

**PROPOSED
RECOMMENDATIONS**

**NORTH-EASTERN STUDY AREA
DISTRICT 2**

**LAND CONSERVATION COUNCIL, VICTORIA
MELBOURNE, JANUARY 1974**

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INTRODUCTION

The Land Conservation Council was established by the *Land Conservation Act* 1970. Its main function is to make recommendations to the Minister for Conservation with respect to the use of public land, in order to provide for the balanced use of land in Victoria. This report contains the Council's proposed recommendations concerning the public land in the North-Eastern Area, District 2. Notices showing the boundary of the study district and advising that an investigation was to be carried out were published in the Victoria Government Gazette on 23 June 1971 and in local and Victorian newspapers in June and July 1971. A descriptive report was published on 8 August 1973. The Council received 98 submissions on the future use of public land. Individuals, associations, companies, and local and State government bodies, representing a wide cross-section of the community, made helpful submissions covering most feasible forms of land use for the district. Extracts from the *Land Conservation Act* 1970 covering the procedure to be followed in formulating recommendations were included in the descriptive report.

After considering these submissions, and having visited the area, the Council has now formulated its proposed recommendations. It will consider further submissions upon these proposed recommendations, if received within 60 days of the date of this publication.

Land use

The study district covers a total area of approximately 350,000 hectares (ha) of which about 265,400 ha (76%) has been alienated and is used mainly for livestock production. About 10% of the alienated land—mainly in the Harry Creek /Marraweeny, Lurg, Upton Hill, Terip Terip, Glen Creek, and Tolmie areas—is not developed for agriculture. The total area of public land, which includes Lakes Nillahcootie and Eildon (part) is about 85,650 ha (24%), and most of it is in large blocks. Table 1 summarizes the recommended uses of public land. It is not possible to categorize all land precisely and the multiple use of most areas should be appreciated. The recommendations propose new areas to be used primarily for recreation and conservation. Types of reserves proposed include parks, reference areas, education areas, forest areas, bushland areas, historic areas, and flora areas. The land allocated to softwood production and agriculture meets the present needs and will be reviewed from time to time.

Recommendations are grouped under the major forms of land use, but it must be recognized that in most cases these are not exclusive and many secondary uses are compatible. Each section recommends the uses to which individual parcels of land should be put and in some cases suggests an appropriate tenure. Where it has been

recommended that uses be phased out or not permitted because of conflict with the primary uses, Council has been satisfied that alternative areas exist where these needs can be reasonably met. The areas quoted are approximate. Where land is not specifically mentioned, present legal uses and tenure should continue.

Where a given area of land is subject to demands from competing uses, it is not possible to satisfy them all. However, these recommendations attempt to achieve balance in providing for the present needs of most forms of use while retaining flexibility and the opportunity to adjust to future changes in the demands upon land. They do so by placing as much of the public land as possible under forms of use that do not have a major impact on the natural ecosystem, and by placing areas into the "uncommitted land" category. Flexibility in planning is essential, since land use should be reviewed periodically as community needs and technology change.

TABLE I
RECOMMENDED PUBLIC LAND USE

Figures have been rounded, 1 hectare = 2.47 acres

Recommended land use	Area (ha)	Percentage of all land in study district	Percentage of public land
1. Uncommitted land	38,440	11	45
2. Softwood production*	15,110	4	17.5
3. Parks	9,024	2.5	10.5
4. Forest areas	8,180	2	9.5
5. Hardwood production	7,820	2	9
6. Water production**	2,453	0.75	3
7. Other recreation and conservation	2,042	0.5	2.5
8. Reference areas	1,600	0.5	2
9. Education area	380	} 0.25	} 1
10. Agriculture	271		
11. Wildlife***	250		
12. Utilities and survey	45		
13. Minerals and stone	36		

- * Includes existing plantations.
- ** Includes Lakes Nillahcootie and Eildon (part).
- *** Not included in area calculation in descriptive report.

The accompanying map of the study district (Map A) gives a broad view of the recommendations. The areas of land referred to in the text have been identified as clearly as practicable, having regard to the information available and the comparatively small scale of the map. However, the boundaries of many areas have not been precisely surveyed and are therefore subject to minor modification. A series of detailed plans show land recommended for alienation in Schedule 1, and the proposed *historic area* (L1) is shown in detail in Plan 7. Plan 8 delineates areas within the proposed Mt. Samaria State Park where hardwood timber production will continue until 1983.

PROPOSED RECOMMENDATIONS

Council wishes to stress the need for adequate management and protection of public land, as it has made its recommendations on the assumption that sufficient manpower and finance will be provided for the appropriate managing authority. If these resources are not provided, the Council's recommendations cannot be effectively implemented. There is an urgent need to make additional field staff and finance available, particularly to the National Parks Service. It is recommended that the present legal status and management of public land in each case be retained until the relevant authorities have the capacity to manage each area.

This Council, believing that it is essential that adequate provision be made for protection of public land from fire, recommends that :

- (a) State Forest which, through processes under the *Land Conservation Act* 1970, is changed from such status, should remain subject to the fire-protection provisions of the *Forests Act* 1958 which apply to State Forest.
- (b) satisfactory arrangements be made to ensure that Forests Commission fire-fighting personnel obtain or retain (as the case may be) familiarity with such land for fire-fighting purposes.
- (c) all fire-protection works conducted by the Forests Commission on such land other than suppression of wildfires be subject to prior agreement between the management authority and the Forests Commission ;
- (d) in the event of failure to reach agreement as referred to in (c) such matter to be referred to the Governor-in-Council for decision.

