

13 ENVIRONMENTAL RISKS

19/09/2017
VC132

Planning should adopt a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards. Planning should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.

13.01 Climate change impacts

04/02/2016
VC127

13.01-1 Coastal inundation and erosion

04/02/2016
VC127

Objective

To plan for and manage the potential coastal impacts of climate change.

Strategies

In planning for possible sea level rise, an increase of 0.2 metres over current 1 in 100 year flood levels by 2040 may be used for new development in close proximity to existing development (urban infill).

Plan for possible sea level rise of 0.8 metres by 2100, and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.

Consider the risks associated with climate change in planning and management decision-making processes.

For new greenfield development outside of town boundaries, plan for not less than 0.8 metre sea level rise by 2100.

Ensure that land subject to coastal hazards are identified and appropriately managed to ensure that future development is not at risk.

Ensure that development or protective works seeking to respond to coastal hazard risks avoids detrimental impacts on coastal processes.

Avoid development in identified coastal hazard areas susceptible to inundation (both river and coastal), erosion, landslip/landslide, acid sulfate soils, bushfire and geotechnical risk.

Policy guidelines

Planning must consider as relevant:

- *The Victorian Coastal Strategy* (Victorian Coastal Council, 2014).
- Any relevant coastal action plan or management plan approved under the *Coastal Management Act 1995* or *National Parks Act 1975*.
- Any relevant Land Conservation Council recommendations.

13.02 Floodplains

20/09/2010
VC71

13.02-1 Floodplain management

20/09/2010
VC71

Objective

To assist the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.

- Floodplain areas of environmental significance or of importance to river health.

Strategies

Identify land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority, in planning scheme maps. Land affected by flooding is land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority.

Avoid intensifying the impacts of flooding through inappropriately located uses and developments.

Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate developments and uses which involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) must not be located on floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Policy guidelines

Planning must consider as relevant:

- *State Environment Protection Policy (Waters of Victoria).*
- Regional catchment strategies and special area plans approved by the Minister for Environment and Climate Change.
- Any floodplain management manual of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.
- Any best practice environmental management guidelines for stormwater adopted by the Environment Protection Authority.
- *Victoria Floodplain Management Strategy* (Department of Natural Resources and Environment, 1998).

13.03

20/09/2010
VC71

Soil Degradation

13.03-1

20/09/2010
VC71

Use of contaminated and potentially contaminated land

Objective

To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

Strategies

Require applicants to provide adequate information on the potential for contamination to have adverse effects on the future land use, where the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.

Policy guidelines

Planning must consider as relevant:

- *State Environment Protection Policy (Prevention and Management of Contamination of Land).*

- *Ministerial Direction No. 1 – Potentially contaminated land.*
- *National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, 1999).*

13.03-2

20/09/2010
VC71

Erosion and landslip

Objective

To protect areas prone to erosion, landslip or other land degradation processes.

Strategies

Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.

Prevent inappropriate development in unstable areas or areas prone to erosion.

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

Policy guidelines

Planning must consider as relevant:

- Any relevant regional catchment strategy.
- Any special area plan prepared under the *Catchment and Land Protection Act 1994*.

13.03-3

20/09/2010
VC71

Salinity

Objective

To minimise the impact of salinity and rising watertables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt loads in rivers.

Strategies

Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions.

Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems.

Prevent inappropriate development in areas affected by groundwater salinity.

Policy guidelines

Planning must consider as relevant:

- *A Local Government Planning Guide for Dryland Salinity (Department of Conservation and Natural Resources, 1995).*
- Any relevant regional catchment strategy and any associated implementation plan or strategy (particularly salinity management plans and regional vegetation plans).
- *Any special area plans approved under the Catchment and Land Protection Act 1994.*

13.04 Noise and air

31/03/2017
VC134

13.04-1 Noise abatement

20/09/2010
VC71

Objective

To assist the control of noise effects on sensitive land uses.

