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Proposed C69moyn

ENVIRONMENT

Overview

Since early European settlement, the characteristics of the Shire have changed greatly. The majority of the land in the Shire has been converted to agriculture, whilst other land is used for purposes including urban settlement, industrial activity and manufacturing, extractive industry and recreation. Some areas including the various parks and reserves have however been retained in an essentially natural state.

Overall, the condition of land, water and biological resources in the region is declining. Human activity exerts pressure on natural resources and changes the state or condition of the resources. Continuous reduction of the region's biodiversity in turn affects the ability to use the natural resources in a sustainable way. The Glenelg-Hopkins Catchment Management Authority has prepared a Regional Catchment Management Strategy which seeks to create sustainable land management through the better coordination of government, land and water managers and the community. The strategy has identified a need to:

- Significantly reduce the impact of pest plants and animals on the Shire's resources and production.
- Protect the region's soil resources for the long-term benefit of all users.
- Balance competing demands for water while maintaining and improving water quality through responsible waterway and drainage arrangements.
- Protect and enhance the region's indigenous genetic biodiversity by maintaining the extent and diversity of the various ecosystems.

The Shire comprises four distinct physiographic units, as described below:

- The flat basalt Volcanic Plains which account for the majority of the Shire's area. These are composed of "newer basalts" and are almost horizontal at an elevation of 150-200 metres, with only a slight inclination to the south. A number of volcanic cones are scattered over the plains and typically rise to heights of between 120 and 180 metres above the plains.
- The "Stony rises" which lie above the general level of the volcanic plains (and which were produced as a result of latter volcanic activity closely associated with scoria cones). These areas are to be found in the north-west corner of the Shire (around Mt Eccles), in a belt extending north from Port Fairy to the Shire's northern boundary, to the east of Framlingham and around Dundonnell in the north-eastern corner of the Shire. Such areas are characterised by a severely contorted topography of irregular ridges and depressions, with no defined system of surface drainage.
- The Coastal Plains which exist in the south-eastern portion of the Shire between the City of Warrnambool and the Curdies River, generally to the south of the Princes Highway. This consists of flat-lying Cainozoic sediments, which slope gently to the east, although the Curdies River and its tributaries have incised steep-sided valleys on the plains. A further area of Coastal Plain exists in the south-western portion of the Shire, to the west of the Shaw River and south of Mt Eccles National Park.
- Coastal Dunes along the western extent of the Shire's coastline (to the west of Lake Yambuk).

The topography of the Shire is essentially flat, with most of the Shire being lower than 150 metres above sea level. However, the north-eastern portion of the Shire (more or less in a line to the north of Mortlake) rises to about 300 metres above sea level. In addition, Mt Warrnambool and The Sisters in the eastern portion of the Shire also rise to 216 metres and 180 metres respectively. Overall, the Shire's terrain slopes to the south at a gentle gradient.

The Shire contains many areas, which have significant natural landscapes and features of environmental value. In particular, the Shire's coastline is of particular significance.

The various rivers and streams which flow through the Shire from north to south and divide it into a series of watersheds, are also significant and comprise:

Mt Emu Creek, the Hopkins River, the Merri River, the Moyne River, the Shaw River, the Eumeralla River and Darlot Creek.

Most of the land adjacent to the above watercourses is in private ownership as a result of the Shire's early settlement.

Volcanic eruptions, beginning about 20,000 years ago, formed a series of craters in the region, including the volcanic crater in the Tower Hill State Game Reserve, volcanic crater and lava landscapes in Mount Eccles National Park, Mount Shadwell and the Peak volcanic crater.

Other significant natural features include some limited areas of indigenous native forest, and various wetlands and grasslands.

