ENVIRONMENTAL AND LANDSCAPE VALUES & RISKS

This Clause provides local content to support Clause 12 (Environmental and Landscape Values), Clause 13 (Environmental Risks), Clause 14 (Natural Resource Management) and Clause 19 (Infrastructure).

21.04-1

Natural environment

The environmental policies for the Shire are:

- To minimise the potential of new development and land use causing pollution of waterways, water storages and ground water resources, land degradation, fire hazards or other adverse environmental impacts.

- To promote the effective and responsible management of flood plains and other low-lying areas which are subject to drainage difficulties.

- To give effect to policies and guidelines which have been prepared by the Environment Protection Authority for the protection of the environment.

- To encourage agriculture and other industries to conserve water and minimise waste.

- To support the catchment management strategies of the North Central, Glenelg and Wimmera Catchment and Land Management Authorities.

- To protect existing native vegetation and encourage further planting of native vegetation particularly on land which has a high degree of environmental hazard and in areas with salinity problems.

- To prevent inappropriate development from occurring in environmentally sensitive areas and areas which are subject to erosion, land slip or flooding hazards.

- To protect proclaimed water supply catchment areas through restrictions on subdivision, land use and development.

- To promote effective noxious weed and vermin control throughout the Shire and the region.

21.04-2

Protecting sensitive rural areas

Detailed land use capability analysis reveals that there are extensive areas of private freehold land generally within the environs of the Pyrenees Range and Great Dividing Range which are either geologically unstable or subject to severe land management constraints. These areas need to be treated with a higher than normal level of care and measures need to be put in place to prevent intensive small-lot rural uses from occurring. In many instances, proactive measures need to be taken to promote rehabilitation of areas despoiled by previous human intervention.

There are also areas of extreme sensitivity due to their influence on water resources. These include proclaimed catchments for urban water supplies, land adjacent to major streams and watercourses and areas of low-lying land which are subject to inundation or drainage difficulty.

Objective 1

To ensure appropriate management of constrained and sensitive land.

Strategies

Strategy 1.1 Protect the steep hill country associated with the Palaeozoic II, Palaeozoic III, Metamorphic and Granite II land systems from inappropriate use and development.

Strategy 1.2 Generally prevent new housing and related development on land which is demonstrated to have serious environmental management constraints.

Strategy 1.3 Ensure that any use or development incorporates measures that protects and/or improves the condition of natural resources.
Strategy 1.4  Provide for appropriate forms of land use and development control in areas adjacent to designated streams, watercourses, channels, bores and reservoirs which form part of the water supply systems under the control of the relevant water authority (i.e. Central Highlands Water, Goulburn Murray Water or Grampians Wimmera Mallee Water).

Strategy 1.5  Protect and improve the water quality within the catchments and the environs of bores providing potable water supplies in the shire.

Strategy 1.6  Promote consistency with the regional strategies of the Catchment Management and Land Protection Authorities with jurisdiction over these areas.

Strategy 1.7  Discourage subdivision except where this is to provide for an approved form of agriculture or rural industry, or to achieve effective restructuring of inappropriate subdivisions.

Strategy 1.8  Discourage small-lot excisions for isolated housing development.

Strategy 1.9  Limit the construction of new housing on land that has demonstrated environmental constraints.

Strategy 1.10  Ensure that adequate information is available on environmental constraints in the assessment of permit applications.

Strategy 1.11  Preserve hillscapes, ridgelines and other key topographic features.

Objective 2

To preserve and renew vegetation that contributes to biodiversity and the stability of sensitive landforms.

Strategies

Strategy 2.1  Maintain existing native vegetation and encourage revegetation of cleared areas in order to reduce the potential for sheet erosion, gully erosion and other adverse environmental impacts.

Strategy 2.2  Maintain perennial vegetation systems (timber or pasture) in all areas

Strategy 2.3  Prevent vegetation removal in sensitive locations.

