

Environmental Protection

Draft Local Planning Scheme No.2



What is it?

It is widely accepted that the town planning process provides an important opportunity to consider the environmental implications of development and to moderate the pressures applied to natural systems by growth and development. It also provides an opportunity for restoration of already degraded landscapes.

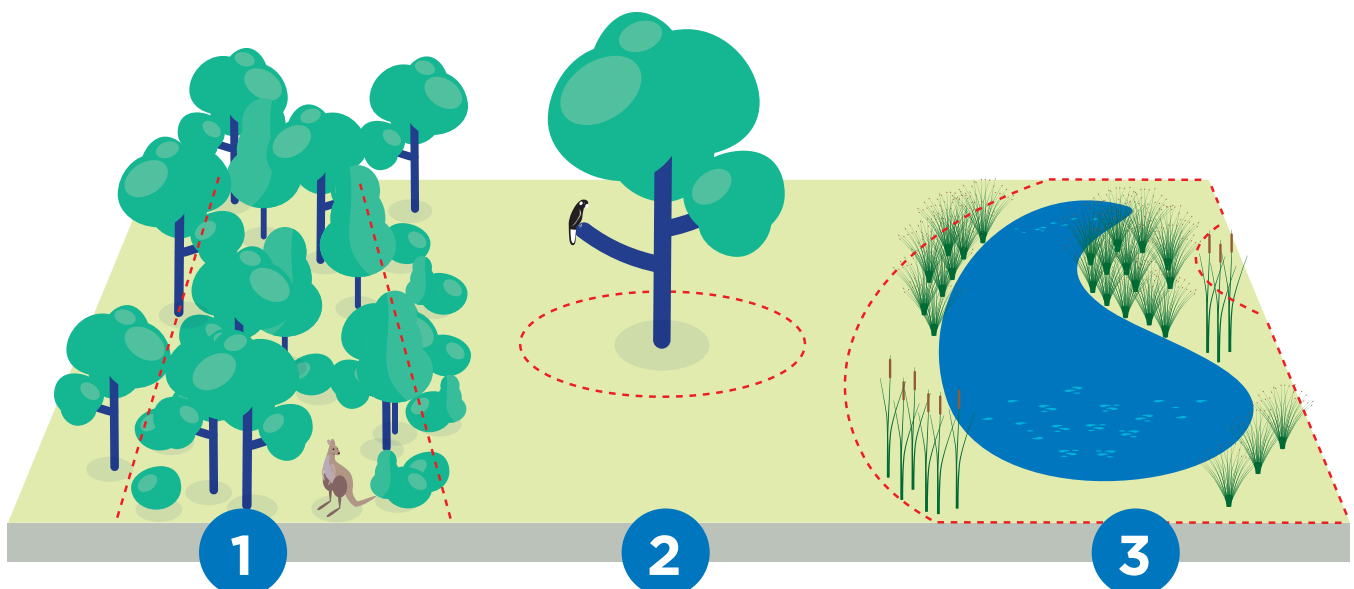
Our current approach is.....

New development areas are selected on the basis of their capacity to be developed without impacting the environment and this is set out at a strategic level by the Local Planning Strategy (LPS). The Scheme review provides an opportunity to recalibrate planning rules applicable to planning at the micro level to ensure they reflect contemporary values and the state of the natural environment.

What is changing?

The recently endorsed LPS includes an Environmental Assets Map which identifies the key environmental features that planning for a particular area should be aimed at protecting. These are:

1. Strategic Environmental Corridors: linking vegetation.
2. Species: Baudin and Carnaby's cockatoos, the White Bellied frog and Western Ringtail Possums are all threatened species which inhabit specific areas within the Shire.
3. Areas with nested features: Areas which contain a range of environmentally significant features for example wetland systems whereby the protection of the wetland, supports protection of all nested features, such as riparian vegetation, bird and aquatic life.



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How will the Scheme achieve this?

