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ENVIRONMENTAL RISKS

Planning should adopt a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards. Planning should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.

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Climate change impacts

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Coastal inundation and erosion

Objective

To plan for and manage the potential coastal impacts of climate change.

Strategies

Plan for sea level rise of not less than 0.8 metres by 2100, and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.

Apply the precautionary principle to planning and management decision-making when considering the risks associated with climate change.

Ensure that new development is located and designed to take account of the impacts of climate change on coastal hazards such as the combined effects of storm tides, river flooding, coastal erosion and sand drift.

Ensure that land subject to coastal hazards are identified and appropriately managed to ensure that future development is not at risk.

Avoid development in identified coastal hazard areas susceptible to inundation (both river and coastal), erosion, landslip/landslide, acid sulfate soils, wildfire and geotechnical risk.

Policy guidelines

Planning must consider as relevant:

- *The Victorian Coastal Strategy* (Victorian Coastal Council, 2008).
- Any relevant coastal action plan or management plan approved under the *Coastal Management Act 1995* or *National Parks Act 1975*.
- Any relevant Land Conservation Council recommendations.
- *Future Coasts: Coastal climate change vulnerability mapping* (DSE).

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Floodplains

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Floodplain management

Objective

To assist the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health.

Strategies

Identify land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority, in planning scheme maps. Land affected by flooding is land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority.

Avoid intensifying the impacts of flooding through inappropriately located uses and developments.

Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate developments and uses which involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) must not be located on floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Policy guidelines

Planning must consider as relevant:

- *State Environment Protection Policy (Waters of Victoria)*.
- Regional catchment strategies and special area plans approved by the Minister for Environment and Climate Change.
- Any floodplain management manual of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.
- Any best practice environmental management guidelines for stormwater adopted by the Environment Protection Authority.
- *Victoria Floodplain Management Strategy* (Department of Natural Resources and Environment, 1998).

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Soil Degradation

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Use of contaminated and potentially contaminated land

Objective

To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

Strategies

Require applicants to provide adequate information on the potential for contamination to have adverse effects on the future land use, where the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.

Policy guidelines

Planning must consider as relevant:

- *State Environment Protection Policy (Prevention and Management of Contamination of Land).*
- *Ministerial Direction No. 1 – Potentially contaminated land.*
- *National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, 1999).*

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Erosion and landslip

Objective

To protect areas prone to erosion, landslip or other land degradation processes.

Strategies

Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.

Prevent inappropriate development in unstable areas or areas prone to erosion.

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

Policy guidelines

Planning must consider as relevant:

- Any relevant regional catchment strategy.
- Any special area plan prepared under the *Catchment and Land Protection Act 1994*.

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Salinity

Objective

To minimise the impact of salinity and rising watertables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt loads in rivers.

Strategies

Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions.

Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems.

Prevent inappropriate development in areas affected by groundwater salinity.

Policy guidelines

Planning must consider as relevant:

- *A Local Government Planning Guide for Dryland Salinity* (Department of Conservation and Natural Resources, 1995).
- Any relevant regional catchment strategy and any associated implementation plan or strategy (particularly salinity management plans and regional vegetation plans).
- Any special area plans approved under the *Catchment and Land Protection Act 1994*.

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Noise and air

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Noise abatement

Objective

To assist the control of noise effects on sensitive land uses.

Strategy

Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Policy guidelines

Planning must consider as relevant:

- *State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2*.
- *State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (in metropolitan Melbourne)*.
- *Interim Guidelines for Control of Noise from Industry in Country Victoria* (Environment Protection Authority, 1989).
- *A Guide to the Reduction of Traffic Noise* (VicRoads 2003).

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Air quality

Objective

To assist the protection and improvement of air quality.

Strategies

Ensure that land-use planning and transport infrastructure provision contribute to improved air quality by:

- Integrating transport and land-use planning to improve transport accessibility and connections.
- Locating key developments that generate high volumes of trips in the Central Activity District, Principal and Major Activity Centres.
- Providing infrastructure for public transport, walking and cycling.

Ensure, wherever possible, that there is suitable separation between land uses that reduce amenity and sensitive land uses.

Policy guidelines

Planning must consider as relevant:

- *State Environment Protection Policy (Air Quality Management)*.
- *Recommended Buffer Distances for Industrial Residual Air Emissions* (Environmental Protection Authority, 1990) in assessing the separation between land uses that reduce amenity and sensitive land uses.

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Wildfire

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Wildfire risk

Objective

To assist the minimisation of risk to life, property, the natural environment and community infrastructure from wildfire.

Strategies

Identify wildfire risk environments in planning schemes in consultation with relevant fire authorities.

Consider fire hazards in wildfire risk environments to avoid intensifying the risk of wildfire through inappropriately located or designed uses or developments.

Seek the advice of the relevant fire authority if compliance with the policy guidelines is not likely or additional measures are believed necessary.

Policy guidelines

Planning must consider as relevant:

- Any relevant *Municipal Fire Prevention Plan*.
- *Code of Practice for Fire Management on Public Land* (Department of Sustainability and Environment, Revision No. 1, February 2006).
- *Bushfire Prone Areas* (Building Control Commission and Country Fire Authority, 1995).
- Wildfire Intensity Maps prepared by the Country Fire Authority.

- *Building in bushfire-prone areas - CSIRO & Standards Australia* (SAA HB36-1993, May 1993).
- *Requirements for Water Supplies and Access for Subdivisions in Residential 1 and 2 and Township Zones* (Country Fire Authority, 2004).
- *Planning Conditions and Guidelines for Subdivisions* (Country Fire Authority, 1991).
- Any relevant regional catchment strategy.