

21.05 ENVIRONMENTAL RISK

22/12/2016
C123

This clause provides local content and strategy to support **Clause 13 Environmental Risk** of the State Planning Policy Framework.

Specific references to individual suburbs and towns are also included at Clause 21.13 (Local Areas).

21.05-1 Floodplains

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The Murray River and its floodplain dominate the northern section of the City of Wodonga. Gateway Island, which forms part of the floodplain bounded by the Murray River and Wodonga Creek, separates the twin cities of Albury and Wodonga. The floodplains of the Murray River and Kiewa Rivers and their tributaries are significant natural landscapes for Albury Wodonga that are subject to flooding.

Key Issues

- Preserving the natural values and functions of the floodplain.
- Protecting life, property and community infrastructure from flood hazard.
- Increased risk of heavier, more frequent downfalls of rain and associated flooding due to increased climate variability.

Objective

To protect the Murray River and Kiewa River floodplains and other main tributary waterways including Middle Creek, Finns Creek, Felltimber Creek, Huon Creek, House Creek and Jack in the Box Creek.

Strategies

- Protect the floodplains from the encroachment of urban development.
- Protect existing values and functions of floodplains, including their waterways and wetlands.
- Discourage flood sensitive use and development from locating on the floodplain.

21.05-2 Erosion

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Key Issues

- Parts of the municipality, particularly land abutting the hillsides are prone to erosion risk.

Objective

To ensure that the use and development of land does not cause significant land disturbance.

Strategies

- Discourage the location of buildings on land with a slope greater than 20% or subject to high or severe erosion risk.
- Minimise the removal of native vegetation on land with a slope greater than 20%.

Policy guidelines

Application requirements

An application to develop land, on land with a slope greater than 20% or identified as having high erosion risk must be accompanied by information evaluating the erosion risk on the site, including:

- A site assessment plan to be submitted with each application that details a land capability evaluation from an appropriately qualified land capability specialist.
- A detailed Environmental Management Plan to be submitted with each application that includes proposals for the ongoing maintenance of soil stability.
- A geotechnical report by a suitably qualified person where a site cut will exceed 1 metre in depth. All works recommended under the geotechnical report are to be completed prior to the occupation or use of any dwelling or building.

Decision guidelines

When deciding on an application to use, subdivide or develop land or carry out works the following matters will be considered, as appropriate:

- Rural Land Mapping Projects, erosion and agricultural land quality maps.
- Whether access roads and servicing of the site or building envelope are likely to result in erosion or landslip.
- Whether the application satisfactorily demonstrates that development and works will not increase the level of erosion risk.

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Bushfire

The *Regional Bushfire Planning Assessment* identifies that there are areas of significant biodiversity and associated bushfire hazard throughout the municipality, including in areas identified for future settlement.

The southern and western township boundaries interface directly with vegetated hillsides and associated bushfire hazard areas. Development is currently being pursued surrounding the base of Huon Hill, which contains grassland environments. The area is subject to environmental planning controls and includes some vegetation of high and very high conservation significance.

The southern area of the municipality includes a strategically identified growth area. This area extends south-east from the existing township of Wodonga towards a bushfire hazard area and through vegetation of high and very high conservation significance. The southern area of the municipality also includes small and rural-residential lots subject to development pressure and in proximity to bushfire hazard areas.

Key issues

- There are residential estates which abut reserve land and identified future reserve land which is subject to high bushfire risk.
- Minimising risks to life and property in areas of high bushfire risk.

Objective

To minimise the bushfire risk to life and property.

Strategies

- Require development proposals in the southern area of the municipality, including Baranduda and Leneva to consider the high level of bushfire risk.
- Require a road frontage or appropriate interface treatment between residential subdivisions and reserves subject to bushfire risk.

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Implementation

These strategies will be implemented through the planning scheme by:

Application of zones and overlays

- Apply the Floodway Overlay to land within high hazard major flood paths.
- Apply the Land Subject to Inundation Overlay to land in flood storage or flood fringe areas.
- Apply the Bushfire Management Overlay to areas at risk of bushfire.

Further strategic work

- Investigate in partnership with the North East Catchment Management Authority providing permit exemptions for minor buildings and works in the Land Subject to Inundation Overlay.
- Review and update the Schedule to the Floodway Overlay as appropriate.

Other actions

- Investigate opportunities for increased public access to the river environment in conjunction with the North East Catchment Management Authority.
- Review and update the Municipal Fire Management Plan.
- Complete the Wodonga Environmental Lands Bushfire Management Strategy.