encourage use of indigenous plant species in landscape plans.
- Requiring the preparation of an Environmental Management Plan as part of an application for a major development or rezoning. An Environmental Management Plan should include, as appropriate:

- A description and map of all environmental assets located on and adjacent to the subject land, including habitat opportunities (or limitations).
  - An analysis of the direct and indirect impacts of the proposed use and development on local flora and fauna.
  - Measures required for the protection and on-going management of environmental assets, including opportunities for enhancement of assets and an assessment of how the proposal will meet the objectives of the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013).
  - Measures required to minimise the risk of wildfire, and the implications of such measures on environmental assets.
  - Provision of one or more bio-links through the land, with a strategy for connecting to bio-links off the land, to provide for native flora and fauna links.
  - A street tree planting program, including a list of species, number of plants and locations of proposed planting.
  - Measures to discourage the planting of environmental weeds on any part of the land.
  - Measures to reuse surplus soil resulting from subdivision construction works for landscaping within new estates.
  - Water sensitive urban design features and best practice stormwater management initiatives.
- Requiring land management plans that demonstrate best farm and environmental management practices with development and subdivision applications in rural zones.
  - Requiring the submission of a salinity impact report for any land uses and developments that can significantly change surface water and groundwater hydrological flow patterns within those areas shown on Map 1 to this Clause – ‘Areas of Potential Salinity Impacts’, with measures to mitigate the expansion of existing areas effected by salinity or the generation of new areas effected by salinity.
  - Requiring non habitable buildings in flood prone areas to be aligned so that their longitudinal axis is parallel to the predicted direction of the flood flow.
  - In flood prone areas, for dwelling extensions greater than 20m<sup>2</sup> and below the nominal flood protection level, requiring the owner to:
    - Enter into an agreement with Council under Section 173 of the *Planning and Environment Act 1987*, stating that the floor level is below the nominal flood protection level and the owner takes full responsibility for any damage caused by flooding. This agreement must be registered on title; and
    - Use water resistant materials that are designed for flood proofing and any possible flow velocity impacts.

#### **Applying zones and overlays**

- Applying an Environmental Significance Overlay to the coastal settlements of Anglesea and Aireys Inlet to Eastern View to protect the significant ecological vegetation classes that exist in these towns.
- Applying a Vegetation Protection Overlay to protect significant native vegetation.
- Applying an Environmental Significance Overlay to Special Water Supply Catchment Areas to protect and maintain water quality and yields in catchments.
- Applying a Floodway Overlay or Land Subject to Inundation Overlay to land identified by the Corangamite Catchment Management Authority as being flood prone.

- Applying a Salinity Management Overlay to areas of salinity and saline wetlands or primary salinity assets.
- Applying an Environmental Significance Overlay to saline wetlands and primary salinity assets with environmental values.
- Applying a Bushfire Management Overlay to areas where bushfire is a significant risk.

#### **Undertaking further strategic work**

- Investigating the preferred buffer width for protection of rivers and streams in the Surf Coast Shire having regard to their environmental values and drainage functions.
- Investigating the appropriate protection of the environmental values of the Anglesea River, Moggs Creek, Erskine River, St George River and Cumberland River estuaries.
- Reviewing in partnership with the Corangamite CMA the application of the Flood Overlay and Land Subject to Inundation Overlay based on new digital elevation data.
- Reviewing the application of the Environmental Significance Overlay and Vegetation Protection Overlay upon completion of updated biodiversity mapping and investigation of the Shire's environmental assets.

#### **Other actions**

- Working with the Country Fire Authority to continually improve the effectiveness of the Bushfire Management Overlay.
- Working with the Corangamite CMA and Department of Environment and Primary Industries to investigate the implementation of the Erosion Management Overlay and appropriate overlays to address coastal acid sulphate soils.
- Continuing investigation of opportunities for the reuse of water, both in the public and private realm, in conjunction with relevant State and Regional Authorities.

#### **21.03-5**

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#### **Reference Documents**

*Salinity Management Overlay Project Report, EnPlan-DBA with Dahlhaus Environmental Geology and Chris Harty Planning and Environmental Management, Corangamite CMA (2006)*

*Surf Coast Shire – Salinity Management Overlay Salinity Occurrences and Mapping Background Report No 4: Dahlhaus Environmental Geology Pty Ltd (2006)*

*Surf Coast Shire Indigenous Planting Guide (2003)*

*Environmental Weeds – Invaders of our Surf Coast (2nd Edition, 2002)*

*Remnant Roadside Vegetation of the Surf Coast Shire (1997)*

*Rural Environment Study – Report on Environmental Resources (1996)*

Map 1 to clause 21.03: Areas of potential salinity impacts