Coastal environment

The coastline is a major feature of the Shire. With the exception of the stretch of coastline within the City of Warrnambool, the Shire's coastline extends over ninety kilometres from Curdies Inlet near Peterborough, westward to a point near the mouth of the Fitzroy River approximately mid-way between Port Fairy and Portland. The Marine and Coastal Special Investigation study (1996) by the Land Conservation Council revealed the Shire's coast to be quite unique, containing 11 of the State's 14 coastal habitats including sub-tidal rocky reefs, inter-tidal rocky reefs and sandy beaches, calcarenite and non-calcarenite cliffs/slopes, stable well-vegetated dunes, active sparsely-vegetated dunes, saline marshes and brackish/freshwater marshes. A lesser known environmental asset of the Shire's coast but nonetheless important environmental feature are the estuaries and associated wetlands including the Curdies River estuary, The Cutting (Kelly Swamp which is the former entrance to the Merri River), Lake Yambuk and the Shaw and Eumeralla Rivers and the Moyne River and Belfast Lough. Curdies Inlet at Peterborough forms the municipal boundary with Corangamite Shire and although not within Moyne Shire is also influenced in terms of estuary health by land use and development from the Shire area. The estuaries and estuarine wetlands comprising saltmarsh and seagrass vegetation communities have been recognised under the South West Victoria Estuaries Coastal Action Plan 2001 and provide important biodiversity value linked to their connection with their catchment areas and the marine influence of the southern ocean. The Moyne coast is home to large breeding colonies of Short-tailed Shearwaters and provides habitat for endangered, vulnerable and rare bird species such as Orange bellied Parrot, Hooded Plover and Rufous Bristle Bird respectively. The significance of the Moyne coastline is also reflected in the Victorian Coastal Strategy 2014 and Moyne Shire Coastal Action Plan 2001, which establish directions for improved strategic planning of the coast.

The coast is under threat from the effects of climate change including sea level rise and increased storm surges. Rising sea levels may threaten development from eroding shorelines, increased cliff instability and landward penetration of saline water within estuaries. The potential risk hazard to coastal development needs to be considered in terms of siting, design and appropriateness to be located close to the coast and estuaries of the Shire. Development located close to coastal and estuarine areas may also threaten the capacity of the environment to adapt to climate change impacts through limiting the ability of wetland vegetation and shorelines to migrate landwards under rising sea levels and increased tidal penetration landwards. Such limitations can be in the form of sea walls and other protective structures which can effectively lead to the loss of coastal features such as beaches and wetland vegetation communities from coastal squeeze.

The attractiveness of living close to coastal estuaries and wetlands can also contribute to increased potential to generate and become affected by acid sulphate soils. Estuarine and wetlands areas often overly potential acid sulphate soils which if disturbed or uncovered by development can generate significant environmental and development asset impacts. It is important for development activity to avoid impacting the environment from the generation of acid sulphate soils.

The coastline provides an important recreational and leisure asset for the Shire and also offers environmental, conservation and social values and experiences that are strongly interconnected to recreation and leisure pursuits.

Some of the Shire's coastal areas are relatively remote and natural, being without public access or accessible only by minor low grade vehicular roads. Conversely there are other relatively natural areas that can be accessed by high standard gravel and sealed roads and which are also developed with car parks, walking tracks, interpretive and toilet facilities. Within the Shire's urban areas there are also highly developed and intensely used beach and foreshore areas offering a full range of high standard facilities and conveniences.

The coastal area also contains a number of heritage sites of importance, including archaeological and shipwrecks.

The Shire's coastal area is comprised of a combination of public and private lands. Crown land reserves vary in width from between high and low watermarks to a few hundred metres inland. Freehold titles exist in many locations to the high water mark and have major implications in terms of public accessibility.

Landscape character elements

Townships

Towns within the Moyne Shire vary in their landscape character and relationship to the surrounding landform. For example, Peterborough is dominated by its coastal setting, which forms a natural barrier to its development, along with Curdies Inlet and river. Similarly, Port Fairy is also bordered by the coast, Moyne River and Belfast Lough and has a built form that dominates its coastal setting. Yambuk township in contrast is settled on the Princes Highway adjoining Lake Yambuk and the Shaw River and consists of a small settlement with scattered dwellings located both north and south of the Highway. In contrast, towns in the northern part of the Study Area are located in a relatively flat and featureless landscape, dominated by cleared paddocks, shelter belts and long distance views to volcanic craters and cones.