Strategy 2.4  Encourage revegetation and stabilisation of stream banks and waterways to prevent erosion.

Implementation

- Applying the Rural Conservation Zone to areas of the Shire which have been identified as a result of the land capability assessment as having a high degree of environmental hazard.

- In considering applications to construct a dwelling on a lot which is less than 120 hectares, the responsible authority shall take into account:
  - Whether the site was separately owned as at 17 March 1997; or
  - Whether the site is a lot created in accordance with an approved Planning Scheme.

- Referring applications for use and development in proclaimed water supply catchments and the environs of bores providing potable water supplies from the relevant water authority (i.e. Central Highlands Water or Goulburn Murray Water or Grampians Wimmera Mallee Water).

- Where appropriate, requiring the preparation of a site and area analysis which sets out:
  - A natural resource profile including watercourses, soil type, vegetation and habitat area.
  - An assessment of physical limitations.
  - An assessment of environmental issues or risks associated with the proposed use or development.
  - The location and type of buildings and works, infrastructure, adjoining use and development and access.
  - What measures will be taken to address natural resource management issues, physical limitations and environmental hazards.

Waterways and water resources

Rivers and streams and designated water supply areas in the Shire are relied upon extensively for urban water supply and/or agriculture. The protection of these resources is of paramount importance.
Special attention is to be given to those areas within 200 metres of the major rivers and streams in the rural areas of the Shire, and 100 metres within townships as otherwise defined by flooding and other detailed development information. These include the Avoca River, Wimmera River, Mt Emu Creek, Baillies Creek, Fiery Creek, and other streams designated as “Streams of Regional Significance” on the Strategic Framework Plan. These waterways are referred to as “designated rivers and streams.

Attention is also to be given to the continued provision of potable water supply for domestic consumption and the protection of water quantity and quality within water supply catchments and within the environs of domestic water supply bores. These are referred to as designated water supply areas and include:

- The proclaimed Special Water Supply Catchment Areas of the Avoca Town Water Supply Catchments of Lead and Sugarloaf Reservoirs, McCallum Creek Catchment, Fiery Creek Tributaries (Beaufort), Musical Gully and Troy Reservoirs (Beaufort), Redbank Creek (Redbank), Forest Creek (Amphitheatre), Loddon River (Laanecoorie) Catchment, and St Enochs Spring (Skipton);
- The declared Landsborough (Malakoff Creek) Water Supply Catchment; and
- The environs of all domestic water supply bores (being potential ground water recharge areas to the associated bore).

The various water supply areas referred to above and the related water authority jurisdictions are shown in Figure 1 at 21.04-3 – Water Supply Authorities.

**Objective 1**

To conserve water resources and protect water quality.

**Strategies**

**Strategy 1.1** Protect water quality from possible contamination by urban, industrial and agricultural land use.

**Strategy 1.2** Provide for appropriate land use and development control in areas adjacent to designated rivers and streams and within designated water supply areas.

**Strategy 1.3** Protect and conserve water quality and quantity in rivers, streams and designated water supply areas.

**Strategy 1.4** Prevent riparian vegetation removal in sensitive locations other than as required to maintain or promote more effective management of streamways and floodplains.

**Strategy 1.5** Ensure that land use activities are sited and managed to minimise potentially contaminated run-off into waterways and designated water supply areas.

**Implementation**

- Applying the provisions of the Farming, Rural Conservation and Rural Living Zones in rural areas.
- Applying the Environmental Significance Overlay to the designated water supply areas in the Shire and areas adjacent to significant watercourses.
- Using local policy within the areas covered by the Environmental Significance Overlay to ensure appropriate land use and development control in these areas.
- Considering the following matters when assessing applications for the use and development of land:
  - The potential effect on the quality and quantity of natural resources in designated water supply areas and along streams of regional significance.
  - The extent to which the proposal is consistent with any applicable regional catchment strategy and other natural resource management strategies adopted by the responsible authority.
  - The extent to which the proposal incorporates measures that protect and/or improve the condition of natural resources.
- Where appropriate, designating relevant water authorities as referral authorities under the relevant overlay provisions.