The Council, being aware that the Forests Commission and National Parks Service have already discussed the matter fully and reached agreement on the principles, further recommends that the two bodies continue their collaboration and devise a *modus operandi* for the implementation of such agreement.

A large proportion of the district forms part of the Lake Nillahcootie, Ryan's Creek, and Upper Goulburn water supply catchments proclaimed as such under the *Soil Conservation and Land Utilization Act* 1958. The use of all land within these areas is subject to specification by notice or by determination made by the Soil Conservation Authority, acting under the provisions of the above Act and its amendment. In this regard the Council recommends that, in proclaimed catchments, until a land-use determination has been made by the Soil Conservation Authority, management prescriptions be agreed to by the Authority and any management body concerned. Further, that where these circumstances apply and where the Land Conservation Council recommends grazing as a use, the numbers of stock and period of use be determined by the managing body (whomsoever it may be) after consultation with the Soil Conservation Authority before a grazing licence is issued.

Council notes the Lake Nillahcootie planning scheme in the shires of Benalla and Mansfield as defined by the Town and Country Planning Board under the provisions of the *Town and Country Planning Act 1961*.

A. PARKS

The number of people participating in recreational activities in natural surroundings is increasing rapidly, and Council believes that participation will continue to increase. However, the area of natural land available for these activities is decreasing and it is essential to allocate land to them now, before alienation and clearing further reduce the resources available.

A park is here defined as “an area of land in a natural or semi-natural condition, reserved because of its scenery, floral and faunal content, historical interest, or other features and which is used by the public primarily for open-space recreation and education”. This definition encompasses many different types of parks, the main differences arising from variations in size and content and the types and intensity of uses to which they are subjected.

A scheme of classification is necessary to define the purpose for which a park was created, to distinguish between different types of use, and to indicate different aims of management. Such a scheme will help planners, managers, and users of parks. In addition, it is desirable to classify parts of parks into zones for ease of management. This publication presents recommendations concerning parks in terms of the uses to which the land should be put. Parks have also been placed into categories, according to the scheme of classification suggested below.

The categories are not to be confused with the existing terminology of National Park, Forest Park, etc., which mainly denote tenure and the managing body rather than the types of purpose for which they are to be used. For instance, some of the present National Parks are more akin in character and purpose to a State or regional park than to the national park of nation-wide significance outlined in the classification.

Park categories

I. *National Park*

An extensive area of public land, of nation-wide significance because of its outstanding natural features and diverse land types, set aside primarily to provide for public enjoyment, education, and inspiration in natural environments in such a manner and by such means as will leave the natural environment unimpaired for the enjoyment of future generations.

II. *State park*

An area of public land, containing one or more land types, set aside primarily to provide for public enjoyment, education, and inspiration in natural environments.

III. *Regional park*

An area of public land, readily accessible from urban centres or a major tourist route, set aside primarily to provide open-space recreation in natural or semi-natural surroundings for large numbers of people.

IV. *Multi-purpose park*

An area of public land set aside primarily to provide recreational and educational experiences in natural surroundings, in which other activities such as hardwood timber production, stone extraction, hunting, or grazing are permitted where these form part of or supplement but do not substantially conflict with, the primary object.

It should be noted that, while parks are primarily used for recreation and conservation, other areas (which for example may be used for water, wildlife, and timber production) also have nature conservation values and are available for recreation.

In recommending the establishment of two parks in the district, the localities, natural features of the land, and the alternative possible uses have been noted by the Council. It also notes the high fire hazards existing around and within the proposed parks and recommends that adequate fire-protection plans be drawn up and the resources needed for their implementation be provided.

Specific Recommendations

A1 (Mount Samaria)

That the area of 6,960 ha indicated on the map be used to :

- (a) provide opportunities for recreational and educational experiences related to enjoying and understanding natural environments ;
- (b) protect and conserve natural environments ;
- (c) provide for apiculture along the western margins of the park ;
- (d) provide hardwood timber from the areas within the park shown on Plan 8 until 1983, from which year additional timber supplies will become available within the region. The timing and nature of timber extraction within the park should be selected so as to minimize conflict with the primary uses and be agreed upon by the National Parks Service and the Forests Commission. Timber extraction within the designated areas should be controlled by the Forests Commission, in accordance with the agreed plan

and that the area be a State park permanently reserved under section 14 of the *Land Act* 1958 and managed by the National Parks Service.

A2 (Reef Hills)

That the area of 2,064 ha indicated on the map and including the two road reserves within the area be used to :

- (a) provide opportunities for open-space recreation and education related to the enjoyment and understanding of this environment for large numbers of people ;
- (b) protect and conserve the natural ecosystems with particular emphasis on native mammals (including the squirrel glider) and birds ;
- (c) (i) provide locations suitable for use as a rifle range and for pistol club activities ;
- (ii) provide road-making material from the existing quarry site near Tower Road for works only within the proposed park ; *
- (iii) support apiculture ;
- (iv) support low-intensity hardwood production where methods, intensity, and locality of use do not conflict with the primary uses (a) and (b);
- (d) (i) that use by the Army be phased out ;
- (ii) that there should be no gravel-stripping permitted

and that it be a regional park permanently reserved under section 14 of the *Land Act* 1958 and managed by the National Parks Service.

B. REFERENCE AREAS

Reference areas are areas of public land containing viable samples of one or more land types that are, wherever possible, relatively undisturbed. These areas are reserved as a reference, to which those concerned with changing and managing land for either productive or aesthetic uses may refer when attempting to solve problems arising from use of the land.

