

**21.04**09/06/2016  
C39**ENVIRONMENT AND NATURAL RESOURCES**

This Clause provides local content to support Clause 12 (Environmental and landscape values), Clause 13 (Environmental risks) and Clause 14 (Natural resource management) of the State Planning Policy Framework.

**21.04-1**09/06/2016  
C39**Native vegetation, biodiversity and environmental values****Key issues and influences**

- A major proportion of the Shire comprises public land containing significant environmental assets.
- The high conservation significance of much of these extensive public land holdings is reflected by the wide variety of flora and fauna supported including many rare, vulnerable and endangered species.
- The Alpine National Park and Mt Buffalo National Park are two of the 11 national parks and reserves that comprise the Australian Alps National Parks network protecting an area of great national and international importance.
- In excess of 20,000ha of native forest is also located on private land.
- The natural resources and environmental qualities of the Shire are also the key assets that contribute to its main industries tourism, timber and agriculture.
- The quality and appearance of the natural environment has a major impact on the prosperity and well-being of the community.
- There are numerous stakeholders in the management and protection of the natural resources and environment.
- Climate change is predicted to have significant consequences for biodiversity at many different levels from individual animals to ecosystems.
- Threats to flora and fauna from inappropriate land use, development and land management.
- Impacts of the reduction and modification of vegetation across freehold land.
- Public/private land interface issues.

**Objectives**

- Maintain, conserve and enhance biodiversity and native vegetation assets and values.
- Maintain, conserve and enhance the natural environment and environmental and values in rural areas.
- Facilitate protection of native fauna, conservation of native plant communities and significant species in their natural condition and the maintenance of genetic diversity.
- Support land use and development that maintains and enhances the natural environment for ecological, social and economic benefits of existing and future generations.
- Encourage the retention of and re-establishment of native vegetation on private land.
- Provide protection and appropriate management of significant remnant areas.
- Recognise and manage conflicts between the environment and other activities such as agriculture, forestry and tourism.
- Ensure that development and land use addresses the natural physical features and site context of the area, including soil, water quality, flora, fauna and biodiversity values.
- Anticipate and adapt to the effects of climate change.

### Strategies

- Protect and enhance the biodiversity assets and natural environmental values of local, state, national and international significance.
- Protect and retain native vegetation and enhance its contribution to biodiversity values.
- Avoid the inappropriate zoning of land for development that has potential to, or will result in the loss of remnant vegetation, biodiversity and other areas of high environmental value.
- Achieve ecologically sustainable use, development and management of rural land, particularly in the agricultural, timber and other industries that rely on the natural resources.
- Ensure that land use and development protects and enhances the natural environment and environmental values.
- Recognise, protect and maintain environmental, cultural and aesthetic features and values of rural areas.
- Promote and facilitate sustainable land use and development, encouraging environmentally sustainable design outcomes.
- Foster recognition, appreciation and protection of natural and cultural heritage sites, places and features, including Aboriginal heritage.
- Protect, enhance and extend habitat and wildlife corridors across the landscape.
- Ensure that development is sited and designed to avoid and minimise removal of native vegetation.
- Retain, protect and enhance native vegetation, including roadside vegetation, remnant vegetation areas, large old paddock trees and revegetation areas.
- Prevent the ongoing and cumulative loss of native vegetation on both private and public land.
- Protect, rehabilitate and extend the integrity of habitat corridors across the landscape, particularly between private and public land.
- Encourage innovative environmental and native vegetation retention initiatives, including carbon farming
- Require as part of any application for a major development or rezoning an analysis of the direct and indirect impacts of the proposed use and development on native flora and fauna.

### Implementation

- The strategies related to native vegetation and biodiversity will be implemented through the planning scheme by:

#### Using policy and the exercise of discretion

- When advancing local policy at Clause 22.02-1 in respect of native vegetation and biodiversity.

#### Application of zones and overlays:

- Apply the Rural Conservation Zone over remote rural properties surrounded by public land to protect the land from further development.
- Apply the Public Use Zones over land in public ownership including recreation facilities and public utilities to facilitate appropriate use.
- Apply the Vegetation Protection Overlay to significant roadside vegetation identified in the Roadside Vegetation Management Plan.