- Obtaining comments from the Department of Sustainability and Environment where sites have demonstrated land degradation problems.

- Placing conditions on permits as appropriate to ensure that natural resources are protected.

- Giving special consideration to the need for the careful management and protection of areas within the immediate vicinity of the major waterways of the Shire (designated as “Streams of Regional Significance” on the Strategic Framework Plan). Areas of significance in this regard are those within 200 metres of the stream banks in rural areas, and within 100 metres of the stream banks in urban areas.

- Where appropriate, requiring the preparation of a site and area analysis which sets out:
  - A natural resource profile including watercourses, soil type, vegetation and habitat area.
  - An assessment of physical limitations.
  - An assessment of environmental hazards.
  - The location and type of buildings and works, infrastructure, adjoining use and development and access.
  - What measures will be taken to address natural resource management issues, physical limitations and environmental hazards.
Figure 1 at 21.04-3 – Water supply areas

Water Authority Jurisdictions & Water Supply Areas

Pyrenees Shire

WATER SUPPLY AUTHORITIES
CHW - Central Highlands Water Authority
GMW - Goulburn Murray Water
GWWM - Grampians Wimmera Mallee Water

Note: In some instances the jurisdictional areas of water authorities overlap (as shown) because of the varying functions of the authorities and multi-functional nature of some catchments.
Land use capability assessment

A broad land use capability assessment has been undertaken for the whole of the Shire in order to:

- Identify the capability of different areas in the Shire to support various rural land uses.
- Identify areas of environmental sensitivity which have implications in terms of land management.

The land capability assessment has been used to develop the Shire’s planning objectives and strategies the Municipal Strategic Statement.

Land systems

The assessment was based on an analysis of Land Systems which were prepared by the former Land Conservation Council. This involves a classification of areas of similar geology, topography, soils, vegetation and landscape and their sensitivity to environmental deterioration.

