

6. LAND TENURE, USE AND MANAGEMENT

6.1 Public Land

The dominant use of public land (which comprises 78% of the catchment) is hardwood production (78%) with substantial areas set aside for conservation/recreation/education (19%). Softwood production occupies 3% of public land, with extractive industries, roads and other utilities occupying only a small fraction on the total area.

Land of the catchment has been the subject of investigations by the Land conservation Council in 1974, as part of the Melbourne Study Area⁶, and subsequently as part of a study in 1983 to identify areas of land suitable for softwood plantations⁷.

Final Recommendations⁸ of the former study area were, in the main, accepted by government. Final Recommendations⁹ of the latter study, which related to possible plantation areas, are still under consideration. Recommendations relating to the Bull Beef Creek Flora and Fauna Reserve, the Gooding Bushland Reserve and the Blue rock Lake environs have been accepted by government (see Figure 6.1).

6.2 Freehold Land

Freehold land (totalling some 22% of the catchment) is held generally in small tenements with few holdings over 100 ha and many less than 10 ha in size.

Grazing for dairying and beef production, and associated residential use are the dominant land uses in the catchment. Lesser areas are used for horticulture (primarily potato production) and softwood production. Some areas are uncleared and provide some timber for on-farm use or are essentially unused. There is one urban area (the township of Willow Grove), a small settlement at Hill End and one area used primarily for recreation (Icy Creek Holiday Resort).

6.3 Planning controls and other relevant legislation.

6.3.1 Statutory Planning

The catchment includes land of two municipalities – the Shire of Narracan and the Shire of Buln Buln. Development of freehold land in both municipalities is regulated under Interim Development Orders.

The Shire of Buln Buln administers a 'blanket' Order: all works and development require permit. The Interim Development Order of the Shire of Narracan specifies that all works (including the construction of buildings other than dwellings) require a permit, and considers the township of Willow Grove separately from the surrounding farmland. Both Orders provide for limited subdivision of land titles.

Planning Schemes for both municipalities are in preparation. The draft Planning Scheme for the Shire of Narracan, having been exhibited, is being revised in the light of comments received.

6.3.2 Environment Protection Act

A State Environment Protection Policy for the waters of the Latrobe River Catchment¹⁰ has been prepared under the Environment Protection Act 1970 and declared by the Governor in Council on October 20, 1981. The Policy identifies the land of concern, the beneficial uses to be protected and the parameters used to indicate and define environmental quality. It also includes a statement of water quality objectives and an Attainment Programme.

⁶ Land Conservation Council, 1974. Report on the Melbourne Study Area.

⁷ Land Conservation Council, 1982. Special Investigation, Melbourne Area, Hill End.

⁸ Land Conservation Council, 1977. Final Recommendations, Melbourne Area.

⁹ Land Conservation Council, 1983. Final Recommendations, Melbourne Area, Hill End.

¹⁰ State Environment Protection Policy No. W-25A/26 (the Waters of the Latrobe Catchment). Victorian Government Gazette No. 113, Friday, November 20, 1981.

KEY TO FIGURE 6.1

LAND USES APPROVED BY THE GOVERNMENT



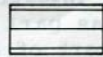
Baw Baw National Park



Moondarra State Park



Bull Beef Creek Flora and Fauna Reserve



Hardwood Production



Softwood Production



Public land water frontage



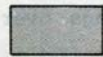
Boggy Creek Education Area



Gooding Bushland Reserve



Baw Baw Alpine Resort and other recreation



Uncommitted Land (see below)

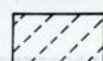
RECOMMENDED LAND USES SUBJECT TO GOVERNMENT DECISIONS



Hardwood Production



Water Production



To remain as uncommitted land until and unless the land is required for softwood establishment



To remain as uncommitted land until and unless adjacent land is required for softwood establishment whereupon it should be designated Forest Area

