22.06 STEEP LAND

This policy applies to land in the rural zones with a slope greater than 20% and land which is identified as having a high risk of erosion (refer to Figure 2.2 Albury/Wodonga Regional Planning Strategy 1991).

Policy Basis

Large areas of the City of Wodonga are prone to the risk of erosion. Much of this land is unsuitable for further development and should only be developed and used in accordance with strict requirements relating to the characteristics and environmental conditions of the site.

Objectives

- To ensure that development on land with greater than 20% slope takes into account environmental constraints.
- To ensure that the use and development of land does not cause significant land disturbance.
- To protect areas prone to soil erosion by minimising soil disturbance and vegetation removal.

Implementation

It is policy that:

- Buildings be wholly located on land that is not on a slope greater than 20% or subject to high or severe erosion risk.

Plans Required

- A site assessment plan to be submitted with each application, that details a land capability evaluation from an appropriately qualified land capability specialist.
- A detailed Environmental Management Plan to be submitted with each application that includes proposals for the ongoing maintenance of soil stability.

Decision Guidelines

Before deciding on an application to use, subdivide or develop land or carry out works the responsible authority shall consider:

- Relevant sections of the Albury/Wodonga Regional Planning Strategy 1991.
- Rural Land Mapping Projects, erosion and agricultural land quality maps.
- Any advice from the Department of Natural Resources and Environment.
- That access roads and servicing of the site or building envelope will not result in erosion or landslip.
- Applications should demonstrate that development and works will not increase the level of erosion risk.
- A geotechnical report will be required to certify that the land is suitable for development and to recommend measures to minimise the risk of erosion.