Key issues in Moyne townships include unchecked sprawling development, a particular concern at the western edge of Peterborough, around Port Fairy and within the Killarney coast between Port Fairy and Warrnambool and around Tower Hill. It is important to contain townships, and for the natural landscape to dominate beyond that edge. Sprawl on the periphery of townships often occurs in low density residential areas where development 'spills' into the natural landscape. Signage clutter and bulky industrial development along the main road into a township and can have a similar negative visual effect. Another key issue is the emergence of 'heavy' urban or suburban building forms that have no relationship to the landscape setting, particularly in coastal towns. This has the potential to detract from these townships that were previously defined by a casual, 'beachside' character derived from light, simple buildings with articulated forms and a mix of materials.

Edges

'Edges' occur in the landscape when different landscape types or features intersect. They create complexity in the landscape and provide visual contrast and a point of interest. For any given landscape (eg the sea, a forest) it is often the edge (eg the coastline, a clearing in the forest) that attracts the most people and creates management issues. There are many edges within the Moyne landscape, including the following:

- Township / natural landscape edges
- Edges where landscape character types intersect
- Edges where landscape character precincts meet
- The coastline
- Coastal park edges

- Topographical edges
- Features in the landscape creating edges ie incised valleys, stands of vegetation, rivers and other waterways, shelter belts etc
- Road corridors creating edges

Corridors

Main road corridors and key tourist routes that pass through the Study Area in Moyne include the Great Ocean Road and the Princes Highway. There are a number of other key routes including the secondary north – south roads that access tourism destinations such as the Bay of Islands, Lake Yambuk, The Craggs and Killarney Beach. The road corridors throughout the Shire pass through different landscape types and precincts, resulting in a variety of landscape experiences and scenery throughout the journey. The assessment and management of development that can be seen from main road corridors is therefore an important issue in the Shire.

Key Views

There are a number of key viewing locations within the Shire that are frequented by tourists and visitors to the Region. These are mostly coastal views, and include the steep sea cliffs and off shore formations at the Bay of Islands, at The Craggs, Lake Yambuk and Tower Hill. The views, from these particular sites are key locations in Moyne and the protection and management of views from such popular and established viewing locations is a key issue within the Shire. It is very important to retain the dominance of the natural landscape from these key viewing points, and to ensure that any new development is assessed for its impact on the character of the landscape.

Landscape character and significance

The following areas have been identified as having landscape character considered as significant along the Shire's coast:

- Western Coastal Cliffs – National/State Significance, which is evident by the Bay of Islands area with its rugged coastal cliff formations intermixed with coastal heathland vegetation;
- Lake Yambuk to Port Fairy – Regional Significance, which is evident by the spectacular views of The Craggs, around Lake Yambuk and its wetlands and out to sea towards Lady Julia Percy Island (Deen Maar);
- Port Fairy to Warrnambool Coast – Regional Significance, which is evident by the contrasting landscape views between the open farming areas and coastal edge at Killarney from Tower Hill and the Princes Highway encompassing the coastal dunes and waterways; and
- Tower Hill and Environs – State Significance, which is evident by the visually stunning volcanic landscape with geological features found within an open volcanic plain.

The “Preferred Character” of the coastal landscape between Peterborough and Warrnambool is:

Built form should be largely contained to settlements, within distinct edges. Any development that does occur in the coastal strip, between townships, has the potential to be better integrated with the landscape. Protection and increased use of vegetation inland would result in a further “softening” of the landscape and maintenance of the rural outlook from the Great Ocean Road.