Reference areas would normally be typical examples of land types that have been extensively developed elsewhere for productive uses such as agriculture or softwood production. The course and effects of human alteration and utilization of the land can be measured against these relatively stable natural areas. The areas should be viable and a buffer zone should surround each. Most developed regions have few suitable areas remaining.

In common with references and standards used in other fields, these areas must not be tampered with and natural processes should be allowed to continue undisturbed.

*There are current investigations aimed at ensuring alternative supplies of road-making materials within about 30 km of Benalla. The above recommendation (c) (ii) could be modified in the light of these investigations.

Access should be restricted and experimental manipulation should not be permitted. Reference areas will enable continued study of natural features and processes, for example fauna, flora, hydrology, and nutrition. These studies are important in increasing our knowledge of the ecological laws and processes on which man's survival may ultimately depend.

The preservation of some species in the long term requires the setting aside of areas free from human interference (in the form of productive or recreational use of the land). These areas preserve a valuable pool of genetic material—man often uses wild species to genetically strengthen inbred races of domestic plants and animals—and the future use of gene pools will probably expand far beyond this.

The management policies for reference areas throughout the State should be formulated by an advisory committee drawn from the universities and government agencies. After approval by the Government the policies would be implemented by the authority managing the buffer zone.

Policy Recommendations

- B (i)** That, because of restrictions on their use and to help ensure their viability, reference areas should be surrounded by a buffer zone. These zones could be, for example, part of a park, forest area, or wildlife reserve in which the aims of management would include prevention of any damage to the reference area.
- B (ii)** That the authority managing the buffer zone control the enclosed reference area. The Council in recommending the creation of reference areas, foresees the need for new legislation to specify the status of these areas and for the establishment of an advisory committee to determine the broad policy for their management. The delineation of buffer zones should be by joint agreement between the managing authority and the advisory committee.

Specific Recommendations

The Council, in making recommendations of reference areas, has used as a basis the land systems described and mapped in Chapter 12 of the descriptive report. Equivalent land systems outside the study district have been taken into consideration. One area in District 3 of the North-Eastern Area is considered to be the best example of the Archerton and Tolmie land systems so that no sample has been recommended in this district. Another area in District 3 of the North-Eastern Area which better meets the requirements for a reference area is that which contains a sample of the Drumtop land system. This land system is the equivalent of the Loombah land system in District 2. The decision not to allocate reference areas in this district may have to be reviewed following the final recommendations for District 3.

An area in the headwaters of the Broken River (indicated on Map A by cross-hatching) is an undisturbed, representative sample of the Cambatong land system. It lies within a larger area which is proposed to be uncommitted until the adjacent Alpine Area is investigated. It is recommended that the options for a reference area be kept open within and immediately adjacent to the cross-hatched area.

No viable examples of the Wrightley, Tabletop, Mansfield, Warby, and Swanpool land systems remain. However, an area in the watershed of Back Creek contains an example of the Swanpool land system, and some components of this area (e.g. soils) should be kept in an undisturbed condition. A reference area which contains a sample of the Lurg and Benalla land systems at the Reef Hills would be difficult to maintain.

B1 (Toorour).

That the area of 480 ha indicated on the map be used to maintain the ecosystem (permitting natural processes to continue with a minimum of human interference) for scientific study related to the impact of man's activities on similar ecosystems, and that the area be reserved for scientific reference.

This area is a representative sample of the Moonee Moonee land system.

B2 (Glen Creek).

That the area of 390 ha indicated on the map be used and reserved as in B1 above.

This area contains a representative sample of the Moorngag land system.

B3 (Blue Range).

That the area of 400 ha indicated on the map be used and reserved as in B1 above and managed by the same management body that manages the proposed Mt. Samaria State Park (see A1).

This area is a representative sample of the Strathbogie land system.

B4 (Ryans Creek).

That the area of 320 ha indicated on the map be used and reserved as in B1 above.

This area is a representative sample of the Tiger Hill land system.

C. WILDLIFE

The conservation of fauna depends on conservation of habitat, and by far the largest remaining area of natural habitat in Victoria is on public land. Wildlife areas may enable the conservation of species that will be utilized or are endangered. They may conserve distinctive wildlife values related to particular areas of land, such as favoured breeding and feeding localities of migratory and nomadic species. They may also include places where the occurrence of a species is of particular scientific interest and places which provide, with advantages, special features suitable for research, recreation, and education related to wildlife conservation. The conservation of flora and the provision of open-space recreation are major secondary uses of wildlife reserves.

The conservation of fauna as components of representative functioning biological communities in a region can be achieved alongside certain other uses of public land. These comprise those that conserve the habitat to a considerable degree, such as low-intensity recreation and many forms of hardwood timber production.

Policy Recommendation

C (i) That wildlife and fish habitats on public land be conserved and restored if practicable, especially in the case of wetlands and water frontages.

Specific Recommendations

C1 (Seven Creeks)

- (a) That the Seven Creeks above Gall's Gap road be used for the conservation of the trout cod, and other native fish.
- (b) That stream frontages on the Seven Creeks from allotment IIA, section A, Parish of Wondoomarook (Gall's Gap road), upstream to allotment 6, section D, Parish of Strathbogie, be reserved for the conservation of wildlife and water supply purposes.
- (c) That adjacent landowners should retain rights to water their stock, and that the area designated in C1 (b) above be permanently reserved under section 14 of the *Land Act* 1958 as a wildlife reserve to be managed by the Fisheries and Wildlife Department in consultation with the Euroa Waterworks Trust.