### Further strategic work

- Work with the relevant Catchment Management Authorities to identify the appropriate planning tools to address catchment and water quality issues and to provide better linkages between the planning scheme and Regional Catchment Strategies.
- Liaise with Department of Environment, Land, Water and Planning, Goulburn Murray-Water, North East Water Corporation, North East Catchment Management Authority and East Gippsland Catchment Management Authority to prepare a regional water catchment policy so as to adequately address land use planning issues raised by designation of land as Special Water Supply Catchment areas.
- Prepare roadside vegetation management plans.
- Investigate the extent of remote rural areas in the Shire suitable for inclusion in the Rural Conservation Zone.
- Investigate application of the Vegetation Protection Overlay and the Environmental Significance Overlay to sites of biological significance and remnant native vegetation.
- Revise mapping and provide overlay controls for significant landscapes, erosion prone areas and significant environmental areas.

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### Alpine areas

#### Key issues and influences

- Substantial private and public landholdings across the Alpine Shire are located above 1100m AHD where snowfall may persist as ground cover for long periods over the winter months.
- These alpine areas are natural assets of local, regional and State significance. They also exhibit significant social, historic and cultural values.
- The alpine areas have a high recreational use all year round. During winter snow sports range from downhill skiing through to backcountry ski touring. For the rest of the year a wide variety of nature based and general outdoor pursuits include bush walking, mountain biking, camping, fishing, horse riding, and sight-seeing.
- The designated Mount Hotham and Falls Creek Alpine Resorts have been removed from the Shire and are administered under the Alpine Resort Planning Scheme.
- Dinner Plain is a significant freehold resort in the alpine area.
- Located 10 km from Dinner Plain at Horse Hair Plain is Mount Hotham Airport which at an elevation of 1300m AHD is the highest commercial airport in Australia.
- Other significant areas within the alpine and sub-alpine areas include Howman's Gap, Bogong Village and Dargo High Plains.
- The Alpine Resorts exert considerable influence over the Shire's economy and character.
- The Shire plays a major support role to the Alpine Resorts as well as Dinner Plain and Mount Buffalo through visitor accommodation, community facilities, commercial services, infrastructure, equipment, access and provision of supplies.
- The environment of the alpine areas is particularly sensitive and fragile.
- The natural condition of the catchments in the alpine areas helps deliver water to river systems that supply urban and rural land uses.
- There is ongoing development pressure on the environment, infrastructure and services of alpine areas.
- Impacts of climate change on alpine areas including natural condition values of alpine catchments.

## ALPINE PLANNING SCHEME

- The importance of the Great Alpine Road and Mount Hotham Airport balanced against the impacts of increased accessibility to alpine areas.

### Objectives

- Protect and maintain the natural, aesthetic and scientific values of the alpine areas including important geological and landform features.
- Ensure that development is supported by an appropriate level of infrastructure.
- Protect and enhance native vegetation and natural environmental assets on freehold land.
- Encourage the maintenance of the high quality visual amenity of the Great Alpine Road by ensuring any development outside of designated areas is not visible from the road.
- Provide for nature based tourism development that is small-scale and located in areas with access to appropriate tourist activities, services and amenity.

### Strategies

- Consolidate development primarily in identified areas such as Mount Hotham, Falls Creek and the Dinner Plain area.
- Provide appropriate planning controls that protect the integrity of both the Mount Hotham Airport operations and the environment.
- Ensure development takes place only if it is supported by the appropriate level of infrastructure.

### Implementation

- The strategies related to the alpine areas will be implemented through the planning scheme by:

#### Using policy and the exercise of discretion

- When advancing local policy at Clause 22.02-2 in respect of alpine areas and implementing relevant Local Area planning strategies for Dinner Plain and Bogong detailed in Clause 21.07.

#### Application of zones and overlays:

- Apply the Rural Conservation Zone: over isolated freehold land and land surrounded by National Parks and/or State Forests.
- Apply the Public Use Zones to land in public ownership to facilitate appropriate use and development.
- Apply the Special Use Zone to Mount Hotham Airport, Bogong Village and Dinner Plain village to maintain the specific development pattern so as not to detract from their alpine setting.

#### Other implementation measures:

- In addition to the planning scheme, the strategies will also be implemented through assisting and liaising with the Alpine Management Boards, Parks Victoria and Department of Environment, Land, Water and Planning in the management of its respective areas.

#### Further strategic work

- Investigate whether land adjacent to the Mount Hotham airport should be used for any use other than that directly associated with the operation of the airport. This work should also consider the presence of alpine bogs, heathlands and wetlands in proximity of the airport.
- Undertake assessment of freehold land to determine environmental significance.