The “Preferred Character” of the coastal landscape between Codrington and Port Fairy is:

An open rural character will be retained and enhanced with increased coverage of native vegetation which links through corridors to adjacent vegetated hillsides in the west and north. Cultural vegetation patterns in productive pastoral areas (including non-invasive exotic feature planting) will be maintained. The neat and open character of the rural area will be maintained by encouraging urban developments within defined township boundaries. The coastline will retain a largely undeveloped character and become increasingly vegetated.

The “Preferred Character” of the coastal landscape between Port Fairy and Warrnambool is:

The coastal edge will retain a wild and natural character outside of Port Fairy. Increasing indigenous vegetation at the coastal edge and immediate hinterland will enhance this character. Further inland, a rural landscape with a distinctly cultural flavour will be protected and enhanced by retaining dry stone walls and shelterbelts and encouraging the appropriate siting of built developments amongst vegetation, mimicking traditional homestead clusters in the landscape. The neat and open character of the rural area will be complemented by a defined urban edge to Warrnambool.

The “Preferred Character” of the coastal area around Tower Hill is:

An open rural character will be retained and enhanced with increased coverage of native vegetation in stands and corridors in the area. Tower Hill will be protected and managed as a valued and natural landscape feature while cultural vegetation patterns in productive pastoral areas (including non-invasive exotic feature planting) will be maintained.

In recognition of the significance of the coastline, the Shire commissioned its own Coastal Area Study, which was undertaken in 1996 by Scenic Spectrums Pty Ltd. The outcomes of this study include proposals for six “Action Plans” for various segments of the coastline. The recommendations for these areas deal with strategic land use, tenure and management issues and have been incorporated into this MSS.

Moyne Shire contains a number of parks and reserves of flora and fauna significance, including:

- Tower Hill State Game Reserve; Mount Eccles National Park; Framlingham Forest; Childers Cove, Bay of Islands Coastal Reserve; Yambuk Coastal Reserve; Ralph Illidge Sanctuary, Cobden-Warrnambool Road, Naringal East; and the Botanic Gardens in Port Fairy and Koroit.

There are also areas of significant grassland vegetation in the Shire, including the Kobra Killuc grassland and the Mortlake common. Important areas of grassland are also protected as part of roadside preservation areas around the Shire. There are also significant areas hosting indigenous native vegetation and numerous wetlands and lakes. There are also small areas such as narrow reserves along streams, roadsides, railways nature reserves and areas of private land which retain native vegetation.

Much of the privately owned land in the Shire has been cleared resulting in the loss of native flora and fauna communities.

The Shire contains limited areas of its original natural vegetation cover which primarily consisted of native forests and a combination of grasslands, woodlands and wetlands. Much of the remaining remnant vegetation exists only in small fragments, many of which are in poor health and restricted to small parcels of public land, scattered throughout the Shire. Most of the extensive areas of remaining native vegetation are on public land with limited areas of remnant vegetation located on private land. The remaining areas of native vegetation support a diverse range of flora and fauna.

A number of areas of roadside vegetation exist within the Shire and often provide the only areas within the district which have not been cleared for agricultural use.

The parks and reserves, coastal reserves and pockets of remnant vegetation throughout the Shire provide varied wildlife habitats, which support mammal, reptile and bird species. With a large proportion of the Shire developed for agriculture, it is essential that these habitats be increased and managed to ensure the survival of all species.

Moyne Shire is renowned for its picturesque natural and man-made landscapes. Spectacular views exist along the coastline. Significant views are also to be found throughout the rural areas, with those in the environs of Tower Hill being particularly noteworthy. The rural views are in many cases enhanced by windbreaks and introduced species such as cypress trees. These make a significant contribution to the cultural environment and heritage of the region. While there is some pressure to remove introduced species from the environment, it is important that these stands of trees be retained and/or replaced so their original windbreak function is fulfilled and also to act as important features of the landscape.

