

Environmental Management Plans

Under the Kingborough Interim Planning Scheme 2015, your property is zoned Environmental Living. A key planning focus for properties within this zone is the management and protection of natural and landscape values.

Clause 14.4.5 of the planning scheme relates to the protection and maintenance of environmental values and applies to all development in the Environmental Living Zone. The provision requires that either development is located within a building area on a plan or, where a building area is not defined, the application is required to be accompanied by an environmental management plan for the whole site. In the case where the proposed development does not involve vegetation removal and is not located in a sensitive area like a waterway or the coast, this plan is not required to be developed by a qualified person. In this case, the landowner or applicant is able to prepare the plan.

The purpose of an environmental management plan is to identify the natural values of a site and outline the measures the landowner will put in place to protect these values during and following construction. The following table is a summary of the key issues to consider when preparing your environmental management plan.

A sketch of the overall property, showing the development site and the major landscape features e.g. waterways, bushland, cleared areas, weedy sites etc. is a useful way to present the information in association with the following table.

Issue	Explanation	Strategies	Landowner Response
Tree root protection	<p>Damage to tree roots may impact upon the health of the trees or cause them to die. Damaging activities include</p> <ul style="list-style-type: none"> a) Storing of building materials; b) Vehicular traffic; c) Placement of fill; and d) Excavation works. <p>Identifying and delineating tree roots protection zones enables this area to be protected during and following construction activities.</p> <p>The radius of a tree root protection zone can be calculated by multiplying the <u>diameter</u> of the tree trunk at 1.5m high by 12;</p> <p>An encroachment of 10% or more is likely to cause damage to a tree.</p> <p>Refer to detailed notes below.</p>	<p>Identify trees which may be impacted during construction.</p> <p>Delineating the tree root protection zone using a fence or other suitable material prior to commencement of construction.</p> <p>Ensure no damaging activities occur within the zone following the completion of construction.</p>	<p>Not trees or tree roots located in the shed or driveway areas</p>

Weed Management	Building and works may result in the spread of existing weeds or the introduction of new weeds into a site.	Key areas to consider to reduce the likely hood of new infestations or increasing existing infestations include: identifying and treating existing weed infestations within the vicinity of the proposed development area prior to works commencing; ensuring all fill brought onto the site is free from weed material; ensure construction vehicles are washed down before entering the site; avoid moving soil from infested areas to clean areas.	Existing/ weeds and new soil/ earth materials if required can sprayed to avoid the risk of spread of existing weeds and or introduction of new weeds.
Vehicle hygiene	In addition to preventing the spread of weeds, vehicle hygiene is important for preventing the spread of soil borne pathogens such a <i>Phytophthora cinnamomi</i> , a soil borne disease resulting in die-back of native vegetation. Responsible contractors will wash down excavators and other machinery	Ensure contractors follow vehicle hygiene measures. Ensure vehicles coming onto the site are free from contaminating material e.g. mud	i Vehicles will use the existing driveway & proposed driveway to access site. If vehicles are required to travel on the soil/ grss locations on site example a "tractor" it will be washed down before doing so.
Bushfire hazard management	Implementing bushfire hazard management measures, including vegetation removal and modification, in accordance with a plan by an accredited practitioner is necessary in Bushfire Prone Areas. However the planning scheme requires these measures are implemented to the minimum extent necessary and not all native vegetation requires removal and individual trees can be retained providing the required separation distances are achieved.	Clearly show how you will manage native vegetation within the hazard management area, including identification of individual trees for retention and how ground fuels will be managed.	NA . The proposed shed is not located within 6M of the existing dwelling. The driveway will add to Bushfire protection due to been a crushed gravel finish not capable of spreading fire.

<p>Vegetation management and habitat for native animals</p>	<p>The following activities may impact on native vegetation, including habitat values: fire wood collection, construction of tracks and trails, grazing, unnecessary clearing for bushfire, impact of cats and dogs on native fauna, removal of fallen deadwood, weeds including garden plants.</p>	<p>Clearly show that your proposal does not include any vegetation removal. Select non-invasive plants for use in landscaped areas, manage the understory only as required within approved bushfire hazard management areas, restrict grazing in areas of native vegetation, minimise the construction of tracks and trails, manage weeds invading bushland areas, leave dead wood on the ground as valuable habitat and exclude areas for firewood collection.</p>	<p>No clearing is required of native vegetation</p>
<p>Waterways or the coast</p>	<p>Disturbance near or within waterways or the coast can cause sediment runoff, erosion, damage stream-side (riparian) or coastal vegetation and impact on aquatic ecosystems. The manual by DPIWE, 2003 provides guidances around working in and near waterways; 'Wetlands and Waterways Works Manual' Insert reference to Coastal Works Manual</p>	<p>All works within the waterway must be designed and constructed so as to:</p> <ul style="list-style-type: none"> • Minimise impacts on existing natural values, including riparian vegetation and in-stream habitat and bank condition; and • Retain existing flow capacity; • Retain existing waterway bed levels. <p>The plans should specify sediment and erosion control measures to be implemented during and after construction, including the location and type of sediment fencing.</p>	<p>NA</p>

Please note, vegetation removal, including understorey vegetation or individual trees, generally requires a permit from Council. If your proposal involves any disturbance to native vegetation, please seek advice from Council before undertaking any works.

The above table is for use a guide only. For further information please contact an Environmental Planner at Kingborough Council on 6211 8200.