## Landscapes

### Key issues and influences

- There is a significant variety of landscapes across the Shire from the fertile valleys and terraces along the Kiewa, Ovens and Buffalo Rivers to the spectacular mountain ranges and alpine areas of the Great Dividing Range.
- The quality and appearance of the natural environment has a major impact on the prosperity and well-being of the community.
- Many people choose to live, invest or visit the Alpine Shire because of the spectacular rural and mountain scenery, as well as proximity to clean rivers, forests and open space.
- The Australian Alps (including the Alpine National Park and Mount Buffalo National Park) is one of ten recognised National Landscapes.
- Across the Shire there are also a number of landscapes that have been recorded or classified by the National Trust for their special appeal and characteristics.
- The panoramic views from the elevated viewing points of Mt Porepunkah “*encompassing bold mountain ranges and lush valley floors*” are also classified by the National Trust.
- Key landscapes across the Shire can be regarded as being of the highest level of public concern for visual management. Such areas are highly sensitive to visual intrusion.
- Many thousands of sightseers visit various scenic lookout and vantage points across the Shire. Poorly sited and designed buildings and changes in land management practices can reduce the quality of the view from these sites.
- Of significance to the visual and landscape character of the Shire is the absence of promotional signage along the main tourist and traffic routes within the Shire.

### Objectives

- Protect the natural and built landscape setting, values, integrity and character in rural areas.
- Protect the Shire’s significant valley and alpine landscapes from inappropriate development.
- Highlight the iconic natural and cultural landscapes across the Shire to appeal to and improve the experience of the visitor.
- Minimise visual impacts on natural landscapes, especially from major viewing areas.
- Support development that maintains scenic qualities and demonstrates high levels of visual management where appropriate.
- Ensure that development is sensitive to the landscape values of the area.
- Protect natural landscapes, with special emphasis on areas of greatest scenic quality and viewer interest.
- Protect and maintain the environmental, scenic and natural attributes of the approaches to the Alpine areas.
- Restrict promotional signage along the main tourist and traffic routes within the Shire.

### Strategies

- Assess the development and use of freehold land adjoining national parks to minimise detrimental impacts.
- Recognise and protect National Trust recorded / classified landscapes and views.
- Regulate signage, especially promotional signage along the declared roads and all other transport routes in the rural areas of the Shire and at entrances to the towns.

## ALPINE PLANNING SCHEME

- Ensure that use and development in rural areas considers, protects and does not dominate the landscape setting, integrity, character and significance.
- Protect and maintain the rural character of the municipality by minimising the visual intrusion of new buildings on the natural landscape.
- Maintain locally significant views and vistas, particularly the open farmed landscape and ridgelines that have a view line to or from national and state parks or other crown land.
- Reduce the impact of use and development on land adjacent to national and state parks other crown land.
- Recognise and protect the landscape and tourism values of the agricultural sector.
- Recognise the economic value of agricultural landscapes along key touring routes.
- Minimise the visual impact of infrastructure and signage on the landscape and viewpoints.
- Protect and enhance the visual quality of road corridors, particularly between towns.

### Implementation

- The strategies related to landscapes will be implemented through the planning scheme by:

### Using policy and the exercise of discretion

- To advance local policy at Clause 22.02-3 in respect of significant landscapes when deciding on applications for use and development to protect the visual quality of landscapes.

### Application of zones and overlays:

- Apply the Significant Landscape Overlay over National Trust recorded/classified landscapes in the Buckland Valley, Happy Valley, Harrierville Valley, Lake Buffalo, Mount Buffalo, Myrtle Creek Valley, Kiewa Valley, and Wandiligong Valley areas. Further areas may be identified through the Lower Hume and High Country Landscape Assessment Study.
- Apply the Vegetation Protection Overlay to significant vegetation in identified landscape areas.

### Further strategic work

- Undertake a visual landscape assessment along touring routes including the alpine approaches, bicycle routes, gourmet routes, rail- trails and heritage routes.
- Prepare a roadside management plan for the Shire.
- Review the Significant Landscape Overlay mapping and schedule to recognise and protect significant landscapes of scenic and cultural value.

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### Environmental risk

#### Key issues and influences

- Flooding within parts of the Alpine Shire is a severe constraint on development with the extent of flooding in the Ovens River and tributaries being well documented.
- Bushfire hazard is a significant issue in many parts of the Alpine Shire with large sections of the municipality affected by the Bushfire Management Overlay
- Bushfire risks in both urban and rural areas are largely due to dense vegetation cover, difficulty of access for emergency vehicles, and exposure of development at the rural/urban interface.
- Conflict between vegetation retention and clearing to reduce the risk from bushfire.
- Impact of climate change on storm events and bushfire risk.
- Need to maintain fire regimes appropriate to the conservation of viable populations of indigenous flora and fauna.

