

21.10 RESOURCE MANAGEMENT

17/05/2012
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This provides direction to the sustainable use and management of natural resources.

21.10-1 Water Catchments

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Context

Most of Baw Baw Shire is in the headwaters of the Latrobe River system, forming part of the West Gippsland Catchment Authority area. It is critical that water quality in streams be maintained through the management of run off from urban, forest and rural areas. A smaller area on the western edge of the Shire lies in the Westernport Bay catchment area which is covered by the Port Phillip and Westernport Bay Regional Catchment Strategy. The Shire also takes in parts of the Tarwin Catchment on its southern edge.

Objective 1

To protect water catchments from inappropriate development.

Strategy 1.1

Prevent sediment loss from construction sites to minimise the impact of development on water quality in local waterways by facilitating the adoption of practices outlined in Construction Techniques for Sediment Pollution Control (EPA, 1991) and Environmental Guidelines for Major Construction Sites (EPA, 1995).

Implementation

- Apply State policy, Management of resources, under Clauses 11.03-3.
- Apply State policy, Protection of catchment, waterways and groundwater under Clause 15.01.
- Apply local policy, Effluent disposal and water quality, under Clause 22.06-4 for a planning application that involves the development of a waste disposal device for black or grey water to ensure proper disposal of waste.
- Apply the interim Guidelines for Potable Water Supply Catchments for planning applications for land located in such catchments where those applications involve use or development of land.

Other Actions

- Coordinate the use and management of public reserves, parks and roadsides to a high standard.
- Develop initiatives and gain government support for the more efficient use of water resources.
- Prepare and implement a Shire wide Environment Strategy.
- Utilise information from the authorities which monitor water quality.

Reference documents

- Environmental Guidelines for Major Construction Sites (EPA, 1995).
- Port Phillip and Westernport Bay Regional Catchment Strategy
- West Gippsland Regional Catchment Strategy

21.10-2 Farmland and its Quality17/05/2012
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A strong emphasis is on the protection of the Shire's agricultural base and the retention of the high quality productive agricultural land. The protection of the productive capacity and the minimisation of land use conflicts with continued agricultural production is of strategic significance at the local and regional level.

Objective 1

To protect and maintain high quality agricultural land of National and State importance.

Strategy 1.1

Encourage agricultural activity is environmentally sustainable.

Strategy 1.2

Encourage developments which supports the protection of the primary use of the land for agricultural production.

Strategy 1.3

Encourage the use of agricultural land for intensive, productive horticultural purposes.

Strategy 1.4

Identify 'High Quality Agricultural Land' through a local planning policy and the application of an environmental significance overlay.

Strategy 1.5

Introduce planning provisions that protects high quality agricultural land from fragmentation and development which may result in the loss of land for agriculture, in areas other than where planned extension of urban areas is justified.

Strategy 1.6

Require planning applications that would use agricultural land for non agricultural land uses to demonstrate that the proposal will not conflict with agricultural practices.

Strategy 1.7

Support planning applications for rural land subdivision and the construction of dwellings on high quality agricultural land only where the sustainability of the agricultural resource is not undermined, in part by applying the standard 40 hectare minimum lot size for subdivision of rural land.

Strategy 1.8

Recognise Agricultural land classified as Class 1 and 2 (1) as one of the Shire's most valuable natural resources due to it being the most versatile land for agricultural activity. This land is found within Environmental Significance Overlay Schedule 1 – High Quality Agricultural Land.

Strategy 1.9

Retain Agricultural land classified as Class 1 and 2 for agricultural use.

Strategy 1.10

Protect such land from indiscriminate use and development unless alternative sites for the use or development cannot be identified.

Strategy 1.11

Maintain agricultural land classified as Class 3 (2) for agricultural purposes as it contributes significantly to the agricultural outputs and agricultural production of the Shire.

Strategy 1.12

Consider the development of the land for non agricultural purposes where it is demonstrated that the land is required for the extension of an urban area for residential development.

Strategy 1.13

Recognise that Class 4 (2) land may perform important agricultural roles.

Strategy 1.14

Recognise that Class 5 (2) land is generally too steep for conventional farming.

