

21.04

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ENVIRONMENTAL RISKS

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

Specific references to the towns are also contained in Clause 21.08 (Local Areas).

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Flooding

Benalla has a history of major floods that cause considerable damage to both urban and rural areas. Future planning of the city needs to take account of the information gained from these events to minimise future risk to life and potential damage to property. The Goulburn Broken Catchment Management Authority (GBCMA) will introduce new flood mapping and controls in 2014. Council is keen to ensure new development occurs outside of areas affected by flooding.

Key Issues

- Recognition of the constraints to development and beneficial effects of flooding for the environment.
- The location of development away from areas affected by flooding.

Objective 1

To discourage development in areas affected by flooding.

Strategies

- Discourage development from areas affected by flooding as defined by the Floodway Overlay.
- Allow suitable forms of development for areas within the Land Subject to Inundation Overlay.
- Develop local floodplain plans to assist with a regional development approach for consistent planning decisions.

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Bushfire

The main areas of urban development are not in areas considered at high fire risk. However there is a need to discourage non urban development within areas at risk to prioritise the protection of human life over all other considerations.

Key Issues

The protection of human life over all other considerations.

Objective 1

To discourage development in areas at risk of bushfire.

Strategies

- Ensure the protection of human life over all other considerations.
- Locate new development on the most suitable site to minimise the threat from bushfire.

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Climate Change

Council will face many challenges and some opportunities from climate change and climate variability. In the future it is likely there will be more heatwaves, intense and frequent fires and floods and storms. Thorough and thoughtful strategic planning will ensure the impact of these events are minimised even though they may be exacerbated by climate change. Council has adopted a *Climate Change Adaptation Action Plan*, 2012 that seeks to respond to climate change issues, including reducing energy consumption and water use.

Key Issues

- Responding to climate change
- Minimising greenhouse emissions
- Identifying opportunities arising from climate change impacts

Objective 1

To ensure future development is protected from the impacts of climate change.

Strategies

- Facilitate sustainable development by through thoughtful strategic planning that considers climate change impacts.
- Evaluate planning applications to ensure they have considered the impacts of climate change.
- Promote the use of renewable energy in new and existing development.

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Land Use Conflicts

Development outside of established towns and urban areas has the potential to impact the farming practices in agricultural areas. Development can also impinge upon required buffers for industry and utilities such as waste water treatment plants and for intensive animal industries.

Key Issue

Managing the potential for conflict between residential uses and the broader use of the land.

Objective 1

To minimise the potential for land use conflicts.

Strategy

- Ensure low density residential, rural living or rural dwelling development, either zoned for such a purpose or on farming zoned land, does not occur if it will lead to land use conflict with an agricultural use, industrial or service utility buffer.
- Ensure any new industrial development is located in suitable areas so as to reduce the risk of adverse amenity impacts.
- Formalise buffers in the planning scheme with the use of the Environmental Significance Overlay.

Policy guidelines

An application for use and development that may result in environmental impacts such as acidification, salinity, soil structure decline, reduced nutrient levels, loss of top soil and sodicity must be accompanied by the following information, as appropriate:

- Certification from an appropriately qualified land management specialist that the land is suitable for the development.
- A site assessment plan which incorporates a detailed land capability evaluation to be conducted by an appropriately qualified specialist.
- A detailed environmental management plan which includes proposals for the ongoing prevention of land degradation.

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Managing domestic wastewater

All of the small towns and some areas of Benalla are unsewered and rely on the management of domestic wastewater on site. This has the potential for rural residential estates that may have many on site wastewater treatment systems to have an adverse impact on soil and water resources.

Key Issue

Appropriate management of on site wastewater treatment facilities.

Objective 1

To ensure domestic wastewater treatment facilities are appropriately maintained and monitored.

Strategy

- Prepare Domestic Wastewater Management Plans (DWMP) for the small towns and unsewered areas of Benalla. This DWMP should:
 - Identify areas of existing high risk through the DWMP process and work with the relevant Water Authority to address wastewater management issues in these areas.
 - Inform future growth areas and service requirements to manage wastewater.
 - Prioritise a compliance program to ensure domestic wastewater management facilities are appropriately maintained.

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Scheme implementation

The objectives and strategies will be implemented by applying the following **overlays**:

- *Bushfire Management Overlay (BMO)* to areas at risk of bushfire.
- *Floodway Overlay (FO)* to active floodway areas.
- *Land Subject to Inundation Overlay (LSIO)* to areas affected by flooding outside of the active floodway.

Other implementation

Council will undertake **further strategic work** as follows:

- Complete the new flood mapping project to update flood controls. (Responsibility – Goulburn Broken CMA).

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Reference Documents

- *Goulburn Broken Regional Floodplain Management Strategy* GBCMA 2002
- *Review of Floodplain Works* Cardno 2009
- *Climate Change Adaptation Plan* BRCC 2012