D. EDUCATION

Education in ecology is an important step in the conservation of our natural resources. This area of study is becoming an increasingly important feature of school curricula at primary and secondary levels and with other organizations concerned with nature appreciation. One such example is the Form V biology course which includes such topics as natural communities, food chains, succession, animal societies, and the effect of man on the ecosystem.

The study of ecosystems is indispensably linked with field studies and mainly concerns natural systems or comparison of these with greatly altered ones—for example, agricultural land and softwood plantations. The public land in many cases best fulfils these requirements.

Obviously, the use of areas for educational purposes can take place in conjunction with primary uses such as outdoor recreation, nature conservation, and hardwood production. However, in some circumstances, there is also a need for reserves with associated laboratory and accommodation facilities which will enable long-term studies by successive groups. In these study groups class size should be small and activities

should be closely supervised both by the managing authority and the user organization. Activities permitted here, which may not be appropriate elsewhere, would include collecting material for study, excavating soil profiles, and establishing growth plots. Use of an area for educational purposes should not be the exclusive right of any one organization. On the other hand, any such organization would have the opportunity to use these areas and other public land in other parts of the State.

Council recognizes that this new project of establishing areas for educational purposes cannot be implemented until the education authorities (both State and private) have established a responsible body to inaugurate and eventually control the project and meet the necessary costs. Council will also need to collaborate with the Environment Studies Association which proposes to create centres for field studies.

It is also recognized that this Council will have to discuss with the various land management departments a uniform management scheme (including fire protection) for these areas.

Policy Recommendations

- D (i) That areas of public land should be set aside for educational purposes and that in some cases permanent accommodation be provided on this land. These areas will serve as a supplement to the existing arrangements of the use for educational purposes of other public lands used primarily for other purposes.
- D (ii) That managing agents of public lands make reasonable provision for education.

Specific Recommendation

DI (Lima East)

That the area of 380 ha indicated on the map be used to provide opportunities for field teaching aimed at promoting an understanding of natural environments and that the managing authority provide a residential officer for this area.

E. WATER PRODUCTION

The district is an important water source for town water supplies and for irrigation on the drier agricultural land further to the west. The water supply catchments for Lake Nillahcootie, Ryan's Creek, and Upper Goulburn have been proclaimed as such under the *Soil Conservation and Land Utilization Act 1958*. The Council recognizes that water yield, water quality, and flow regimes are prime considerations in land use recommendations and that these are especially significant for the Ryan's, Honeysuckle, Mountain Hut Creek, and Seven Creeks catchments which supply water for domestic purposes.

Future additional water needs for domestic purposes and for stock and irrigation may require the construction of additional water storages in the district. Specific areas cannot be reserved for this purpose until the need arises and possible sites are investigated. The Council notes the proposals for additional water storages on Mountain Hut Creek and at Polly McQuinn's and Currie-McMaster's on Seven Creeks.

Specific Recommendations

- E1** That the Loombah Weir and its associated water reserves and the Lake Mokoan diversion channel continue to be used for water conservation and supply.
- E2** That the area of 840 ha indicated on the map be reserved to protect the water supply at Lake McCall Say and its passage to the Loombah Weir.
- E3** That the area of 8 ha indicated on the map be used to protect the water storage on Mountain Hut Creek.
- E4** That the present water reserves (excluding the reserve within allotment 24, Parish of Nillahcootie) around Lake Nillahcootie and Lake Eildon (in this district) be used primarily for water conservation and also that access to and use of these lands be clearly provided for recreation such as fishing, and that the bodies of water be used for water conservation, fauna conservation, and recreation.

F. HARDWOOD PRODUCTION

Hardwood sawmilling, in which industry about 200 men are employed, is an important one for the district. However, not all the sawn log supplies come from the district.

Messmate stringybark and St. John's blue gum are the most important timber species. The capability for intensive hardwood production is highest where large stands of these species exist on relatively gentle terrain.

Most of the sawn timber is marketed in nearby regions and the supplies of fencing materials, poles, and firewood cater for the needs of small local markets.

In addition, the establishment of any future processing plant for softwood fibre is likely to be based on the availability of hardwood fibre also. Any projects involving large-scale clear felling should be referred to the Land Conservation Council. In the following recommendations two substantial areas have been allocated to hardwood production. This is justified by the importance of the existing industry and the strong likelihood of a requirement for hardwood timber and fibre in the future. The use of land in this way retains flexibility and allows the possibility of later adaption to most other uses. Hardwood production is compatible with other uses

such as conservation of flora and fauna, recreation, landscape preservation, and apiculture. The policy recommendation is intended to ensure that these other uses are recognized and encompassed in the management of areas for hardwood timber production.

Policy Recommendation

F (i) That recreation and nature conservation be major secondary uses of areas set aside primarily for hardwood timber production.

Specific Recommendations

F1 (Toorour)

That the area of 4,320 ha indicated on the map be used primarily for hardwood timber production and that it remain or become reserved forest.

F2 (Archerton)

That the area of 3,500 ha indicated on the map be used for hardwood timber production

and that it remain or become reserved forest or remain as Benalla Waterworks Trust land managed in conjunction with the Forests Commission.

This land lies within the proclaimed catchment of Ryans Creek which is used for domestic water supply. The Soil Conservation Authority will make a land use determination for this catchment in accordance with the *Soil Conservation and Land Utilization Act* 1958. Until that determination is made management prescriptions agreed to by the Authority and the Forests Commission should be strictly observed.

