

**21.04**

12/11/2015  
C30

**ENVIRONMENTAL RISKS**

This Clause provides local content to support Clause 13 (Environmental Risks) of the State Planning Policy Framework.

**21.04-1**

12/11/2015  
C30

**Climate change**

**Overview**

The long-term impacts of climate change and drought are expected to significantly reduce rainfall and water availability for both farming and the environment and to increase rates of evaporation.

In addition, a generally hotter, drier climate will impact on agriculture, livestock farming, natural environments, parks and gardens, private gardens, street trees and the appearance and liveability of towns.

**Key issues**

- Adjusting to reduced rainfall and water availability for farming, the natural environment and towns.
- Adjusting to a generally hotter, drier climate.
- Considering the likelihood of additional extreme weather events, including droughts, floods and storms.
- Anticipating increased usage and costs of electricity, especially for cooling and water supplies.

**21.04-2**

12/11/2015  
C30

**Flooding**

**Overview**

The municipality is located on the alluvial plains of four major watercourses, namely the Murray, Loddon and Avoca Rivers and Pyramid Creek. Each has a natural tendency to spread floodwaters over a wide area of the floodplain. Major flood events such as in early 2011 demonstrate that flood risk and floodplain planning remain major issues in the municipality.

**Key issues**

- Recognising that flooding is a perennial problem in the municipality, responsible for property damage, emotional distress and economic loss.
- Considering the risk of flooding in all development proposals.
- Ensuring that levee banks protecting towns are maintained and improved.

**Objective 1**

To manage flooding and floodplains so as to minimise loss and damage to property and infrastructure, and to preserve the function of floodplains to convey and store floodwater.

**Strategies**

- Consider the potential for flooding, and where appropriate require flood control measures as conditions on planning permits for use, development and subdivision of land.
- Discourage new residential subdivision and development on flood prone land.
- Discourage any development which could adversely inhibit the flow of flood waters.

**Implementation**

The strategies relating to flooding will be implemented by:

### Policy guidelines

- When deciding on applications for levee banks, considering, as appropriate:
  - Clause 22.03 (Levee banks).

### Application of zones and overlays

- Applying the Environmental Significance Overlay - Schedule 4 (Areas of poor drainage or potentially subject to inundation) to areas of poor drainage or potentially subject to minor flooding.
- Applying the Floodway Overlay to land with the greatest risk and frequency of flooding.
- Applying the Land Subject to Inundation Overlay to land with significant risk of flooding.

### Further strategic work

- Re-examining and re-mapping of flood controls in the planning scheme, including the Floodway Overlay and Land Subject to Inundation Overlay, to take account of the removal of irrigation channels which also act as levee banks.
- Remapping of the Environmental Significance Overlay - Schedule 4 (Areas of poor drainage or potentially subject to inundation) to identify land with poor drainage.
- Establishing, in conjunction with the North Central Catchment Management Authority, a program of levee management that:
  - develops a register of levees;
  - provides an impact assessment of levees including effects on other lands;
  - implements feasible management and funding arrangements for levees;
  - reviews the legal liabilities associated with levees; and
  - includes a public relations campaign to improve levee management.

## 21.04-3

12/11/2015  
C30

### Fire risk

#### Overview

There is a significant risk of grass and crop fires throughout the municipality, as well as bushfire risk in bushland areas. Planning can assist in the reduction of risk to life and property in relation to fire.

#### Key issues

- Recognising the likelihood of a generally hotter, drier climate, leading to an increased fire risk.
- Responding to the need for properties, particularly rural properties, to have good road access and an adequate supply of water available for fire-fighting.

#### Objective 1

To manage the risks of fire hazard including bushfires and grass and crop fires.

#### Strategies

- Ensure that land use and development does not increase the level of fire risk.
- Ensure that planning permits for land use and development (including subdivision) include conditions requiring adequate fire protection measures, including a dedicated water supply suitable for fire-fighting.

### **Implementation**

The strategies in relation to fire risk will be implemented through the planning scheme by:

### **Further strategic work**

- Considering whether specific overlays or additional policies are required.

## **21.04-4**

12/11/2015  
C30

### **Potential contamination**

#### **Overview**

Contamination of land can be caused by previous use of the land for industrial, storage or rubbish disposal activities. Land must be investigated if potential contamination is suspected, and any remedial work required must be completed and certified before a new use and development is allowed to commence.

#### **Key issues**

- Potential contamination needs to be dealt with before a new use commences.
- Land may not be known to be contaminated until an investigation is undertaken.

#### **Objective 1**

To understand and manage potentially contaminated land and land which has been used for industrial and other activities incompatible with future sensitive uses.

#### **Strategies**

- Ensure that the land is tested and if necessary remediated before being re-used or developed for potentially sensitive uses.
- Resolve any problems with potentially contaminated land at the re-use or development stage, wherever practicable, rather than leave known or suspected problems for action at some future time.

### **Implementation**

The strategies relating to potential contamination will be implemented by:

#### **Policy guidelines**

- When deciding on an application for use and development that may impact on potentially contaminated land, considering, as appropriate:
  - The need to encourage, and where practicable, require that all land proposed to be newly used for a sensitive use, particularly a residential use, be examined and where necessary remediated before the new use commences.

#### **Application of zones and overlays**

- Applying the Environmental Audit Overlay to various small sites which could be contaminated because of their previous use.