The Land Systems groupings (based on geomorphic distinctions) for Pyrenees Shire are shown in Figure 1 at 21.04-4. A simplified summary of the main characteristics of these Land Systems and an assessment of the environmental hazards associated with each Land System and the implications of these hazards in terms of land management is set out in Table 1 at 21.04-4.
Figure 1 at 21.04-4: Land systems
<table>
<thead>
<tr>
<th>Land Systems (geomorphic groups)</th>
<th>Geology and Topography</th>
<th>Average Annual Rainfall (mm)</th>
<th>Soils</th>
<th>Native vegetation</th>
<th>Environmental hazards and land management implications</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Alluvial</td>
<td>Recent alluvium Plains - almost level</td>
<td>375 – 625</td>
<td>Red calcareous sodic duplex soils; grey-brown calcareous sodic clay soils, uniform texture; variable grey soils liable to flooding</td>
<td>Woodland - grey box, yellow gum, red gum, black box</td>
<td>Generally low erosion hazard throughout, though destruction of topsoil occurs with over-cultivation; widespread salting in the alluvial plains to the north of the Great Dividing Range (where native vegetation has been cleared for agriculture); flooding on present flood terraces. Very suitable for agriculture and to other uses including small lot rural development</td>
</tr>
<tr>
<td>TS Tertiary Sediments</td>
<td>Tertiary sediments - gravels, clays Undulating plains</td>
<td>375 – 750</td>
<td>Mottled red-yellow duplex soils with ironstone</td>
<td>Whipstick mallee - blue, bull, and green mallee</td>
<td>Moderate sheet erosion hazard if the vegetation is disturbed; high gully erosion hazard exists in the drainage lines; significant wind erosion can occur (and is confined to sandy soils on tertiary sediments); extreme infertility. Existing vegetation should be maintained; discourage small lot rural development along drainage lines.</td>
</tr>
<tr>
<td>B Basalts</td>
<td>Recent basalt Undulating plains</td>
<td>500 – 750</td>
<td>Grey calcareous sodic clay soils, uniform texture, coarse structure; red-brown shallow stony gradational soils; black clay soils, uniform texture; red stony</td>
<td>Woodland - grey box, yellow gum, white box</td>
<td>Minimal to moderate erosion hazards; low permeability and shrink-swell characteristics on plains and lower slopes; rocky terrain of upper slopes. Low carrying capacity and sparse vegetation makes this land system generally unsuitable for small lot rural development.</td>
</tr>
<tr>
<td>Land Systems (geomorphic groups)</td>
<td>Geology and Topography</td>
<td>Average Annual Rainfall (mm)</td>
<td>Soils</td>
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<tr>
<td><strong>PS1</strong> Palaeozoic Sediments 1</td>
<td>Palaeozoic sediments: interbedded slates, sandstone, quartz reefs Gentle ridges</td>
<td>375 – 625</td>
<td>Yellow-red shallow stony gradational soils; red sodic duplex soils; red sodic duplex soils, coarse structure; yellow sodic duplex soils</td>
<td>Whipstick mallee - green, blue, bull, and kamarooka mallee</td>
<td>Applies to Palaeozoic Sediments I, II, and III Hill crests and upper slopes have high incidences of sheet erosion. Sheet erosion is also significant on the gentler slopes because of the slow rate of entry of water into the subsoils (this hazard decreases towards the higher rainfall zones where a protective vegetation layer is more easily maintained); high gully erosion</td>
</tr>
<tr>
<td><strong>PS2</strong> Palaeozoic Sediments II</td>
<td>Palaeozoic sediments: interbedded slates, sandstones, quartz reefs Broken ridges</td>
<td>500 – 625</td>
<td>Yellow-red shallow stony gradational soils; yellow gradational soils</td>
<td>Open forest - stringybark, red box, long-leaf box, red ironbark, grey box, yellow gum</td>
<td>exists on the yellow sodic duplex soils that predominate in drainage lines; widespread salting where native vegetation has been cleared. Existing tree cover should be maintained and increased particularly on hill crests and upper slopes; Further development should be discouraged on</td>
</tr>
<tr>
<td><strong>PS3</strong> Palaeozoic Sediments III</td>
<td>Regional metamorphics: interbedded slates, sandstones Prominent ranges</td>
<td>500 – 625</td>
<td>Yellow-red shallow stony gradational soils; yellow stony gradational soils</td>
<td>Open forest - messmate, blue gum, candlebark, yellow box, redbark, stringybark, red box, long-leaf box, grey box, yellow gum</td>
<td>steeper ground; permanent perennial vegetation (timber/pasture) should be planted.</td>
</tr>
<tr>
<td>Land Systems (geomorphic groups)</td>
<td>Geology and Topography</td>
<td>Average Annual Rainfall (mm)</td>
<td>Soils</td>
<td>Native vegetation</td>
<td>Environmental hazards and land management implications</td>
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</tr>
<tr>
<td>MMetamorphics</td>
<td>Contact metamorphics: interbedded slates, sandstones Ridges</td>
<td>400 – 750</td>
<td>Yellow-red shallow stony gradational soils; yellow stony gradational soils</td>
<td>Open forest - red stringybark, red box, long-leaf box, grey box, yellow gum</td>
<td>Steepness and stony surfaces cause high sheet erosion; severe gully erosion in drainage lines; Salting on lower slopes below cleared areas. Existing tree cover should be maintained on hill crests and upper slopes and further development discouraged in these areas.</td>
</tr>
<tr>
<td>G1 Granite 1</td>
<td>Granite, granodiorite Gentle hills</td>
<td>375 – 625</td>
<td>Yellow sodic duplex soils, coarse structure; mottled red-yellow duplex soils with ironstone; yellow sodic duplex soils</td>
<td>Woodland - red gum, yellow box, grey box, yellow gum Open forest - grey box, yellow gum, red stringy bark, red box, long-leaf box</td>
<td>Impermeable hardpan restricted moisture storage; heavy rain saturates the profile impending movement of machinery. Sheet erosion on slopes and gully erosion if inadequate vegetation. Not suited for small lot rural development; existing tree cover should be maintained and new plantings encouraged on slopes.</td>
</tr>
<tr>
<td>G2 Granite II</td>
<td>Granite, granodiorite Steep hills</td>
<td>375 – 750</td>
<td>Pale-brown coarse sand soils, uniform texture; mottled red-yellow duplex soils with ironstone</td>
<td>Woodland - manna gum, messmate</td>
<td>Removal of vegetation can lead to massive landslips; severe gully erosion in drainage lines. Not suitable for development.</td>
</tr>
</tbody>
</table>