## ALPINE PLANNING SCHEME

- Contaminated land risk as a legacy of past land uses including tobacco, timber and mining industries.
- Landslip risk particularly in steeper areas of the Shire.

### Objectives

- Identify, recognise and plan for environmental risks and constraints in planning for the use and development of land.
- Manage the risks of environmental hazards, including bush fire, flooding and land slip, to avoid adverse consequences on the natural and man-made environment.
- Ensure that land use and development addresses relevant site context and natural features of the area including the potential for bush fire, flooding and landslip risk.
- Facilitate a risk-based approach to land use planning in areas subject to environmental risk and require land use planning to integrate with and support other risk management and mitigation strategies.
- Implement bushfire risk assessment and mitigation in land use planning.

### Strategies

- Implement appropriate planning controls to minimise impact and reduce threat to life and property.
- 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.
- Avoid re-zoning and development of land for urban purposes where there is a high risk of bushfire and flood.
- Strategic planning for new settlements or expansion of existing townships should ensure the appropriate provision and location of infrastructure such as roads and water supply.
- Ensure that environmental risks, constraints and hazards are fully considered in proposals for the use and development of land.
- Consider climate change in land use planning, including initiatives to address the issue such as fostering alternative energy sources, use environmentally sustainable development principles and carbon farming.
- Minimise the impact of pest plants and pest animals to protect environmental and biodiversity values and agricultural land.
- Prevent inappropriate development in areas subject to flooding.
- Ensure that areas subject to flooding are properly identified and considered to limit the potential for unsuitable development.
- Ensure that decisions on strategic and settlement planning prioritise the protection of human life over other policy considerations and apply the precautionary principle when assessing the risk to life, property and community infrastructure from bushfire.
- Strengthen community resilience to bushfire by ensuring that bushfire protection measures are considered and given effect to in decision making.
- Implement bushfire risk assessment and mitigation measures to:
  - Reduce the overall bushfire risk to communities;
  - Minimise risk to life and property from bushfire through the appropriate location, design and management of uses and developments;
  - Ensure that bushfire protection measures are implemented for land uses and developments to ensure an acceptable bushfire risk level to life and property;

## ALPINE PLANNING SCHEME

- Integrate bushfire risk management and protection of human life in the consideration of land use and development.

### Implementation

- The strategies related to environmental risks will be implemented through the planning scheme by:

### Using the policy and the exercise of discretion

- Existing development within areas of high environmental risk should either be excluded from further redevelopment or alternatively be made to comply with relevant guidelines depending on the nature and extent of the risk.
- All applications for development or land use will be required to consider factors such as proximity to any areas posing a potential environmental risk and the need for appropriate buffers between those areas of risk and development.

Ensure residential development is not located on land:

- Considered a bushfire risk environment where residential development and use of land will intensify the risk and/or require a Bushfire Attack level rating in excess of 29;
- That is flood prone;
- With a slope greater than 20% (1 in 5);
- That is susceptible to landslip;
- That is contaminated (previously contaminated land must have an Environment Protection Authority audit clearance).

### Application of zones and overlays:

- Apply the Land Subject to Inundation Overlay and Flood Overlay over identified land affected by the 1:100 year flood level. Land is identified in the Upper Ovens Flood Study 2015, The Myrtleford Floodplain Management Study and the Harrietville Floodplain Management Study.

### Further strategic work

- Actively support and contribute to completing the remaining stages of the Flood Data Transfer Project with a view to amending the Alpine Planning Scheme to reflect these changes.
- Implement the Bushfire Management Overlay to recognise and protect land subject to high and severe bushfire risk, preparing schedules to the overlay to exempt the need for planning permit for dwellings in defined townships (subject to meeting specified Bushfire Attack Levels and other conditions), in conjunction with the Country Fire Authority and the Department, Environment, Land Water and Planning .
- Review the mapping and controls of the Floodway Overlay and Land Subject to Inundation Overlay implementing revised flood mapping to recognise and protect flood prone land, in conjunction with the North East Catchment Management Authority.
- Monitor and review the application and controls of the Erosion Management Overlay to recognise and protect land subject to high erosion risk, as required.

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## Public – Private land interface

### Key Issues and influences

- The majority of the freehold land in the Alpine Shire is located along the valley areas of the Buckland, Buffalo, Kiewa and Ovens Rivers and major creeks including Running Creek, Morses Creek and Barwidgee Creek.