Implementation

- Apply State policy, Management of Resources under Clause 11.03-3.
- Apply State policy, Protection of Catchment, Waterways and Groundwater under Clause 15.01.
- Apply State policies under Clauses 17.05, Agriculture, 17.06 Intensive Animal Husbandry, 17.07 Forestry and Timber Production and 17.10 Apiculture.
- Apply local policy, Use and Development of Land for Conservation Purposes, under Clause 22.03-2 in dealing with planning applications for forested land in Farming Zoned areas.
- Apply local policy, Steep land, under Clause 22.03-4 when dealing with planning applications for land with slope in excess of 20 per cent.
- Apply local policy under Clause 22.01-1 House Lot Excisions in Farming zone.
- Apply ESO1 High Quality Agricultural Land.
- Re-assess the minimum lot size of 40 hectares following an extensive rural areas review to be undertaken in the revision of the Municipal Strategic Statement.

References Document

- (1) Swan and Volum 1984, Assessment of agricultural quality of land in Gippsland, pg.22
- (2) Ibid., pg 22

21.10-3 Forestry Operations

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Context

The Shire's timber resources are substantial. The Shire supports the sustainable utilisation of those resources and the use of increased timber planting to address environmentally damaged areas and increase economic activity.

Objective 1

To develop the timber industry on a sustainable basis particularly where it can assist with environmental rehabilitation.

Strategy 1.1

Encourage the siting of timber processing facilities in locations which will not conflict with residential and community amenity.

Strategy 1.2

Encourage agroforestry in sensitive environmental areas to assist in rectifying erosion and land slip issues and in improving water quality.

Implementation

- Apply State policy under Clause 17.07 Forestry and Timber Production when dealing with a planning application involving agroforestry or timber production.
- Apply local policy under Clause 52.18 Timber Production when dealing with a planning application involving agroforestry or timber production.

Other Actions

- Monitor the implementation of the Code of Practice for Timber Production 2007
- Develop and introduce policies and initiatives to assist both the industry and the environment.

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Coal Resources

Context

The Gippsland coalfields are an important energy resource suitable as a fuel source for the generation of electricity, and having potential for alternative fuels and other products. The coal resource of the Gippsland Coalfields Policy Area affects the region shown on policy map titled Coal Resources. This policy relates to that part of the regional resource which occurs in the Baw Baw Shire, namely Cloverlea and Andersons Creek.

Objective 1

To protect designated coal resource areas.

