Table 1.1 Summary of land capability ratings

Note: The map unit tables on the specific land capability map or the map unit description in Section 4 of this report detail the reason(s) for ratings of 3, 4 or 5.

MAP UNIT		LAND CAPABILITY RATING					
Symbol	Description	Agriculture	Effluent Disposal	Farm Dams	Secondary Roads	Rural Residential	Small Farms
Qa1	Quaternary alluvium, floodplain	3	5	5	5	5	5
Qa2	Quaternary alluvium, floodplain	3	5	3	5	5	5
Qa3	Quaternary alluvium, terrace	4	4	3	4	4	4
Qa4	Quaternary alluvium, terrace	4	2	5	3	5	5
Qf1d	Quaternary fan, moderate slope	4	4	4	4	4	4
Qf1f	Quaternary fan, gentle slope	4	5	3	4	5	5
Qf2f	Quaternary fan, gentle slope	4	3	5	3	5	5
Qf2g	Quaternary fan, very gentle slope	4	3	5	3	5	5
Qf3c	Quaternary fan, moderately steep slope	5	4	5	4	5	5
Qba	Quaternary basalt, crest	4	4	5	3	5	4
Qbc	Quaternary basalt, moderately steep slope	5	4	5	4	5	5
Qbd	Quaternary basalt, moderate slope	5	4	5	4	5	5
Qbf	Quaternary basalt, gentle slope	4	4	5	3	5	4
Qbg	Quaternary basalt, very gentle slope	4	5	5	4	5	4
Qbh	Quaternary basalt, drainage depression	4	4	4	4	4	4
Dga	Devonian granite, crest	4	4	5	3	5	5
Dgb	Devonian granite, steep slope	5	5	5	5	5	5
Dgc	Devonian granite, moderately steep slope	5	4	5	4	5	5
Dgd	Devonian granite, moderate slope	5	4	4	4	4	5
Dsa	Devonian sediments,crest	5	5	5	4	5	5
Dsb	Devonian sediments, steep slope	5	5	5	5	5	5
Dsc	Devonian sediments, moderately steep	4	4	5	4	5	5
Dsd	Devonian sediments, moderate slopes	4	4	5	4	5	4
Dse	Devonian sediments, gentle crest	4	4	5	3	5	4
Dsf	Devonian sediments, gentle slopes	3	4	4	3	4	3
Dsg	Devonian sediments, very gentle slope	3	4	4	3	4	3
Dsh	Devonian sediments, drainage depression	4	4	4	4	4	4

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 requirement 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 Shire of Broadford. 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 Shire of Broadford is located 70 km to the north of Melbourne, as shown in Figure 1.1. It has an area of approximately 560 km^2.

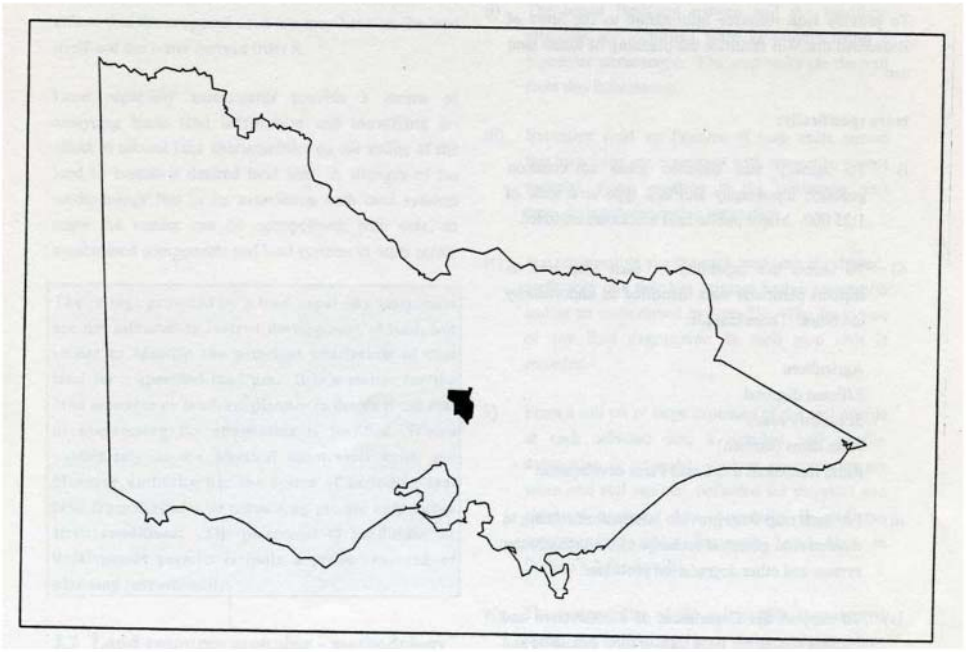

Figure 1.1 Location of the Shire of Broadford

1.3 Purpose Of The Study

The Shire of Broadford is located along a growth corridor that follows the Hume Highway to the north of Melbourne. It is therefore under increasing pressure from urban expansion.

The Shire has identified a need for sound land resource information to enable consistent planning decisions to be made concerning land use development.

To ensure a sound base for future planning strategies, the Shire of Broadford requested a land capability study by the Department of Conservation and Natural Resources. Previous studies have been undertaken in the area (White 1990) but at a scale inappropriate for preparing municipal land planning strategies.

1.4 Objectives

Major Objective:

To provide land resource information to the Shire of Broadford that will facilitate the planning of future land use.

more specifically:

i) To identify and describe areas of common geology, topography and soil type at a scale of 1:25 000. Major public land blocks are excluded.

ii) To assess the capability of each map unit to support particular uses identified as important by the Shire. These include:

Agriculture
Effluent disposal
Secondary roads
Farm dams (earthen)
Rural residential and Small Farm development

iii) For each map unit, provide information relating to erosion risk, potential recharge to the groundwater system and other degradation processes.

iv) To support the Department of Conservation and Natural Resources field staff in their extension and support role to the Shire.