**Natural features**

The extent to which particular Land Systems may be used for various purposes is also influenced by the existence of natural features such as streams, drainage lines and areas prone to flooding or water logging, prominent hills and ridgelines, areas of forest and water catchments. These and other significant natural features for the Shire are shown in Figure 2 at 21.04-4 – Natural Features and include:

- The Pyrenees and Great Dividing Ranges.
- Significant high points within these ranges including Mt Cole (800m), Mt Lonarch (788m), Ben Major (610m), Mt Avoca (747m) and Mt Warrenmang (537m).
- Lake Goldsmith, Black Lake and Lake McLaren in the basalt plains in the southern part of the Shire.
- The Avoca River.
- The Bet Bet Creek Valley system.
- Mt Emu Creek and tributaries including Baillies Creek, Trawalla Creek and Fiery Creek.
- Other noteworthy creeks including Mountain Creek (Moonambel), Middle Creek (Warrenmang), Malakoff Creek (Landsborough) and Wattle Creek.
- Public forest areas (eg Mt Cole, Waterloo, Beaufort and Snake Valley).
- Areas of remnant native forest which, except for widespread distribution in the southern slopes of the Great Dividing Range both north and south of Beaufort, are mainly confined to outliers of the main public forest blocks.
- The basalt scoria cone zone area to the east of Lexton including the granite features of Mt Ercildoune and Mt Misery and the extensive low lying areas to the west of these features.
- Low lying areas on the basalt plains in the southern part of the Shire which are also subject to inundation.
Figure 2 at 21.04-4: Natural features
Planning constraints

A Land Use and Development Constraints Plan (refer Figure 3 at 21.04-4) has been prepared which highlights the various constraints to land use and development which have been identified as a result of the land capability assessment and consideration of relevant background information. The most severely constrained areas include:

- The privately-owned steep hill country associated with the Palaeozoic III, Metamorphic and Granite Hills II land systems. In these areas the strictest control is required over development and vegetation removal in order to prevent problems of erosion and land degradation.

- The extensive area along the Avoca River, particularly between Avoca and Natte Yallock, which is potentially liable to flooding by a 1 in 100 year probability flood. For the purpose of this analysis, these areas have been delineated in the manner as shown in the former Avoca Planning Scheme. It should be noted however that the extent of the affected land is not yet confirmed, but is to be investigated by the Flood-plain Management Unit of the Department of Environment, Land, Water and Planning as part of its current 5 year programme of investigations.

- Areas along other creeks and streams which are also considered to be potentially affected by 1 in 100 year probability floods - and which are also programmed for investigation by the Flood-plain Management Unit of the Department of Natural Resources and Environment.

- Catchment areas for potable urban water supply.

- Areas on the basaltic plains in the southern and eastern parts of the Shire which are subject to inundation or other drainage problems.

