

21.08 ENVIRONMENTAL RISK

17/05/2012
C81

This provides direction for the management of environmental risks – both man-made and naturally occurring.

21.08-1 Environment Impact

17/05/2012
C81

Context

New uses and developments may impact on the environment. This particularly applies to environmentally sensitive land that may be prone to slippage, erosion, flooding, or areas where the threshold for adequate effluent disposal has been reached.

Objective 1

To protect or restrict as appropriate the use and development of land from areas that are prone to identified fire hazard, flood-prone and erosion-prone (landslip and tunnel erosion) areas.

Strategy 1.1

Identify fire hazard, flood-prone and erosion-prone (landslip and tunnel erosion) areas.

Implementation

- Apply State policies on the environment, principally under clauses 11.03 and 15 as relevant;
- Apply the relevant Land Management Overlays' objectives under Clause 44 when dealing with planning applications in locations that are prone variously to flood, wildfire, landslip or inundation;
- Apply local policy , Dams, under Clause 22.03-1 when dealing with planning applications for private dams; and,
- Apply local policy, Effluent disposal and water quality, under Clause 22.06-3 for planning applications for sites that do not have reticulated sewerage.

Other Actions

- Review planning provisions that recognise the constraints on land for development (eg. landslip areas, erosion, flooding).

21.08-2 Landslip

17/05/2012
C81

Context

Substantial areas of farming land and some urban land are affected by landslip and movement. Management of this constraint requires careful site planning.

Objective 1

To recognise landslip as a significant land and development constraint in parts of the Shire.

Strategy 1.1

Encourage the establishment of agroforestry for the stabilisation of country prone to land slip and erosion.

Strategy 1.2

Exercise caution in the development and use of Class 5 [1] land which is generally too steep for conventional farming.

Implementation

- Apply State policy under Clause 11.03-2, Environment, in dealing with planning applications for land that is prone to mass movement.
- Apply State policy under Clause under 15.01, Protection of Catchments, waterways and groundwater, to help consider relevant factors in dealing with planning applications on landslip prone land.
- Apply local policy under Clause 22.03-4 Steep Land when dealing with use and development planning applications in steep areas.
- Apply Erosion Management Overlay under Clause 44.01 where land is so affected.

References Document

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

21.08-3

17/05/2012
C81

Wildfire

Context

Wildfire risk management is a complex matter for the various stakeholder agencies and the community. The planning scheme can address site specific use and development issues.

Objective 1

To use planning measures to provide adequate protection of residents and visitors from wildfire.

Strategy 1.1

Ensure planning applications for the use and development of land are able to demonstrate that appropriate fire protection measures relating to water supply, access, buildings and works and vegetation are considered and incorporated.

Strategy 1.2

Ensure planning applications for the subdivision of land are able to demonstrate that all fire protection requirements for protective features, access, water supply, public open space and vegetation have been considered and incorporated.

Implementation

- Apply State policy under Clause 15.07, Protection from wildfire, when dealing with planning application in fire-prone areas and in developing structure plans for towns in fire prone areas.
- Apply local policy under Clause 22.06-5, Water Infrastructure, in dealing with water supply for fire fighting purposes in planning applications.
- Apply Wildfire Management Overlay under Clause 44.06 in areas designated as prone to wildfire.

Other Actions

- Review the Municipal Fire Prevention Plan within the context of a risk management approach as outlined in “Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36-1993)”, May 1993.

Reference Document

- Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36-1993)