21.03 ENVIRONMENTAL MANAGEMENT

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This Clause provides local content to support Clause 12 (Environmental and Landscape Values), Clause 13 (Environmental Risks and Amenity) and Clause 14 (Natural Resource Management) of the Planning Policy Framework.

21.03-1 Issues

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- The loss and degradation of biodiversity and ecosystem processes and function.
- The loss and fragmentation of indigenous vegetation including threatened ecological communities and fauna and flora habitat and decline in native vegetation and loss of biodiversity.
- Continued decline in populations of rare and threatened species including those endemic to the Otways and Surf Coast Shire.
- Increase in agro forestry and sustainable farming practices resulting in significant enhancements being made to patches of remnant vegetation through increasing patch size, improving connectivity, reducing soil erosion and weed management, particularly in the Deans Marsh, Bambra and Pennyroyal areas.
- Land and water degradation, including dune and cliff erosion, dryland salinity, soil depletion and waterlogging.
- Social and recreational use of the coast threatening the inherent values of the coastal and marine environment.
- Declining linear bio-links, such as in road reserves, railway lines, streams and drainage lines, which connect pockets of remnant vegetation, larger reserves and waterbodies that help maintain diversity and connect isolated habitats.
- Threats to the health of waterways and wetlands, estuaries and marine ecosystems.
- Flood management in urban and rural areas.
- Impacts of salinity hot spots on biodiversity, water quality, agricultural production, buildings and infrastructure.
- Impact of development on naturally occurring saline areas, such as lakes, estuaries, coastal wetlands and saltmarshes, through changes to hydrological processes.
- Bushfire risks in both urban and rural areas due to dense vegetation cover, difficult access for emergency vehicles, steep topography and exposure of development at the bush/urban interface and high visitation numbers during the fire season.
- Coastal towns all face potential for a landscape scale bushfire including bushfire penetration into the townships.
- High tourist visitation to areas at risk from bushfire particularly during the bushfire risk season.
- Increasing losses of native vegetation in response to bushfire mitigation measures.
- Impact of climate change on bushfire risk and sea level rise and coastal biodiversity.
- Pest plant and animal invasion impacts on biodiversity of coastal reserves and bushland areas, landscape values and the productivity of agricultural land.

21.03-2 Objectives

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Environmental assets

To protect and enhance the Shire's diverse natural resources in an ecologically sustainable manner for present and future generations.

Environmental risks

To manage the risks of environmental hazards, including bushfire, salinity and flooding, to avoid adverse consequences on the natural and man-made environment.

21.03-3 Strategies

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Environmental assets

- Retain and enhance adequate and appropriately vegetated riparian and wetland buffer zones and retention of natural drainage and waterway corridors with vegetation buffer zones to prevent nutrients and sediments entering waterways, lakes, wetlands and estuaries, and to slow the rate of runoff.
- Promote environmental buffers adjacent the Great Otway National Park.
- Avoid extending settlements or intensifying development in locations identified as containing biodiversity assets, except where assets won't be fragmented or otherwise compromised and can be protected and incorporated into a proposed open space network.
- Ensure that development on and near the coast is compatible with and enhances the environmental values, visual character and amenity of the coastal environment.
- Identify and protect buffers for coastal vegetation communities likely to be impacted by the coastal impacts of climate change, to allow for landward migration of vegetation communities (e.g. Saltmarshes).
- Improve ecological connectivity across the landscape to link fragmented habitats and strengthen ecosystem resilience to climate change.
- Encourage the ongoing protection, enhancement and re-establishment of indigenous vegetation.
- Encourage the effective management of pest plants and animals including the removal of environmental weeds identified in 'Weeds of the Surf Coast Shire' 2013.
- Encourage the reuse and retention of stormwater in urban environments to reduce the impact on downstream hydrology.

Environmental risks

- 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.
- Direct planning for new urban growth areas away from saline land.
- Minimise development on land within or adjacent to naturally saline waterways including wetlands to prevent their degradation.
- Ensure land use and development that has potential to aggravate or initiate salinity has regard to the salinity risk and takes the appropriate measures to mitigate any adverse impacts.
- Avoid re-zoning and development of land for urban purposes where there is a high risk of flooding.
- Support a limited range of sustainable and socially equitable, coastal dependent, recreational and tourism activities in appropriate locations that complement and promote the coast's natural and cultural values.
- Direct new urban growth areas and subdivision away from the bushfire hazard.
- Avoid development intensification in areas at risk from bushfire including close to or abutting the national park/urban settlement interface.

- Ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level and bushfire protection measures can be readily implemented.
- Ensure that uses and developments (including social events) appropriately consider fire protection, safety and management measures to minimise risk to life and property at special events or developments where large numbers of people congregate.

21.03-4 Implementation

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These strategies will be implemented by:

Using policy and the exercise of discretion

- Effective settlement planning that directs urban growth and infill development to areas where environmental risks are lowest and where new urban development will have minimal impacts on environmental assets.
- Requiring an assessment of the risk to existing residents, property and community infrastructure from bushfire and that it will not increase as a result of future land use and development, where appropriate.
- Requiring the integration and connection of areas of natural value and habitat, including creeks and areas of remnant vegetation, within the open space network, where appropriate.
- Using the Surf Coast Shire's *'Indigenous Planting Guide'* to encourage use of indigenous plant species in landscape plans.
- Requiring the preparation of an Environmental Management Plan by a suitably qualified professional as part of any application for a major development or rezoning within close proximity to environmentally sensitive areas.
- Requiring all proposals to meet Clause 14.02-1 (Catchment planning and management) requirements of retaining natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterways to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses.
- Requiring land management plans that demonstrate best farm and environmental management practices with development and subdivision applications in rural zones.
- Requiring the submission of a salinity impact report for any land uses and developments that can significantly change surface water and groundwater hydrological flow patterns within those areas shown on Map 1 to this Clause – 'Areas of Potential Salinity Impacts', with measures to mitigate the expansion of existing areas effected by salinity or the generation of new areas effected by salinity.
- Requiring non habitable buildings in flood prone areas to be aligned so that their longitudinal axis is parallel to the predicted direction of the flood flow.
- In flood prone areas, for dwelling extensions greater than 20m² and below the nominal flood protection level, requiring the owner to:
  - Enter into an agreement with Council under Section 173 of the *Planning and Environment Act 1987*, stating that the floor level is below the nominal flood protection level and the owner takes full responsibility for any damage caused by flooding. This agreement must be registered on title; and
  - Use water resistant materials that are designed for flood proofing and any possible flow velocity impacts.

Applying zones and overlays

- Applying an Environmental Significance Overlay to protect significant wetlands, waterways and remnant vegetation and habitat in the hinterland and within the coastal townships.
- Applying a Vegetation Protection Overlay to protect significant native vegetation.
- Applying a Significant Landscape Overlay to the Great Ocean Road, Bells Beach and Point Addis hinterlands to protect significant native vegetation and habitat in areas that are also of high landscape significance.
- Applying an Environmental Significance Overlay to Special Water Supply Catchment Areas to protect and maintain water quality and yields in catchments.
- Applying a Floodway Overlay or Land Subject to Inundation Overlay to land identified by the Corangamite Catchment Management Authority as being flood prone.
- Applying a Salinity Management Overlay to areas of salinity and saline wetlands or primary salinity assets.
- Applying an Environmental Significance Overlay to saline wetlands and primary salinity assets with environmental values.
- Applying a Bushfire Management Overlay to areas where there is a potential for extreme bushfire behaviour.

Undertaking further strategic work

- Review the current application of the Farming Zone, Rural Conservation Zone and Rural Living Zones to ensure land containing significant biodiversity assets is suitably zoned.

Other actions

- Working with the Country Fire Authority and the Department of Environment, Land, Water and Planning to continually improve the effectiveness of the Bushfire Management Overlay.
- Working with the Corangamite Catchment Management Authority and Department of Environment, Land, Water and Planning to investigate the implementation of the Erosion Management Overlay and appropriate overlays to address coastal acid sulphate soils.
- Continuing investigation of opportunities for the reuse of water, both in the public and private realm, in conjunction with relevant State and Regional Authorities.

21.03-5 Reference Documents

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Salinity Management Overlay Project Report, EnPlan-DBA with Dahlhaus Environmental Geology and Chris Harty Planning and Environmental Management, Corangamite CMA (2006)

Surf Coast Shire – Salinity Management Overlay Salinity Occurrences and Mapping Background Report No 4: Dahlhaus Environmental Geology Pty Ltd (2006)

Surf Coast Shire Indigenous Planting Guide (2003)

Weeds of the Surf Coast Shire (2013)

Remnant Roadside Vegetation of the Surf Coast Shire (1997)

Biodiversity Mapping Project, SCS, DEPI & CCMA (2014)

Regional Bushfire Planning Assessment, Barwon South-West Region (DPCD 2012)

Victoria's Waterway Management Strategy (DEPI 2014)

Map 1 to clause 21.03: Areas of potential salinity impacts