In addition to the above-mentioned areas, which are affected by physical and environmental constraints, there are other areas which are so inappropriately subdivided that some form of restructuring should be required. These are generally those areas which are in larger land holdings (despite their subdivisional configuration) and in which there is little or no commitment to small lot (rural residential or hobby farm) use. These preferred restructure areas are also indicated in Figure 1 at 21.02-2 – Strategic Framework Plan.
Figure 3 at 21.04-4: Land use and development constraints
Areas subject to flooding or drainage difficulty

There are a significant number of areas within the Shire (both urban and rural) which are either known or are suspected to be subject to flooding.

Floodplain modelling studies for selected areas are being undertaken with the intention of progressively introducing appropriate planning controls, for the purpose of effectively regulating development within known flood threatened areas. Areas which have already been studied include the townships of Beaufort and Avoca.

There are other areas within the Shire (principally rural areas) which are subject to varying degrees of flooding threat. In the absence of definitive floodplain modelling data it is intended that, for the time being, Design and Development Overlay controls should be applied to those areas where there is suspected to be a significant risk to life or property. These controls have the effect of enabling the Responsible Authority to consider development proposals in the light of then-available information regarding the location and performance of the floodplains concerned and safeguards which should prudently be put in place to prevent inappropriate development from taking place. The introduction of these controls is also expected to be progressive, as and when flooding information becomes available and is able to be sensitively interpreted as a basis for additional planning controls.

Objective 1
To minimise the risks posed by flooding to life, community wellbeing and community infrastructure.

Strategies

Strategy 1.1 Identify areas that have the greatest risk of being affected by flooding.
Strategy 1.2 Implement the findings of the Beaufort Floodplain Management Study and provide a mechanism to implement the adopted Local Floodplain Development Plan for Beaufort.
Strategy 1.3 Support Catchment Management Authority investigations into flooding across the Shire.
Strategy 1.4 Develop a consistent approach to the assessment of planning proposals in areas subject to flooding or drainage difficulties.
Strategy 1.5 Prevent development that is likely to be adversely affected by flood inundation and needlessly results in serious risks to life and property from occurring.
Strategy 1.6 Avoid intensifying the impacts of flooding through inappropriately located land use and development.
Strategy 1.7 Reduce the impacts of flooding by encouraging developments that are designed to minimize risks to life, wellbeing, property and infrastructure.

Objective 2
To protect floodplain areas of environmental significance or importance to river health.

Strategies

Strategy 2.1 Protect areas subject to flooding or drainage difficulty from inappropriate development.
Strategy 2.2 Maintain the natural functions of floodplains in conveying and storing floodwater.

Implementation

- Using the results of investigations into flooding carried out by or in consultation with the relevant Catchment Management Authority to apply appropriate zoning or overlay provisions to protect areas that are potentially subject to inundation from inappropriate development.

- Applying the following guidelines when considering proposals for the subdivision, use or development of land in potentially flood-prone areas:
  - The potential for flooding and possible implications on development will be considered by the responsible authority when assessing applications for development and use in those areas that are identified as being potentially subject to inundation.
  - A dwelling should not be permitted on land that is subject to flooding, except where the whole of the land in the tenement is so affected.
- Floor levels in habitable buildings should be elevated so that they are at least 0.3 metres above the known or anticipated 1 in 100 year probability flood line.

- Private sewerage treatment and effluent disposal systems should be designed so as to minimise the discharge of wastes into stream waters in periods of flood (whether or not they are inundated by flood waters).

- Buildings and works should not be constructed or carried out on flood plains in such a way as to impede the orderly flow of floodwaters or to modify the performance of the flood-plain to the detriment of other land owners in the locality.

- Pending further investigation, all areas of the Shire which are known or suspected to be subject to flooding or drainage difficulty should be included in a Design and Development Overlay which provides a mechanism to set design and development parameters that will help safeguard life and property.

- Revising the above controls once detailed flood modelling studies have been completed and more specific planning and development controls have been devised for incorporation in the planning scheme.

**Further work**

- Pending further investigation, all areas of the Shire which are known or suspected to be subject to flooding or drainage difficulty should be included in a Design and Development Overlay which provides a mechanism to set design and development parameters that will help safeguard life and property.

