

## LAND MANAGEMENT PLANS

Manningham City Council comprises a mixture of urban and non-urban areas. A large percentage of the municipality is located within the Green Wedge of Melbourne, which is characterised by large parcels of land with native vegetation and sloping topography.

Landholders within this area must ensure that land management practices on their properties do not cause land and water degradation within their catchment area. It is important that landholders are aware of the laws that protect native vegetation and of their legal responsibilities regarding the control of weeds and rabbits.

A Land Management Plan (LMP) is a useful way of implementing land management practices for your property. Manningham City Council can require and enforce the implementation of a LMP through the planning permit process.

### **The purpose of a Land Management Plan**

The purpose of a LMP is to protect the environmental values of your property. These values, whilst they may originate on your land, have flow on effects and benefits for the wider community. The aim of the LMP is to sustain the natural assets of your property and ensure that ecosystem services and values are protected and sustained for the benefit of the whole community.

### **When is a Land Management Plan required?**

A LMP can be required by a planning permit. This can depend on the type of application proposed and the extent of buildings, works and vegetation removal. An application to subdivide land, construct and/or carry out works for a new dwelling or a significant extension to an existing dwelling would qualify the need to prepare a LMP. Minor alterations to a dwelling that generally occupy the footprint of a disturbed area may not require such a plan.

As a general rule a LMP is required on any land greater than 0.4 hectare in area and located within the Rural Conservation Zone, Low Density Residential Zone or affected by an Environmental Significance Overlay control under the Manningham Planning Scheme.

### **What information should be included in the Land Management Plan?**

An informative and meaningful LMP will include the following:

1. A written description of your property's natural and built assets along with a scaled map/plan showing the location of these features and existing conditions:
  - Property shape and boundaries
  - Contours, landscape features and soils

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- Building and effluent envelopes
  - Waterways, drainage lines, streams & dams
  - Location of services and easements
  - Water supply
  - Built structures eg buildings, sheds, fences, driveways, swimming pools, tennis courts,
  - Indigenous vegetation including the
    - Extent of, quality and significance
    - Type - Ecological Vegetation Class (EVC)
    - Presence of any rare or threatened species.
2. Identification and description of the hazards and threats to those assets including:
- Weeds - the distribution, abundance and status of all noxious and environmental weeds on the property needs to be determined and specific actions and priorities prescribed for each weed
  - Pest animals - e.g. rabbits, foxes and deer, – indicate the extent and nature of the rabbit problem, including warren/burrow location and integrated control methods for tackling them including warren closure/destruction;
  - Fire – main risk areas/direction, location of water tanks, emergency access, vegetation management zones
  - Human Impacts – vehicle movements, pets, mowing, tracks & access routes
  - Erosion and sediment runoff
  - Water – route of stormwater flows, areas subject to flooding, nutrients and septic tank discharge
  - Grazing/Stock management issues – pasture management, animal waste, water supply, fencing of bushland & waterways/dams.
3. Establish management zones:
- Living or domestic use zone
  - Conservation zone
  - Production zone e.g. agricultural, grazing areas.
4. Action/implementation plan:  
This is one of the most important parts of the LMP. Your action plan must prescribe specific actions and recommendations to address the issues identified in section 2.

The actions and recommendations should follow the SMART principle. They should be:

- S – specific: be clear and precise in what you are actually meaning to do. Avoid vague or generalised recommendations.
- M - measurable: your actions must be measurable so that the impact or outcome of your action can be determined.
- A – achievable: your actions must be practical and within reach, not beyond the scope of what you can realistically achieve.
- R – reasonable: make sure what you are proposing to do is a reasonable and considered response to the issue at hand. Do not be too ambitious nor too lax in establishing goals and implementing actions

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- T – timetabled: each action/recommendation must specify exactly when it will be done – i.e. when will it be commenced and when it will be finished. Specify the month and the year. Avoid use of terms such as “annually” or “as required” or ‘seasonally’.

The action plan should also describing priority areas or priority works. It should include a map and detail the proposed methods and timing for the works. The following template may provide some assistance:

## Action Plan

Action	Location	Control method	Herbicide/ Chemical	Timing	Priority
Eradicate Blackberries	Along gully in south western corner of property (as shown on map 1)	Spray by contractor. Hand pull small seedlings	Garlon as per label directions	Jan-Feb 2010 with follow-up in Jan-Feb 2011, 2012	High
Control rabbits	All rabbit feeding areas as per attached map 2	Baiting program as part of neighbourhood rabbit group	Pindone supplied by licensed contractor	Late Summer 2010	High
	All active warrens located as per attached map 3	Closure of warrens by manual digging. Monitor for re-opening weekly.	n/a	Autumn-Winter 2010 before rabbits commence breeding in spring	High

## Monitoring and Implementation

The life, or period of time for which a Land Management Plan is relevant should be a minimum of five years and include ongoing monitoring. Council’s Environmental Investigations Officer will check on and monitor the implementation and progress of your plan.

## Further Advice and Assistance

Council’s Land Management Officers are available to advise you on your plan and can provide a list of consultants that can prepare plans if assistance is required. You may be eligible for financial incentives such as the LEAF grant to undertake the actions and recommendations of your plan. Council also encourages applicants to explore conservation covenants, Land for Wildlife, Melbourne Water’s Stream Frontage program, Landcare groups and other avenues to protect and enhance environmental values.

# Statutory Planning Information Sheet

Council offers a Property Management Planning Course for owners wanting to prepare their own plan. This short course will guide you to create and have ownership of a LMP addressing sustainable land management.

Should you require any further assistance or advice, please contact Council Statutory Planning Unit on 9840 9495 or a Council Land Management Officer on 9840 9326.

## Other Useful Documents

The following documents do not form part of the Manningham Planning Scheme but may be useful in preparing your LMP.

- *Land Management Guide* – Manningham City Council (2003)
- *Weeds Booklet* – Manningham City Council (2006)
- *Native Splendour, 2<sup>nd</sup> Edition* - Manningham City Council (2009)
- *Rabbit Control in urban and peri urban areas* - flyer

Copies of these booklets can be obtained from the Municipal Offices at 699 Doncaster Road, Doncaster, or online at [www.manningham.vic.gov.au](http://www.manningham.vic.gov.au)