## ALPINE PLANNING SCHEME

- As a consequence the typically elongated nature of these valley results in an extensive common boundary between the private and public land holdings.
- In addition the Shire also contains a number of remote rural sub-alpine areas that are effectively “islands” of private land surrounded by extensive public land holdings.
- The remote rural locations have significant areas of native vegetation and are regarded as having high conservation values being integral components of the sub-alpine environment.
- Issues related to development and maintenance of rail trails.
- Ongoing management issues along riparian corridors.
- Fire management on private land within boundary areas of public land.
- Pest plant and animal management issues. This includes not only accidental and deliberate release of domestic animals but also issues with wild dog impacts on farming land.
- The effect of vegetation clearing along fence lines.
- The role and significance of wildlife corridors across private land.
- Private land uses “spilling” into adjacent public land. In a number of locations, the boundary of public land is poorly defined on the ground and inadvertent clearing and grazing within the public lands including National Parks have occurred.
- Problems that can arise when access is sought to public land, via private property, on tracks located off surveyed road alignments.
- Parts of the Shire are located within the Alpine National Park Management Plan – Bogong Planning Unit.

### Objectives

- Ensure that in managing private land, due consideration is given to the requirements and wishes of the adjacent public land manager.
- Minimise the potential for invasion of pest plants and animals causing disturbance of adjoining natural communities and/or adjoining farm land as the case may be.
- Encourage where appropriate the sympathetic management of adjacent publicly owned land.
- Encourage public and private land holders to co-operate in the protection of both private property and public land from fire, pests and other hazards.
- Protect the aesthetic, conservation, recreational and scientific values of National Parks and State Forests.
- Facilitate appropriate management and conservation of riparian corridors.

### Strategies

- Encourage conservation and sound land management practices on private land adjoining public land.
- Before approving development of land which adjoins a National Park or nature reserve consideration will be given to the following:
  - Whether the development is compatible with and does not detract from the values of the national park or nature reserve;
  - Any management plans applicable to nearby areas within the National Park or nature reserve;
  - Whether the development has been designed and sited to minimise visual intrusion when viewed from vantage points within the National Park or nature reserve.
- Ensure residential development is not located on land:

## ALPINE PLANNING SCHEME

- Considered a bushfire risk environment where residential development and use of land will intensify the risk;
- Of high biodiversity value.
- Ensure development provides a minimum 30m setback from wetlands and waterways and support relevant Catchment Management Authority Works on Waterways processes for works which impact on designated waterways.

### Implementation

- The strategies related to environmental risks will be implemented through the planning scheme by:

### Using policy and the exercise of discretion

- Provide for consideration of referral comments of the Department of Environment, Land, Water and Planning in respect of applications for development or use of land adjacent to a National Park or State Forest.
- All applications for removal of native vegetation on property adjacent to public land be required to consider as appropriate the impacts of the proposed private property clearing on native vegetation, bio-links / wildlife corridors, landscapes, soils and water catchment values in the general area.
- Require plans of management to be prepared in respect of planning proposals for land in remote rural areas.
- Where private land adjoining the Alpine National Park - Bogong Unit or the Mount Buffalo National Park is offered for sale, the Department of Environment, Land, Water and Planning is encouraged to consider purchasing such land if it would be a worthwhile addition to the public estate and/or its purchase would assist public land management.

### Application of zones and overlays:

- Apply the Farming Zone to strategically significant farming land identified within the Alpine Shire Rural Land Strategy 2015.
- Apply the Rural Conservation Zone over remote rural properties surrounded by public land to protect the land from further development identified within the Alpine Shire Rural Land Strategy 2015.
- Apply the Public Conservation and Resource Zone to protect and conserve the historic, natural and cultural values of the Shire's environmental assets which abuts public land.

### Further strategic work

- Identify public land boundary anomalies on the ground and undertake action as necessary including rezoning.
- Identify significant wildlife corridors and important landscape linkages on private land.
- Review the extent and application of the Rural Conservation Zone to include consideration of properties that are:
  - Primarily uncleared bush having an Ecological Vegetation Class status of endangered, vulnerable or depleted;
  - Adjoining or surrounded by National Park or State forest;
  - Primarily uncleared bush and sharing boundaries neighbouring uncleared public land; and
  - Freehold areas which have some special environmental characteristic or are considered to form important landscape linkages on private land.