G. SOFTWOOD PRODUCTION

The report on the North-Eastern Area, District 2, deals with the national case for an expanded softwood planting programme and with some criticisms of that programme. It shows that Australia imports, and will continue to import, large amounts of wood and wood products and that many of these imports could be grown in this country. Points of contention are the future level of Australian consumption of wood and wood products, and the relative efficiency of importing them as compared with their being produced locally.

The Strathbogie Ranges and Tolmie Highlands are generally favoured by suitable soils, adequate rainfall, and relatively flat terrain. Two plantations, one of 3,560 ha net at Warrenbayne/Boho and another of 1,010 ha net near Wrightley have already been established (to July 1973). The softwood and hardwood industries both have an important influence on regional employment and economic growth. These factors and the continuing strong demand for wood and wood products were taken into account in the allocation of some public land to softwood growing in this area.

Planning period

Provision is made in these recommendations for land for planting of softwoods in the district until 1983, thus allowing a planning period of 10 years for the establishment of softwoods. However, finance for softwood plantings depends to a considerable degree on the Commonwealth-State Softwood Forestry Agreement which is scheduled for review in 1976 and possibly again in 1981. If there are substantial changes in the above agreement it will be necessary to review these recommendations, particularly the area of land provided for softwood planting in 1982 and 1983. The Council will consider making land available for softwood planting after 1983 in sufficient time to allow reasonable preparation for such plantings.

Purchase of private land

The Council believes that softwood plantation extension should incorporate substantial areas of purchased private lands as well as public land. The area of public land allocated to State plantings, (9,240 ha) includes 2,537 ha (27%) of previously purchased private property. Of this 1,196 ha is included in the Boho/Toorour area and 1,341 ha* at Wrightley/Tolmie.

Plantation planning guidelines

The impact of large plantations of softwoods on the natural environment can be lessened by retaining selected areas of native vegetation and by adhering to catchment prescriptions laid down by the relevant management authorities, where applicable. The guidelines set out below apply specifically to the establishment of plantations on public land in north-eastern Victoria. They have been adapted from those prepared and used by the Forests Commission. Obviously, planning plantations in this way increases their total area. Allowances for this have been made in calculating the areas allocated to softwood planting.

Plantation requirements

The Council believes that the requirements of a large wood-processing industry drawing on supplies from the Benalla-Mansfield zone and possibly the Central zone necessitate the use of sufficient land to meet the probable requirements for hardwood and softwood supplies. For instance, in 1972, the pulp mill at Maryvale used eucalypt and softwood volumes in the ratio of 1 : 1.

The Forests Commission's requirements in the combined zones are for softwood plantations with a net area of at least 60,000 ha and which are reasonably consolidated and within economic range of suitable industrial sites. The contribution of softwood plantation from this district and adjacent areas as requested in their submission, would amount to a net area of about 28,000 ha.

(*Includes 605 ha of Benalla Waterworks Trust land the purchase of which is currently being negotiated between the Trust and the Forests Commission.)

Non-government plantations

The Council's general policy is that public land may be considered for private softwood planting if a company shows its preparedness to undertake a planting programme using purchased private land and if the use of this public land would consolidate the project. Further, any public land would be made available in the form of leases.

Policy Recommendation

G (i) That public land should be made available for growing of softwoods provided the planning and establishment of plantations follow the procedures and practices suggested below.

The Forests Commission's present policy concerning the establishment of softwood plantations in this district is endorsed by Council and involves the following procedures and practices. No continuous plantation unit should exceed 1,400 ha without obvious break-up by areas which are retained for native forest. Large samples (100–200 ha) of all vegetation types in the area should be retained. Where possible, several types should be combined for retention in one unit. The unit may be sited to improve the appearance of the plantation, or to combine with unsuitable land to form a range of habitats for wildlife. Units may also include stands of native hardwood managed for timber production. While logging and fuel-reduction burning need not be prohibited in areas where native vegetation is retained, it is important that the amenity and recreational values of these areas be protected. Any utilization, including that carried out prior to clearing, should be carefully controlled, and slash, snig tracks, and landings cleaned up. No retained area should be fuel-reduced in its entirety in any one year.

Native vegetation should be retained for a minimum width of 40 m from each bank along minor streams and 80 m from each bank along major streams. This is in line with other Council recommendations that all wetlands on public land be conserved. These strips of retained native vegetation should be kept free of bulldozed material, and windrows should be swept back from them to protect them from hot burns. They should be linked to areas of native forest wherever possible, to allow movement of wildlife.

Strips of native forest should be retained for a minimum width of 100 m along highways and main roads and in some cases may be approximately 1 km wide. On minor through-roads, a visually diverse environment should be maintained by plantings (preferably of native and local species). Where plantations are to be established adjoining private property, consideration should be given to reasonable requests by the landowners for the retention of native vegetation along boundaries.

Specific Recommendations

G1 That the present plantations continue to be used for the production of softwood products and the provision of other goods and services compatible with this primary use as well as providing opportunities for education and recreation.

G2 (Toorour/Boho)

That the area (5,330 ha) indicated on the map be used for softwood production and that it be reserved forest.

G3 (Wrightly/Tolmie)

That the area (3,910 ha) indicated on the map be used for softwood production and that it be reserved forest

The total area (G2 and G3) of 9,240 ha is based on the current annual planting rate of 700 ha for the 10 years 1974 to 1983 inclusive. In arriving at a gross area about 20% has been allowed for roads, firebreaks, and areas retained for native vegetation. Land within the Ryan's Creek proclaimed water catchment will be subject to a land use determination by the Soil Conservation Authority and the area of native vegetation retained within the plantation may be greater than that recommended above.

