

1. INTRODUCTION

1.1 Introduction

Land varies considerably in its basic characteristics and its response to the demands made upon it. Such demands include the production of food, fibre, water, and development for residential, industrial and recreational purposes.

Planners need to match the requirements of land use with the capability of the land to sustain that use and avoid land degradation. Prior knowledge of soil and land limitations can prevent unnecessary and costly mistakes. Information obtained through land capability assessments can provide the necessary data to assist local government with planning decisions and the preparation of planning strategies for the future.

Planning schemes developed and implemented by local government provide an effective means of managing changes in land use. A planning scheme may prohibit or place conditions on land use not well suited to a land type.

This report provides land resource information for broad-scale planning within the Strathfieldsaye District. It does not provide recommendations for land use and no allowance has been made for social or economic considerations which may influence planning proposals. It is primarily an examination of potential consequences and levels of management required for a range of land uses.

1.2 Location

The Strathfieldsaye District is located immediately to the north-east of the City of Bendigo, as shown in Figure 1.1. It has an area of approximately 600 km².

Figure 1.1 Location of the District of Strathfieldsaye



1.3 Purpose of study

To provide land resource information to the City of Greater Bendigo that will facilitate future land use planning and assessment in the Strathfieldsaye District.

More specifically:

1. To map and describe the freehold land of the Strathfieldsaye District at a scale of 1:25,000 (excluding existing urban areas and public land) identifying dominant land types, climatic zones and other features relevant to the assessment of the capabilities of the land.

2. To prepare land capability analyses based on standardised rating tables for:
 - * agriculture
 - * effluent disposal
 - * farm (earthen) dams
 - * secondary roads
 - * building foundations

3. To provide maps at 1:25,000 scale of :
 - * topographic base map, including tree cover and map units
 - * thematic land use maps with land capability classes
 - * maps of potential groundwater recharge and erosion risk areas

4. To assist the City of Greater Bendigo in the incorporation of this land resource information into it's planning strategies for the district of Strathfieldsaye.