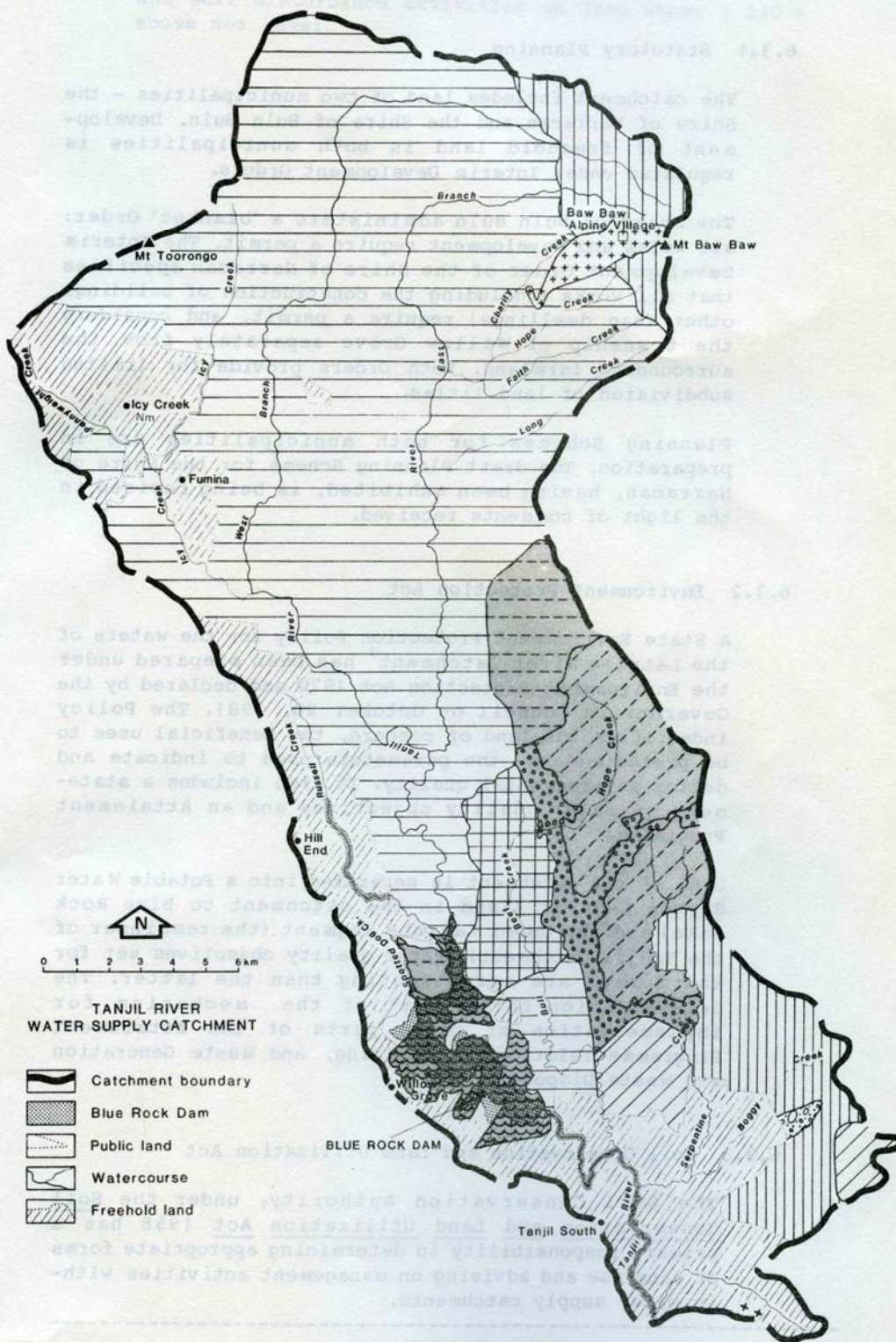


Figure 6.1 USE OF PUBLIC LAND

Land of the catchment is separated into a Potable Water Supply Segment (land in the catchment to Blue Rock Lake) and the upper Latrobe Segment (the remainder of the Tanjil Catchment); water quality objectives set for the former are more exacting than the latter. The Determination forms part of the mechanism for implementation of those parts of the Attainment Programme relating to Servicing, and Waste Generation and Waste Disposal¹.

6.3.3 Soil Conservation and Land Utilization Act

The Soil Conservation Authority, under the Soil Conservation and Land Utilization Act 1958 has a primary responsibility in determining appropriate forms of land use and advising on management activities within water supply catchments.

The Premier has also directed (Directive 60/5907) that the Authority has supervisory control over all grazing and soil disturbance activities on land above 1 220 m above sea level.