- Revising the above controls once detailed flood modelling studies have been completed and more specific planning and development controls have been devised for incorporation in the planning scheme.

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**Public safety and wildfire**

The risk of wildfire in the Pyrenees Shire is extreme in some areas. One of the major issues to be addressed is uncontrolled wildfires. There are large areas of forest and grassland that regularly burn as a result of natural causes, accidents and deliberate action.

Areas where wildfire behaviour is likely to pose a significant threat to life and property have been identified and fire protection measures are set out under this Scheme to assist in the protection of life, property and the environment from the threat of wildfire.

Past subdivision patterns in some areas have resulted in developments which are vulnerable.

Planning can assist by:

- Decreasing the level of risk to life and property;

- Facilitating the efforts of the emergency services to direct their limited resources to handling the crisis; and

- Placing appropriate design and development standards on the use and development of land including subdivision.

**Objective 1**

To promote community awareness of the need to reduce bushfire risk.

**Strategies**

**Strategy 1.1** Encourage the reduction of fire hazards and programs for the protection of property from destruction by fire.

**Objective 2**

To encourage development that incorporates suitable precautions against attack by bushfire.
Strategies

Strategy 2.1 Require that subdivisions, buildings, public open space, roads and places of public use be designed, sited and constructed to minimise the impact and emergency conditions arising from fire.

Strategy 2.2 Require that vehicle access, fencing and location of dams are developed to maximise the ability of emergency service organisations to fight fires and protect life and property.

Strategy 2.3 Require development to provide adequate water supplies with suitable flow rates.

Strategy 2.4 Administer discretionary planning controls over the use and development of land in a way that has regard to the relevant strategic initiatives and published guidelines for buildings in bushfire-prone areas.

Strategy 2.5 Require fuel levels to be modified to suitably minimise fire risk.

Strategy 2.6 Require development associated with residential and public use to incorporate fire prevention measures in accordance with the relevant fire prevention guidelines.

Objective 3

To discourage or prevent development and land use that may create or aggravate fire risks and hazards.

Strategies

Strategy 3.1 Require plantations to be located and designed to minimise the risk and spread of fire.

Implementation

- Undertake an ongoing review of rural and urban areas that may have a high degree of exposure to wildfire risk in consultation with the Country Fire Authority and apply the Bushfire Management Overlay controls as appropriate.

Policy guidelines

- Where relevant, encourage applicants to use the Building in a Wildfire Management Overlay Applicant's Kit (Country Fire Authority, 2002) and any other related or subsequent document in the preparation of permit applications for the development and use of land.

- When assessing applications for subdivision, land use or development, the responsible authority should consider, where appropriate, the following documents:
  - Requirements for water supply and access for subdivision in residential 1 and 2 and township zones (Country Fire Authority, 2004)
  - Building in a Wildfire Management Overlay Applicant's Kit (Country Fire Authority, 2002)
  - AS 3959-1999: Construction of buildings in bushfire-prone areas (Australian Standards)
  - Code of Practice for Fire Management in Plantations (Country Fire Authority, 1996)
  - SA HB36-1993: Building in Bushfire-Prone Areas (CSIRO & Standards Australia)
  - Planning Conditions and Guidelines for Subdivisions (Country Fire Authority, 1991)
  - Guidelines Fire Safety in Sawmills (Country Fire Authority, 1997)

- The responsible authority should consider whether a section 173 Agreement under the Planning and Environment Act 1987 is appropriate to meet any of the above strategy and implementation requirements.

Further work

- Conduct a review of planning controls that encourage or facilitate development that has an avoidably high degree of fire risk.
Reference documents

- Environmental weeds invasion in Victoria: Conservation and management implications. (DCE 1992)
- Checklist of Requirements of Applicants in Provision of Supporting Documentation for Plantation Development Proposals. (DNRE 1997)