Sites of Victorian Rare and Threatened Species of Flora and Fauna have been identified and mapped. Consistent with State Environmental Policies it is important that changes in land use or development do not threaten these sites.

Flood plains are temporary flood storage, which are progressively filled and emptied as a flood peak travels downstream. The proper management of flood plains protects the natural environment and the investment, which has been made in homes and businesses, located in areas subject to inundation. Appropriate flood controls form part of the Moyne Planning Scheme.

Pest weeds are a significant environmental issue in the City. Measures are required to control their spread and ensure their removal.

The Norfolk Pines and other exotic tree species line a number of streets and roads throughout the Shire and are an important local landscape feature. There are numerous other significant exotic trees worthy of planning scheme protection. The Botanical Gardens at Port Fairy and Koroit have well documented heritage values.

New developments will be appropriately sited so that the magnificent vistas throughout Moyne are not impeded.

Floodplain Management

The catchments of the various rivers and streams within the municipality include areas of flood prone land, where flooding poses a natural hazard to the community including the natural and built environments. Floods are naturally occurring events and the inherent functions of the floodplains to convey and store floodwater should be recognised and preserved to minimise the deterioration of environmental values, the long term flood risk to floodplain production, assets and communities.

Flooding imposes substantial costs on individuals and the community. While significant costs are incurred by direct damage to public and private property, indirect costs to the community such as loss of productivity, displacement of residents, closure of roads, trauma and ill health are also significant. Notwithstanding these significant impacts, natural flooding of floodplains and their associated wetlands provide essential breeding habitats for bird and aquatic species, and promotes the health of rivers and floodplains.

Sound floodplain management is the means by which the economic, social and environmental risks associated with floodplain use and development can be minimised. This level of management is provided by local floodplain development plans one of which has been prepared for Port Fairy. This plan addresses flood management issues associated with the interface between the Moyne River and its open estuary to the sea and Belfast Lough with the township. This plan has been incorporated into the scheme at Clause 72.04 and provides a framework to assist in planning and managing land use and development. The Port Fairy Local Floodplain Development Plan is supported by applying the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO). Planning for flood hazard and floodplain management in Port Fairy factors in both the 100 year ARI (Annual Recurrence Interval) flood and storm tide with the effects of projected sea level rise.

Issues

- Identify, protect and enhance natural environments including coastal systems - particularly the cliffs and primary dune systems, the estuaries and coastal wetlands of the Curdies River, The Cutting, Moyne River and Belfast Lough, Lake Yambuk and the Shaw and Eumeralla Rivers and the riparian sections of the Hopkins and Merri, Eumeralla Rivers and other significant waterways,
- Recognise and prevent the degradation of scenic landscapes including the coast, estuaries, wetlands, river valleys and inland ridgelines.
- Recognise and address environmental problems affecting the municipality such as degraded land, erosion, the need for pest eradication and the lack of riparian vegetation.
- Maintain biodiversity by protecting and enhancing the habitat of rare and threatened species.

