

21.0604/04/2013
C113**NATURAL RESOURCE MANAGEMENT**

The Council plays an important role in managing the region's considerable natural resources, which include agriculture, forestry and timber, water and minerals. Many of the strategies outlined in this section take the form of *encouraging*: encouraging the use and development of rural land to support agriculture; identifying suitable plantation sites and encouraging commercial forestry within them; encouraging better management of our water supply and improving the water quality of our rivers, coastal estuaries and lakes; encouraging exploration for (and development of) mineral resources in appropriate areas.

This Clause provides local content to support Clause 14 of the State Planning Policy Framework.

21.06-104/04/2013
C113**Protection of Agricultural Land****Objective 1**

To ensure that rural land is used and developed in a way that will support efficient agricultural production.

Strategy 1.1

Avoid subdivision outside areas defined as being suitable for rural residential development to the lot sizes shown in the Schedule to the Farming Zone.

Strategy 1.2

Discourage subdivision for smaller lots in agricultural areas except where the subdivision will facilitate more effective use of the land for agricultural or related purposes. Conditions may be applied to subdivisions prohibiting or limiting development of dwellings.

Strategy 1.3

Encourage landowners in the Farming Zone to restructure their enterprises to increase flexibility and productivity.

Strategy 1.4

Encourage proponents of subdivisions in rural areas to adopt cluster housing arrangements where the balance of the land is under unified management for agricultural, pastoral or conservation purposes.

Strategy 1.5

Support appropriate tourist-related or other economic development in non-urban areas, where this is consistent with maintaining the generally rural character of the area and with environmental protection.

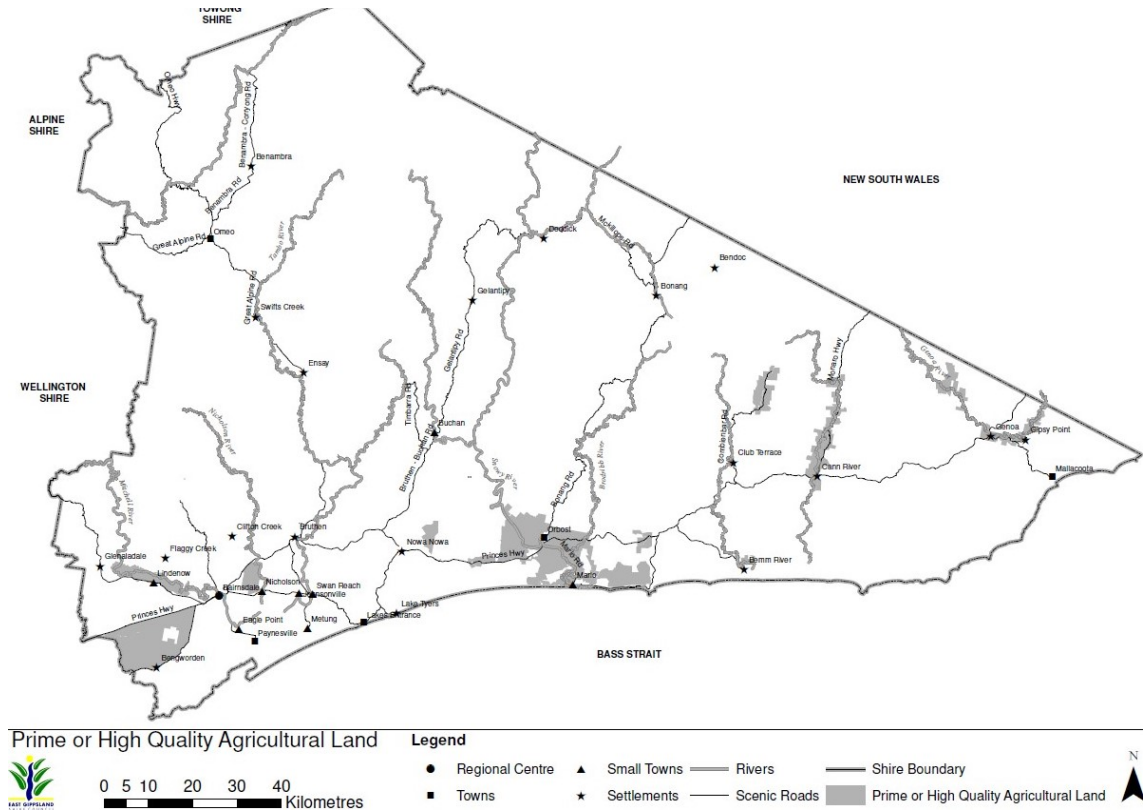
Objective 2

To protect and increase the sustainable productivity of soils in East Gippsland.

Strategy 2.1

Protect high quality agricultural land (map 4) from fragmentation and from development which may reduce its productive potential.

Map 4. Prime or high quality agricultural land



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Forestry and Timber Production

Objective 1

To ensure that rural land is used and developed in a way that will support efficient agricultural production.

Strategy 1.1

Require planning permits for all plantations over 100 hectares, including where new plantations plus adjoining previously-established plantations together total 100 hectares or more.

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Water Quality

Special Water Supply Catchments for domestic water supply on the southern side of the Great Dividing Range have been identified in map 5.

Objective 1

To improve water quality in rivers, coastal estuaries and lakes

Strategy 1.1

Encourage better management of urban stormwater inflows identified in the Gippsland Lakes Management Plan.