Strategy 1.1

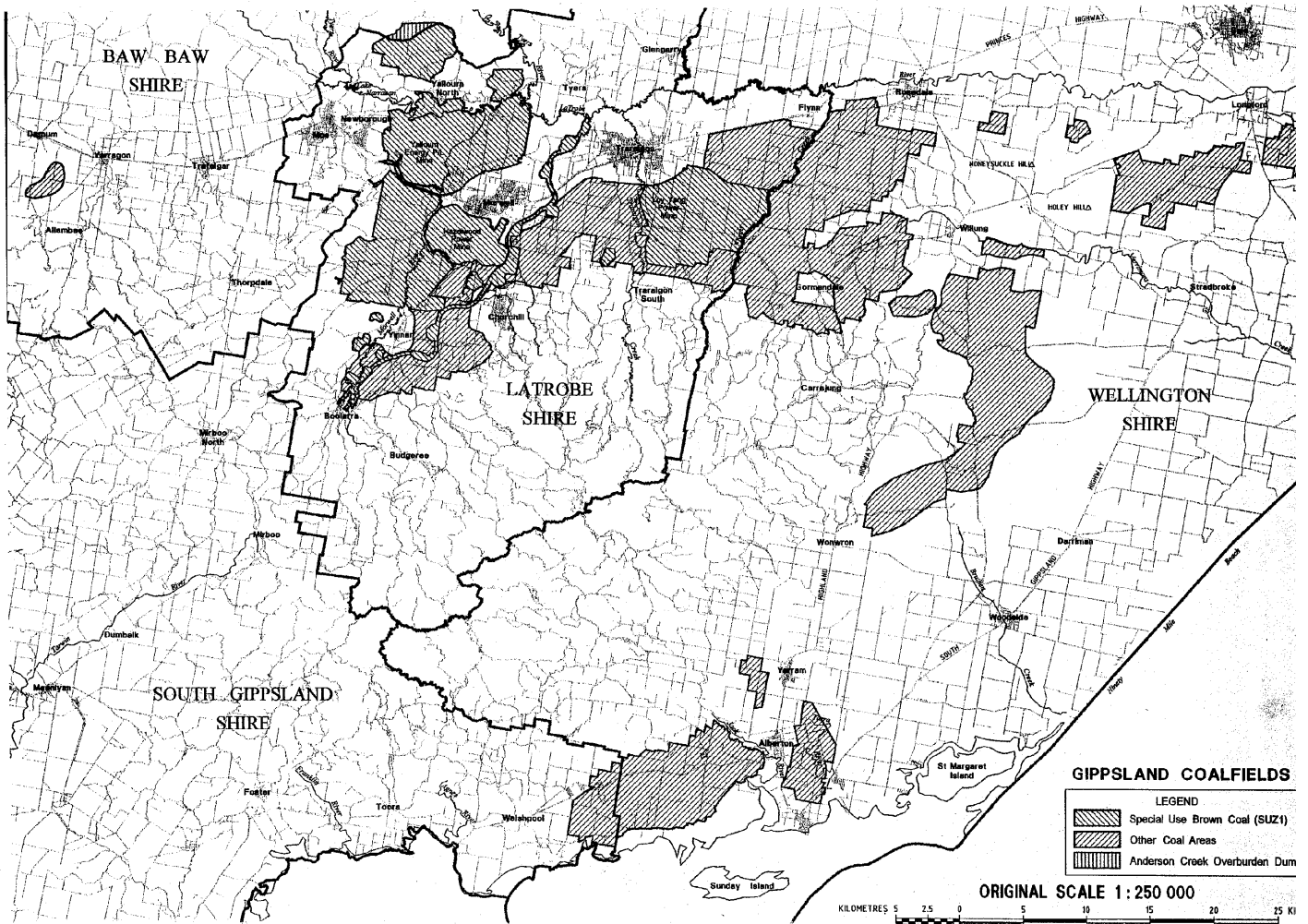
Encourage uses of land which maintain and enhance land use capability and productivity in these areas.

Strategy 1.2

Discourage the use and development of the land for urban or non coal related industrial purposes, major overburden dumps or other uses which could prejudice the winning or processing of underlying coal in all designated coal resource areas.

Implementation

- Apply State policy under Clauses 17.08, Mineral Resources, and 17.09, Extractive Industry, when dealing with a planning application concerning mining or extractive industry.
- Apply the local policy under Clause 22.05-5, Protection of Coal Resources, when dealing with a planning application for a residential or other non-coal related use or development where the proposal is sited in a Coal Resource Area.



21.10-4.1 Stone Resources

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Context

The Trafalgar Sands deposits have been identified as a major resource of State significance and economic value and offer significant future development opportunities.

The Trafalgar Sands resource area occupies an area of approximately 31 square kilometres and contains a geological sand resource estimated to be 500 million tonnes. Within this total resource the most prospective region has an indicated sand resource of almost 200 million tonnes within an area of 850 hectares. This is a resource of State significance. The Trafalgar Sands area has the potential for development as a major sand supply region to the Melbourne Metropolitan Area and the Gippsland Region in the medium to long term.

Objective 1

To protect significant stone (including sand) resources to ensure an adequate supply of stone (including sand) in future years.

Strategy 1.1

Ensure uses of sand resource areas are compatible with the potential future extraction of the resources

Strategy 1.2

Consult with all relevant agencies about land use proposals which may impact on the reduction of stone resources in these areas.

Strategy 1.3

Facilitate areas of sand deposits to be extract in a manner which protects environmental and social values.

Implementation

- Apply State Policies under Clauses 17.08 Mineral Resources and 17.09 Extractive Industry when dealing with a planning application for extractive industry.
- Apply the local policy under Clause 22.05-4 Protection of Stone Resources when dealing with extractive industry planning applications or a planning application for a residential use near a Mineral Industry Interest Area or a place with a Works Authority.
- Apply the Environmental Significance Overlay Schedule 3 - Trafalgar Sands Resource provisions when dealing with a planning application in the Overlay area.