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- Identify and protect significant exotic and indigenous trees, which contribute to the overall character of the Municipality, including avoidance of removal and lopping of such trees to facilitate the construction of buildings and works and installation of utility services.
- Improve public access to the rivers and coast at appropriate locations.
- Degraded riverbanks and adjacent land areas must be given high priority for restoration work and inappropriate development will be excluded.
- It is vital that the qualities of the Shire's coastline not be compromised in the future through mismanagement of sewerage and waste water, improper tourism and housing development, and pollution of the various streams and creeks that feed into the sea.
- There is a need to protect significant environmental features, and to establish clear directions in terms of future use and development of the coast.
- The coastal and estuarine environment is being affected by activities, uses and development occurring outside and adjacent to the coastal area.
- The hazard of development on the coast and close to estuaries and coastal wetlands disturbing acid sulphate soils and being affected by rising sea levels associated with climate change.
- There is a need to develop programs that actively restore or protect further the important elements of the coastal environment.
- There is pressure for urban and rural subdivision along the coastline.
- Development in coastal areas must occur in a sensitive manner that does not impact upon the environmental significance and sensitivity of the coast.
- There needs to be a greater understanding of coastal processes in order to protect the coastal attributes present in Moyne Shire.
- Coastal access needs to be improved through the acquisition of land adjacent to the coast and providing fenced access points for the public.
- The need to control further clearing, given that most of the Shire has already been cleared for agriculture.
- The need to maintain the natural and man-made landscapes of the Shire.
- The need to develop strategies to protect or enhance areas of environmental significance.
- The need for coordinated management of public and private land to provide a diversity of flora and wildlife refuge areas.
- The need to protect remnant areas of native vegetation and associated habitats.
- The need for effective management of pest plants and animals that damage native flora and fauna.
- The need to retain the dominance of the landscape between townships, and avoid ribbon development.
- The importance of views of the landscape from road corridors, and the need to control and manage development that is highly visible from main road corridors and principal tourist routes.
- The need to retain the dominance of the landscape from key viewing locations throughout the Region.
- The need to protect and enhance Tower Hill as a scenic landscape feature by retaining views.
- The preference for screening timber plantations with an indigenous or native vegetation buffer so that they are not visible from main road corridors and principal tourist routes.

Objectives

- To encourage restoration of degraded land, particularly stream frontages.

- To protect water quality by preventing urban run-off leading to erosion, siltation or degradation of waterways.
- To protect significant natural environments and where appropriate form effective open space an/or habitat corridors, along river and coastal areas
- To protect and enhance landscaping, including street trees, on all major approach routes, access roads and local streets.
- To maintain the integrity of the existing urban floodways and to identify new floodway areas outside the urban areas.
- To integrate the effects on flood hazard from both a 100 year ARI flood event and storm tide with a 1.2 metre rise in sea levels projected to the year 2100 in assessing development in Port Fairy.
- To implement the requirements of the Port Fairy Local Floodplain Development Plan 2019 Incorporated Document.
- To ensure that waste disposal systems for residential, industrial, and commercial purposes are not detrimental to the environment.
- To develop and implement sensible fire management solutions that reduce risks to the community and recognise the balance between fire safety and healthy natural environments.
- To apply principles of ecologically sustainable development within the Municipality wherever feasible.
- To identify landscapes of high scenic value.
- To minimise stormwater run-off in urban and in rural areas.
- To ensure that the preferred character for significant coastal landscapes are protected and supported by appropriate development.
- To retain the open and rural character of views and outlooks, particularly from main road corridors.
- To retain clear views of the coastal cliffs and formations from coastal areas.
- To retain and enhance indigenous native vegetation in coastal and estuarine areas.
- To ensure that appropriate risk assessment is undertaken to consider the impact and hazards of sea level rise and climate change impacts.
- To avoid impacting the environment from the exposing of acid sulphate soils.
- To ensure that appropriate risk assessment is undertaken to consider the impact of potential acid sulphate soils.

Strategies

- Develop action plans to encourage the revegetation and fencing of riverbank margins.
- Undertake a detailed land capability study for the Shire.
- Undertake an assessment and monitor the extent and severity of land degradation in the Shire.
- Use environmental overlays and zones to protect watercourses, recharge areas, significant landscape features, vegetation, eco-systems and coastal dune areas.
- Recognise the Glenelg Regional Catchment Strategy in strategic decision making.
- To encourage farmers to develop whole farm plans to promote the effective management of individual properties.
- To ensure all land forming and construction work is undertaken in accordance with EPA guidelines.