H. FOREST AREA

Specific Recommendations

The Council in making these recommendations recognizes that areas adjacent to timber resources have high priorities for protection of that resource because of their location and may also have other values because of inherent characteristics.

H1 That the area of 8,180 ha indicated on the map be used for the protection of the adjacent area recommended for softwood production and for conservation of fauna and flora, low-intensity hardwood production, recreation, honey production, and mining. In particular, the scientific values of the Hat Hill-Holland Creek area should be recognized and also the high fauna values in the northern section west of Warrenbayne

and that it be reserved forest.

I. AGRICULTURE

Council has carefully considered submissions concerning the use of public lands for agricultural production. However, it does not recommend that additional large areas of public land be developed for agriculture at this time.

The alienated lands of the district lie mainly on the relatively flat to rolling topography of the Benalla and Mansfield plains, the Lurg Hills, and the Strathbogie plateau. Some agricultural land extends up the steeper slopes surrounding this plateau and into the foothills and plateaux of the Tolmie highlands.

Considerable untapped potential remains for developing further the alienated lands, particularly on the river flats, plains, and rolling hills at lower elevations and on some of the plateaux at high elevations.

The greatest scope for large-scale development of forested land exists in the plateau forming the headwaters of Ryan's Creek, the two broad interflaves on either side of this stream, the headwaters of Seven Creeks (near Mt. Barranhet), Rocky Ned, Brankeet, Gerar, and Tallangalook Creeks in the Strathbogie Ranges, and some public land around Tolmie. Much of this area has been left as uncommitted land (see Section K), which could be alienated in the future for agricultural production or used for other purposes. If the demand for agricultural products outgrows the ability of the private lands of the State to produce them, further consideration would be given to the provision of additional public land for agriculture. It is emphasized, however, that, of the uncommitted land, Ryan's Creek and Honeysuckle Creek catchments supply water for domestic purposes. Forested catchments are best able to meet requirements for domestic water in this district.

The Council has made recommendations for some small areas of public land to be made available for agriculture.

Specific Recommendations

II That the land described in schedule 1 below (approx. 271 ha) and indicated in detail in Plans 1-6 be used for agriculture.

Precise notice of the land that becomes available for agriculture will be made by the Department of Crown Lands and Survey. It is intended that this land should form additions to present farms rather than be developed as new units.

With reference to section 5(3) of the *Land Conservation Act* 1970, the Council considers that the best method of making the land in the schedule available for agriculture is in accordance with the existing provisions of the *Land Act* 1958, the *Soil Conservation and Land Utilization Act* 1958, and the *Soil Conservation and Land Utilization (Amendment) Act* 1971.

SCHEDULE 1 LAND RECOMMENDED FOR AGRICULTURE

Parish	Location	Area (ha)
Borodomanin	Allotment 8F (Ancona)	2
Longwood	Allotment 39A	98
Monea South	Allotment 35B	28
Moorngag	Water reserve, south of allotments 47 and 46	5
Ruffy	Allotments 21, 22, and 23	133
Warrenbayne	Adjacent to allotment 86B	5

J. MINERALS AND STONE

Materials covered by the definition of "stone" in the *Extractive Industries Act 1966* are widespread in the district. These materials include granite, rock of any kind, slate, gravel, clay, sand, earth, and soil. There are also known deposits of "minerals" as defined in the *Mines Act 1958* (metallic minerals, etc.) and further deposits will probably be found.

It is not possible at this stage to reserve areas of public land to meet future requirements for "stone" or "minerals". The exploration necessary to delineate areas that contain stone material which meet the various physical and chemical requirements for that particular material commonly involves lengthy and costly programmes of drilling and testing. This can only be justified where markets are guaranteed, for example near cities and major construction projects. At present, a number of sites in the district have yielded "stone" and still have reserves available. Mining for minerals is current at a few localities.

Other areas of public land will eventually be required for minerals and/or stone production. Thus it is important that as much land as possible remain in a form of tenure that will permit exploration when and if this becomes necessary, and that permissible uses of public land include mining where possible so that both exploration and extraction may take place as the need arises. It is the responsibility of the government to establish the existence and extent of the State's mineral resources, particularly those of a strategic nature which would be of significance in a time of national emergency. It is important, therefore, that the reservation of conservation areas should not automatically exclude the exploration for stone, mineral, or petroleum resources, either by exploration companies under strict supervision or by the Mines Department itself. Attention should be directed towards ensuring that other values and interests are protected rather than attempting to prevent exploration activities.

Policy Recommendation

- J (i)** That extraction of "stone" and "minerals" on public land should be subject to the approval and conditions specified by the relevant authorities. All extraction sites should be reclaimed and revegetated except under special circumstances—for example, where a quarry may have value for recreation, education, or scientific study.

Specific Recommendations

- J1** That the existing stone, gravel, and quarry reserves and the water supply reserve (within allotment 24, Parish of Nillahcootie) continue to be used as sources of "stone".
- J2** That mining on the existing mineral leases continue and that the existing extraction of "stone" on other than quarry reserves be allowed to continue.

- J3** That the portion of land covered by exploration licence No. 466 which falls within the proposed Mt. Samaria State Park (A1) should not be included in any renewal of the licence except after consultation with the managing authority.