Strategy 1.2

Ensure developments with potential for adverse impacts on water quality are fully assessed and conditions applied to prevent degradation of waterways

Strategy 1.3

Reduce sewage effluent from river-side and coastal townships.

Strategy 1.4

Ensure that public toilets on foreshore or river frontage land are seweraged or use other appropriate technologies.

Strategy 1.5

Encourage installation of additional boat sewage pump-outs and portable toilet disposal stations at appropriate locations.

Strategy 1.6

Implement stormwater management programs, to prevent high nutrient and sediment concentrations entering river, lake and estuarine systems from townships, major activity nodes and new developments:

- Reduce sediment inputs by sealing and/or landscaping large unsealed gravel foreshore car parking areas, e.g. Mallacoota Inlet wharf area.

Strategy 1.7

Ensure local drainage schemes do not lead to adverse effects on nearby waterways.

Strategy 1.8

Support design measures which provide for filtration of nutrients from the first flush and diversion of higher flows.

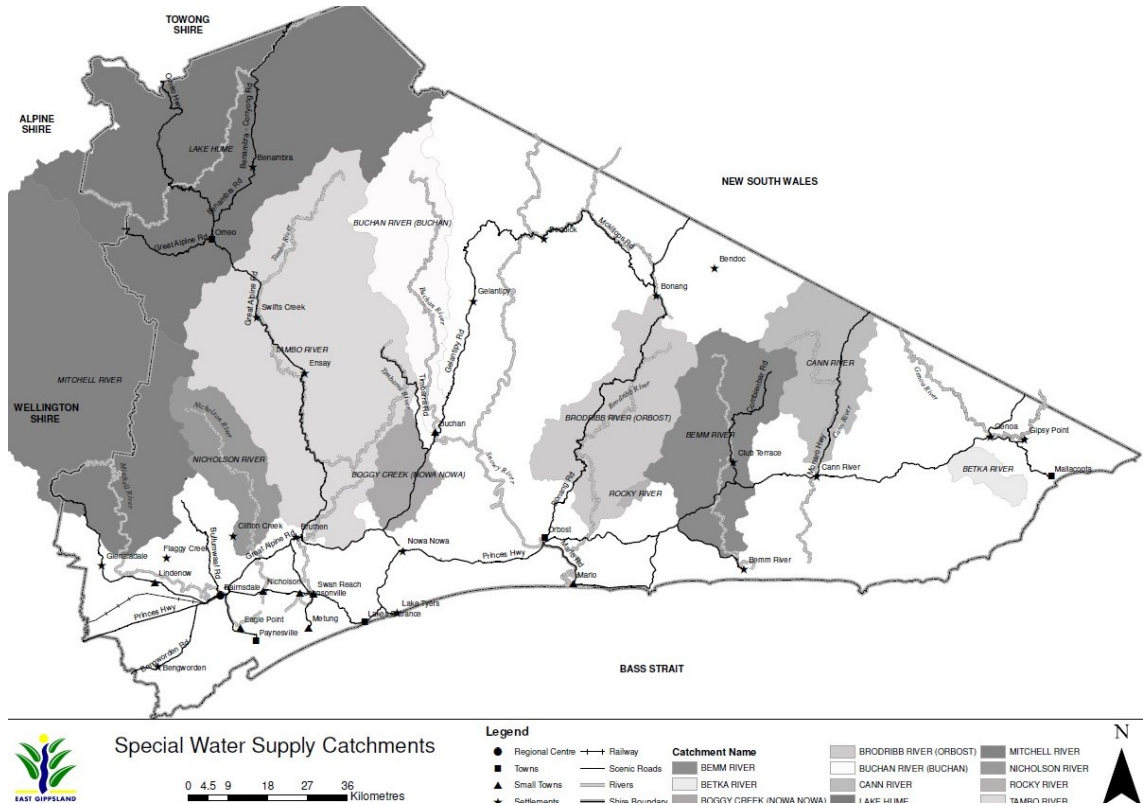
Strategy 1.9

Discourage subdivision and intensive farming activities in water supply catchments, especially in the lower areas of water supply catchments near take off points.

Strategy 1.10

Discourage rural dwellings where wastewater needs to be treated and retained on site; and where the watertable is within 1.0 metre of the surface or on land subject to flooding.

Map 5. Special water supply catchments



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Resource Exploration and Extraction

Objective 1

To encourage exploration for and development of mineral resources in appropriate areas.

Strategy 1.1

Identify areas of importance as resources for future extractive industries and ensure they are not sterilised by inappropriate development, including of adjoining land.

Strategy 1.2

Encourage development of the copper and other mineral resources at Benambra through positive planning, including protection of prospective areas from inappropriate development.

Implementation

The strategies in relation to natural resource management will be implemented through the planning scheme by:

Policy Guidelines

Apply performance standards to ensure subdivision, works and other development are designed to: minimise soil erosion; contain effluent on site; manage stormwater run off and other drainage to reduce nutrient inputs to streams and water bodies; and enable all effluent to be disposed of within the boundaries of the lot on which it is generated.

Application of Zones and Overlays

Applying the Farming Zone to rural areas to protect and support agricultural activities within the municipality.

Applying the Restructure Overlay to lots that abut State forest and where single road access only is available.

Reference Documents

- Code of Practice Onsite Wastewater Management Environment Protection Authority Publication 891.2 (or as amended).
- Domestic Wastewater Management Plan (RM Consulting, Ethos NRM & van de Graaff & Associates, 2012)