Strategy

Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Policy guidelines

Planning must consider as relevant:

- *State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2.*
- *State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (in metropolitan Melbourne).*
- *Interim Guidelines for Control of Noise from Industry in Country Victoria (Environment Protection Authority, 1989).*
- *A Guide to the Reduction of Traffic Noise (VicRoads 2003).*

13.04-2 Air quality

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Objective

To assist the protection and improvement of air quality.

Strategies

Ensure that land-use planning and transport infrastructure provision contribute to improved air quality by:

- Integrating transport and land-use planning to improve transport accessibility and connections.
- Locating key developments that generate high volumes of trips in the Central City, Metropolitan Activity Centres and Major Activity Centres.
- Providing infrastructure for public transport, walking and cycling.

Ensure, wherever possible, that there is suitable separation between land uses that reduce amenity and sensitive land uses.

Policy guidelines

Planning must consider as relevant:

- *State Environment Protection Policy (Air Quality Management).*
- *Recommended Buffer Distances for Industrial Residual Air Emissions (Environmental Protection Authority, 1990) in assessing the separation between land uses that reduce amenity and sensitive land uses.*

13.05

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Bushfire

13.05-1

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Bushfire planning strategies and principles

Objective

To assist to strengthen community resilience to bushfire.

Strategies

Overarching strategies

Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.

Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.

Bushfire hazard identification and risk assessment strategies

Apply the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.

Assess the risk to life, property and community infrastructure from bushfire at a regional, municipal and local scale.

Identify in planning schemes areas where the bushfire hazard requires that:

- Consideration needs to be given to the location, design and construction of new development and the implementation of bushfire protection measures.
- Development should not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level.

Strategic and settlement planning strategies

Ensure that strategic and settlement planning assists with strengthening community resilience to bushfire.

Consider all available information about bushfire hazard including bushfire prone areas within the meaning of the *Building Act 1993* and regulations made under that Act and shown in the Bushfire Prone Area Map.

Consult with the relevant fire authority early in the strategic and settlement plan making process and implement appropriate bushfire protection measures.

Ensure that planning to create or expand a settlement in an area at risk from bushfire:

- Addresses the risk at both the local and broader context.
- Reduces the risk to future residents, property and community infrastructure from bushfire to an acceptable level.
- Ensures any biodiversity and environmental objectives specified in the planning scheme are compatible with planned bushfire protection measures.
- Ensures the risk to existing residents, property and community infrastructure from bushfire will not increase as a result of future land use and development.
- Ensures future residents can readily implement and manage bushfire protection measures within their own properties.

Planning scheme implementation strategies

Specify in planning schemes the requirements and standards for assessing whether the risk to a proposed development from bushfire is acceptable and the conditions under which new development may be permitted.

Ensure that planning schemes, in particular the Municipal Strategic Statement, Local Planning Policies and zones applying to land, provide for use and development of land in a manner compatible with the risk from bushfire.

Ensure that planning schemes support bushfire management and prevention and emergency services actions and activities.

Ensure that planning schemes do not prevent the creation of required defensible space around existing development through the removal and management of vegetation.

Development control strategies

In areas identified in the planning scheme as being affected by the bushfire hazard, require a site-based assessment to be undertaken to identify appropriate bushfire protection measures for development that has the potential to put people, property or community infrastructure at risk from bushfire.

Only permit new development where:

- The risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- Bushfire protection measures, including the siting, design and construction of buildings, vegetation management, water supply and access and egress can be readily implemented and managed within the property.
- The risk to existing residents, property and community infrastructure from bushfire is not increased.

When assessing a planning permit application for a single dwelling in an established urban or township residential area, consider the need for a localised response to the bushfire risk and consider any relevant existing or planned State or local bushfire management and prevention actions that may affect the level of on-site response needed.

Policy guidelines

Planning must consider as relevant:

- Any relevant approved State, regional and municipal fire prevention plan.
- *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009).
- *Building in bushfire-prone areas - CSIRO & Standards Australia* (SAA HB36-1993, May 1993).
- Bushfire hazard including bushfire prone areas within the meaning of the *Building Act 1993* and regulations made under that Act and shown in the Bushfire Prone Area Map.