K. UNCOMMITTED LAND

In planning land use, known resources are allocated to satisfy known or predicted demands. However, Council is aware that many changes in demand cannot be foreseen and that resources themselves will change as exploration, investigation, and technology progress. For these reasons it is desirable that planning be flexible so that when land use is reviewed, resources can be re-allocated or adapted to meet changed demands. Changes in demand may affect present uses or may create entirely new ones.

Provision for future demands is made by placing land under flexible forms of use (that is, uses that do not have a major impact on the natural ecosystem) and by retaining as much land as possible in an uncommitted state. Such uncommitted land should normally have potential for several forms of use, and the main aim of management is to keep the use of land completely flexible, leaving open all options for future use. The use of uncommitted land in the Bunston block would best be considered in conjunction with that for land to the south and east (in the Alpine Study Area) and should be reviewed when that area is investigated.

Specific Recommendations

- K1** That the land indicated on map A (approx. 26,600 ha) be used to :
- (a) maintain the natural ecosystems in order to keep open all options for future use.
 - (b) produce those goods and services required by the community that can be supplied without seriously reducing the ability of the land to meet future needs

and that it be uncommitted land and become unoccupied Crown land proclaimed as protected forest.

- K2** That the land indicated on the map (11,840 ha) be used as above and that it be uncommitted land remaining under the present legal status pending further investigation.

L. OTHER RECREATION AND CONSERVATION AREAS

Specific Recommendations

Historic area

This is an area of public land for which the best primary use is to preserve aboriginal relics and areas of historical or archaeological significance.

L1 (Toombullup)

That the area indicated on Plan 7 (265 ha) be used such that various sites (and the surrounding environment) which are associated with Victoria's early history are preserved

and that it be reserved forest.

It is not suggested that the area be developed as a major tourist attraction but rather that the historical values be preserved, and that public access to the area be strictly controlled.

Bushland areas

Bushland areas are small, often isolated areas of public land supporting remnants of the local bushland. They are reserved to maintain some diversity in an otherwise greatly altered landscape (e.g. agricultural land).

L2 (Upton Hill)

That an area of 62 ha indicated on the map be used to help maintain the local character and quality of the landscape with special emphasis on flora conservation and that it be permanently reserved under section 14 of the *Land Act* 1958 for the purposes stated above.

L3 (Euroa Hill)

That the area (77 ha) indicated on the map be used to help maintain the local character and quality of the landscape (with emphasis on the conservation of the white box woodland) and to provide recreational opportunities related to an appreciation of this environment

and that it be permanently reserved under section 14 of the *Land Act* 1958 for the purposes stated above.

Flora areas

These areas are reserved to preserve particular species of native plants.

L4 (Tenneriffe)

That the area indicated on the map (60 ha) be used to preserve *Acacia penninervis* and that it be permanently reserved under section 14 of the *Land Act* 1958 as a flora reserve.

L5 (Big Hill)

That the area indicated on the map (62 ha) be used to preserve *Acacia penninervis* and that it be permanently reserved under section 14 of the *Land Act* 1958 as a flora reserve.

*Flora and fauna reserve***L6** (Mount Wombat/Garden Range)

That the area of 1,400 ha indicated on the map be used to

- (a) provide a source of water for domestic use in Euroa (Mountain Hut Creek watershed)
- (b) protect and conserve the flora and fauna
- (c) provide recreational and educational experiences related to an appreciation of natural environments, and
- (d) provide for firewood and posts where intensity, locality and method of use do not conflict with the primary uses (a) and (b)

and that it be permanently reserved under section 14 of the *Lands Act* 1958 and managed by the Forests Commission.

Roadside areas

The primary use of most road reserves is for access and transport. However, the Council recognizes that roadside areas within these reserves often have important nature conservation values and may help maintain the local character and quality of the landscape.

L7 (a) That road reserves in rural landscapes be used to help maintain the local character and quality of the landscape. In strategic areas of high fire hazard, such as along this section of the Hume Highway, an additional use is to protect adjacent areas from the threat of fire.

(b) That roadside reserves along the Kelly Gap road be used to conserve the native vegetation and that roadside reserves along the Oak Valley road for a distance of 2 km from the Hume Highway be used to conserve *Acacia penninervis*.

(c) That more effective control over removal of road-making material and the rehabilitation of such sites on road reserves be instituted by the road authorities.

(d) That because of the importance of indigenous vegetation and fauna habitat on some of these reserves the environmental consequences of any management practices should receive adequate assessment by the relevant management authorities.

Water frontages

L8 (a) That all reserved stream frontages in this study district be used to conserve native flora and fauna, to provide opportunities for outdoor recreation where appropriate, and to maintain the local character and quality of the landscape and that these frontages remain or be permanently reserved.

(b) That, where these frontages are subject to water frontage licences, the relevant legislation and regulations should be amended so as to clearly provide for free public access to and use of these lands for recreation, such as fishing, picnicking, and walking.

(c) That because of the importance of indigenous vegetation and fauna habitat along stream frontages, the consequences on the environment of any management practices, including works designed to improve drainage or otherwise alter streams, should receive adequate assessment by the relevant management authorities.

Other (various)

L9 (a) That the various other recreation, water, public purposes, wildflower, picnic ground, public park, camping, caravan park, and racecourse reserves not mentioned elsewhere in the recommendations and also land leased as a golf course remain under present tenure and control.

(b) The recreation reserve at Glenrowan (24 ha) should be used to help maintain the local character and quality of the landscape in addition to providing opportunities for organized sport. The reserve contains stands of grey box and Blakely's red gum with associated understorey species such as lightwood and bush-pea.