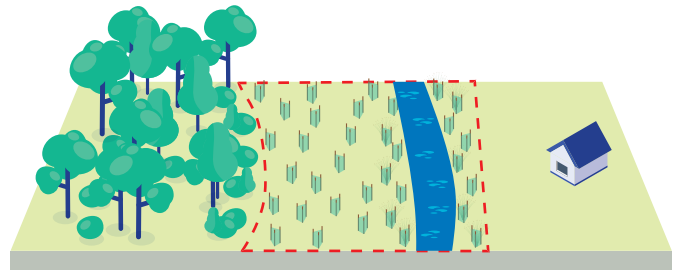
The Scheme in conjunction with the Strategy will:

- Provide a clear understanding of the environmental features which are likely to be present on a particular site;
- Provide a mechanism for assessing whether or not a development proposal is likely to impact on those features; and
- Provide management controls and where necessary a prohibition on certain development types in order to avoid incompatible land uses and to reduce the impacts of other uses.

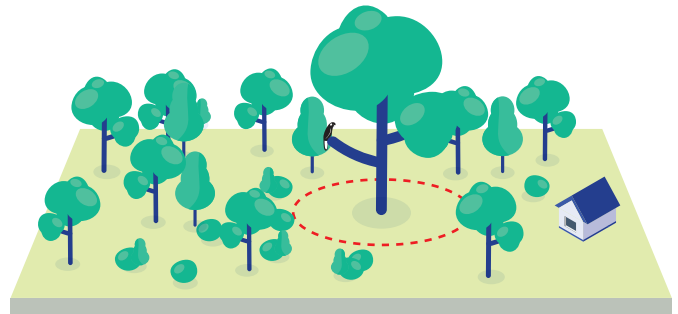
Wherever suitable alternatives exist, development will be located outside of areas which would require the removal of vegetation. Where suitable alternatives do not exist, the Shire may require a flora and fauna study to determine locations on the site where development could occur with the least possible impact.

Where the removal of vegetation is required, the Shire may require that offset planting be undertaken by the proponent.

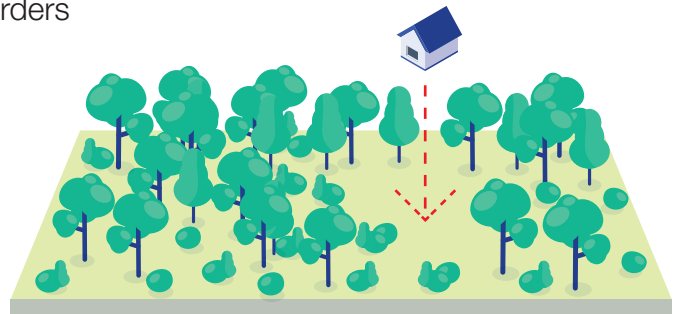
The draft scheme allows the Shire to impose a condition requiring the installation of a low flow bypass to any approval for a dam to ensure environmental flows are maintained within the catchment.



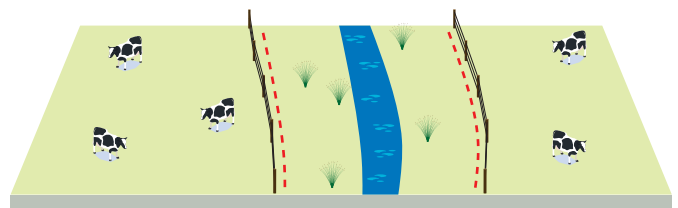
Enhance: through rehabilitation.



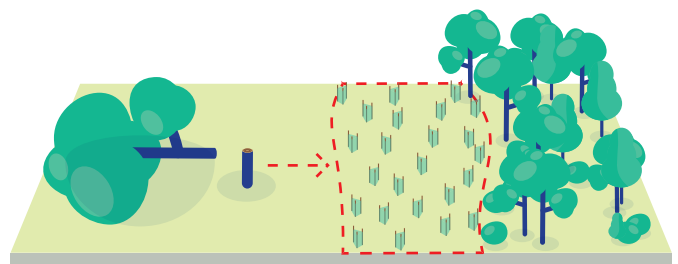
Protect: reservations, covenants & tree preservation orders



Avoid: position development strategically.



Minimise: reduce consequences of development.



Offset: ensure net positive outcomes.