**Catchments and waterways****Key issues and influences**

- The headwaters of a number of Victoria's major rivers are located in the Alpine Shire namely:
  - The Buckland, Buffalo, Kiewa and Ovens Rivers (North East Catchment Management area); and
  - The Dargo, Humffrey, Wongungarra and Wonnangatta Rivers (East Gippsland Catchment Management area).
- The Kiewa and Ovens Basins contribute over 2 million megalitres of surface water a year to the Murray Darling Basin.
- Townships and farming communities across the Shire and beyond are heavily dependent upon the health of the rivers and streams within these catchments for town water supplies and rural irrigation.
- The continued health of these catchments is not only important to the long term sustainability of the Shire and the economic wellbeing of the Shire's industry, agriculture, and settlements, but also other downstream communities.
- Climate change is impacting the natural condition of the catchments in alpine areas and this is affecting the water quality, its flow regime and the overall water yield of the catchments. This has major economic implications for the Murray-Darling Basin.
- The careful management of timber production is also critical to the protection of these catchments.
- There are six Special Water Supply Catchment Areas which affect a significant proportion of the Shire. These catchments are protected under the Catchment and Land Protection Act 1994.
- These Special Water Supply Catchment Areas have significant values as a source of water for urban water supplies, and domestic and stock use.
- As a consequence of the Ministerial Guidelines restricting development and subdivision in these catchments there are implications not only for farm restructuring but also development in unsewered townships, villages and rural residential areas.
- There is a pressing need for preparation of Catchment Plans within Special Water Supply Catchment Areas.

**Objectives**

- Maintain catchment and waterway health.
- Recognise the importance of the Shire as a significant catchment area within the Murray Darling Basin.
- Ensure the protection and maintenance of water quality within the Bakers Gully, Buckland River, Lake Hume, Buffalo River (Lake Buffalo), Ovens River (Bright), Ovens River (Wangaratta) and Upper Kiewa Special Water Supply Catchment Areas.
- Encourage best practice land and water management in Special Water Supply Catchment Areas across the Shire.
- Protect potable water supplies.
- Ensure that land use and development does not adversely affect the quality and quantity of water that is available for environmental allocation as well as domestic, industrial, commercial and agricultural consumption.
- Support the ongoing management of environmental flows in the various river catchments in the Shire.

## ALPINE PLANNING SCHEME

- Support the preparation and implementation of Catchment Plans by the relevant water authority.
- Ensure appropriate land use and development setbacks from waterways on land within the Special Water Supply Catchment Areas.

### Strategies

- Facilitate the health of land and water resources in rural catchments.
- Ensure that land use and development in water catchments does not adversely affect the quality and quantity of water that is available for domestic and agricultural consumption.
- Ensure that new development proposals within a Special Water Supply Catchment Area do not lead to an increase in the amount of nutrients reaching streams, surface water bodies and groundwater.
- Manage potable water supply catchments.
- Requiring development and use of land to be located and undertaken in a manner that minimises the risk to water catchments and water quality.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage.
- Facilitate, in appropriate areas and with environmental safeguards, allocation of sufficient lands to allow the development of rural living communities within the Shire.

### Implementation

- The strategies related to water will be implemented through the planning scheme by:

### Using policy and the exercise of discretion

- Applications to use or develop land within a Special Water Supply Catchment Area will be required to demonstrate that the proposal will not adversely impact upon water quality in the catchment.
- All development in rural areas will be required to be designed so as to ensure that stormwater flows downstream of the site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- The creation of new point source discharges should be avoided and where practical existing discharge points be rationalised.
- Diffuse sources of pollution should be reduced and managed through the development and implementation of best practice land and water management.
- All development in rural areas will be required to retain and treat all effluent on site. Any application to construct a building within 100 metres of a waterway which would generate effluent should include evidence that the building site is capable of containing an appropriate water treatment system by providing an appropriate land capability assessment in accordance with the requirements of the relevant EPA “Code of Practice – Onsite Wastewater Management”.

### Further strategic work

- Liaise with Department, Environment, Land, Water and Planning , Goulburn - Murray Water, North East Water Corporation, North East Catchment Management Authority and East Gippsland Catchment Management Authority to prepare a regional water catchment policy so as to adequately address land use planning issues raised by designation of land as Special Water Supply Catchment Areas.

## ALPINE PLANNING SCHEME

- Investigate the development of a Domestic Wastewater Management Plan liaising with Department, Environment, Land, Water and Planning, Goulburn - Murray Water, North East Water Corporation, North East Catchment Management Authority and East Gippsland Catchment Management Authority.