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- To undertake a comprehensive survey of exotic vegetation. All mature Norfolk Island Pines are to be protected from removal and lopping, where such species is to be removed, relocation of the tree will be strongly encouraged.
- To minimise land clearing.
- To require a detailed site analysis, management and remediation plan where extensive clearing is proposed.
- To encourage integrated catchment management and the development of land protection initiatives.
- Minimise development (including the construction of roads) within prominent areas such as hillsides, promontories, ridgelines and headlands, and in fragile, unstable and flood prone areas to lessen their impacts.
- To ensure development avoids disturbing acid sulphate soils and where disturbance is unavoidable to comply with the requirements of the EPA's Industrial Waste Management Policy (Waste acid sulphate soils).
- To ensure that development is appropriately setback from the coastline, estuary shoreline or wetland edge to avoid impacts associated with climate change and sea level rise effects.
- To promote the economic and environmental importance of land as a resource.
- To protect watercourses, recharge areas, significant landscape features, vegetation, particularly heathlands, coastal saltmarsh, swamp scrub and woodland eco-systems and coastal dune areas.
- Protect and enhance waterways by controlling urban run-off.
- Maintain the integrity of the existing urban floodways by preventing development in floodway areas. Identify land subject to inundation and control new development accordingly. Incorporate into the planning scheme areas newly identified as floodways, or land subject to inundation.
- Apply principles of ecologically sustainable development within the Municipality.
- Protect landscapes of high scenic value from inappropriate development by the use of the local policies on Coastal Areas, Hilltop and ridgeline protection, and other appropriate measures.
- To protect and enhance flora and fauna communities throughout the Shire.
- To integrate public land management with private land management.
- Ensure that the siting and heights of buildings and structures are designed to avoid overshadowing of foreshore areas, waterways, wetlands or areas of public access e.g. boardwalks, walkways and pathways.
- Ensure that development close to the coast minimises and clearly defines pedestrian and vehicular access to the facility through the coastal landscape to avoid visual and erosion impacts of development within coastal locations.

These strategies will be implemented by:

Applying the following overlay controls in determining permit applications on land to which each overlay is applicable:

- Environmental Significance Overlay for areas on or adjoining the coast including around estuaries and their associated coastal wetlands (ESO1).
- Investigate the application of a new Environmental Significance Overlay for riparian waterways environs including the Hopkins, Moyne and Eumeralla and Merri Rivers and their tributaries.
- Significant Landscape Overlay for the Mount Rouse area of natural beauty.
- Significant Landscape Overlay for areas along the coast (SLO3, SLO4 and SLO5).
- Significant Landscape Overlay for the area over and around Tower Hill (SLO6).

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- Investigate the application of new Significant Landscape Overlays for other significant landscapes in the Shire.
- Applying the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) to parts of Port Fairy that are flood liable from both a 100 year ARI flood and storm tide and influenced by a 1.2 metre rise in sea levels projected to the year 2100.
- Using local policy to protect the natural and coastal values of the coast, in order to maintain these values, and to use and develop the coast in a sustainable manner.
- Ensure all subdivisions are assessed in terms of urban run-off (Subdivision Controls 15.01-3S, 53.18, 56.07).
- Using local policy to emphasise the importance of conservation sites where rare and threatened species are found, and to take the need to conserve such sites into consideration in determining any permit application which may impact on such a site.
- Using local policy to identify areas of high ground water recharge and to ensure that development is compatible with site capability.
- Using local policy to identify and protect areas susceptible to mass movement.
- Using local policy to contain the spread of pest plants.
- Using local policy to identify areas steep land and to ensure that development and use takes account of environmental constraints.
- Using local policy to identify and protect significant hilltops and ridgelines.
- Using local policy to protect and enhance fauna and flora communities throughout the Shire.
- Using local policy to integrate public and private land management.
- Using local policy to manage coastal landscapes.
- Requiring applicants to provide a written environmental management plan as a means of ensuring that the construction and maintenance of development proposals meets the requirements of this scheme.

Supporting actions include:

- Undertake a study to identify and protect significant exotic and indigenous trees that contribute to the overall character of the Municipality.
- Liaise with the Western Coastal Board in implementing relevant Coastal Action Plans.

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