(c) That because of the importance of indigenous vegetation and fauna habitat on some of these reserves the consequences of management practices on the environment should receive adequate assessment by the relevant management authorities.

M. SURVEY AND UTILITIES

Policy Recommendation

M (i) That government agencies concerned with provision and installation of communication equipment, transmission lines, pipelines, roads, etc. be requested to submit to this Council during the early planning stages any such proposals which would involve occupation agreements or the setting aside of sites on public land.

This would assist in achieving co-ordinated planning and perhaps help avoid costly resurveys should these become necessary.

Trigonometrical stations

Six trigonometrical stations are located on public land in the district.

M1 That the minimum area necessary for survey purposes be reserved around trigonometrical stations on public land in the district where it would otherwise remain as unreserved Crown land, and that where other forms of public tenure apply the Department of Crown Lands and Survey have the right to occupy a minimum area around the station and provide lines of sight. The requirements of the Department of Crown Lands and Survey for the reservation of future trigonometrical stations in suitable locations as yet unknown is also recognized.

Transmission lines

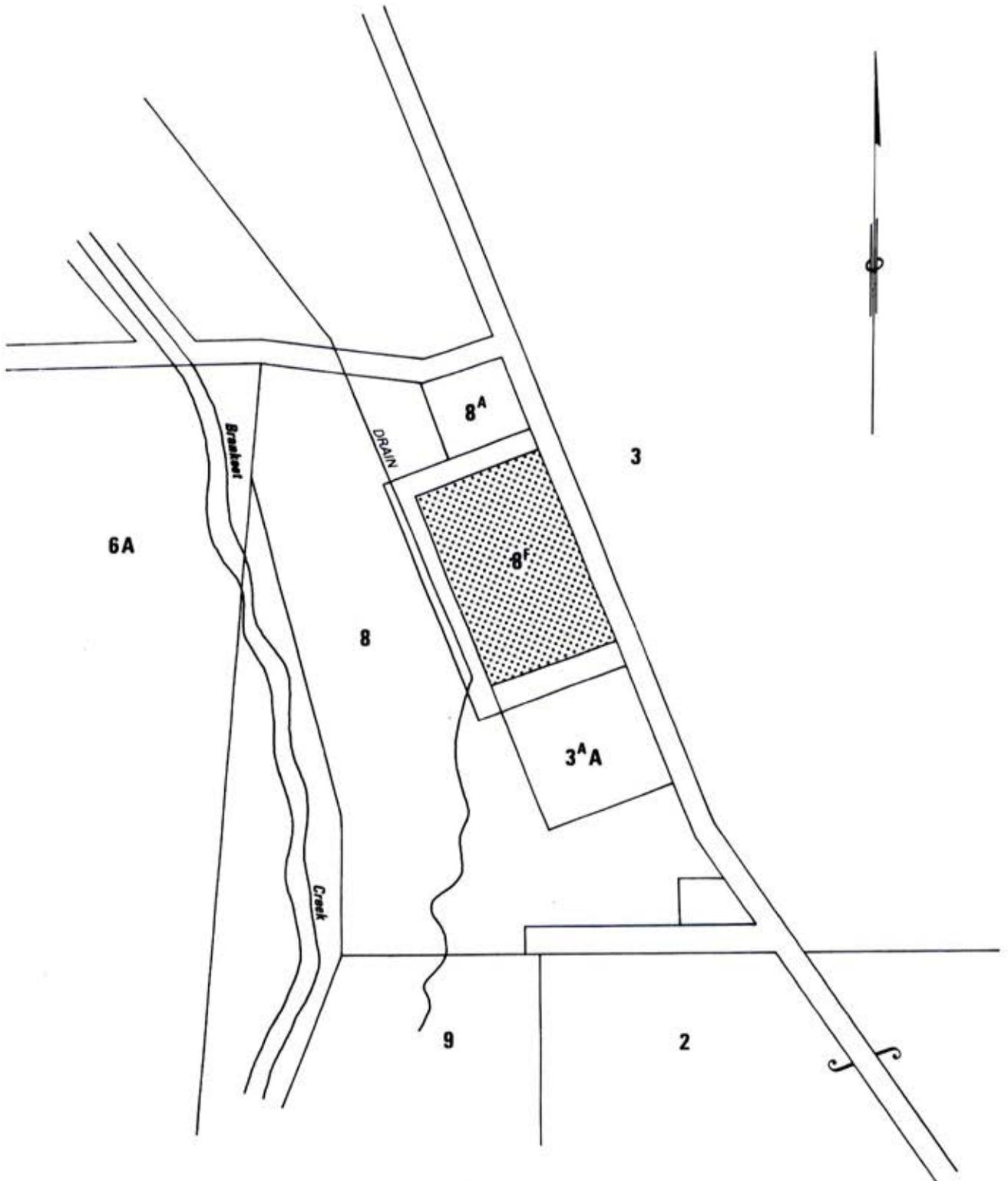
M2 That the area designated on the map as occupied by S.E.C. transmission lines continue to be used for that purpose and that S.E.C. rights under the *State Electricity Commission Act 1958* continue.

The Council notes that the S.E.C. proposes to construct a third 330 kv single-circuit transmission line between Dederang terminal station and South Morang. This can be accommodated within the existing easement. Similarly a planned second 220 kv single-circuit line from Dederang terminal station to Shepparton via Glenrowan terminal station can be accommodated within the existing easement.

Freeways

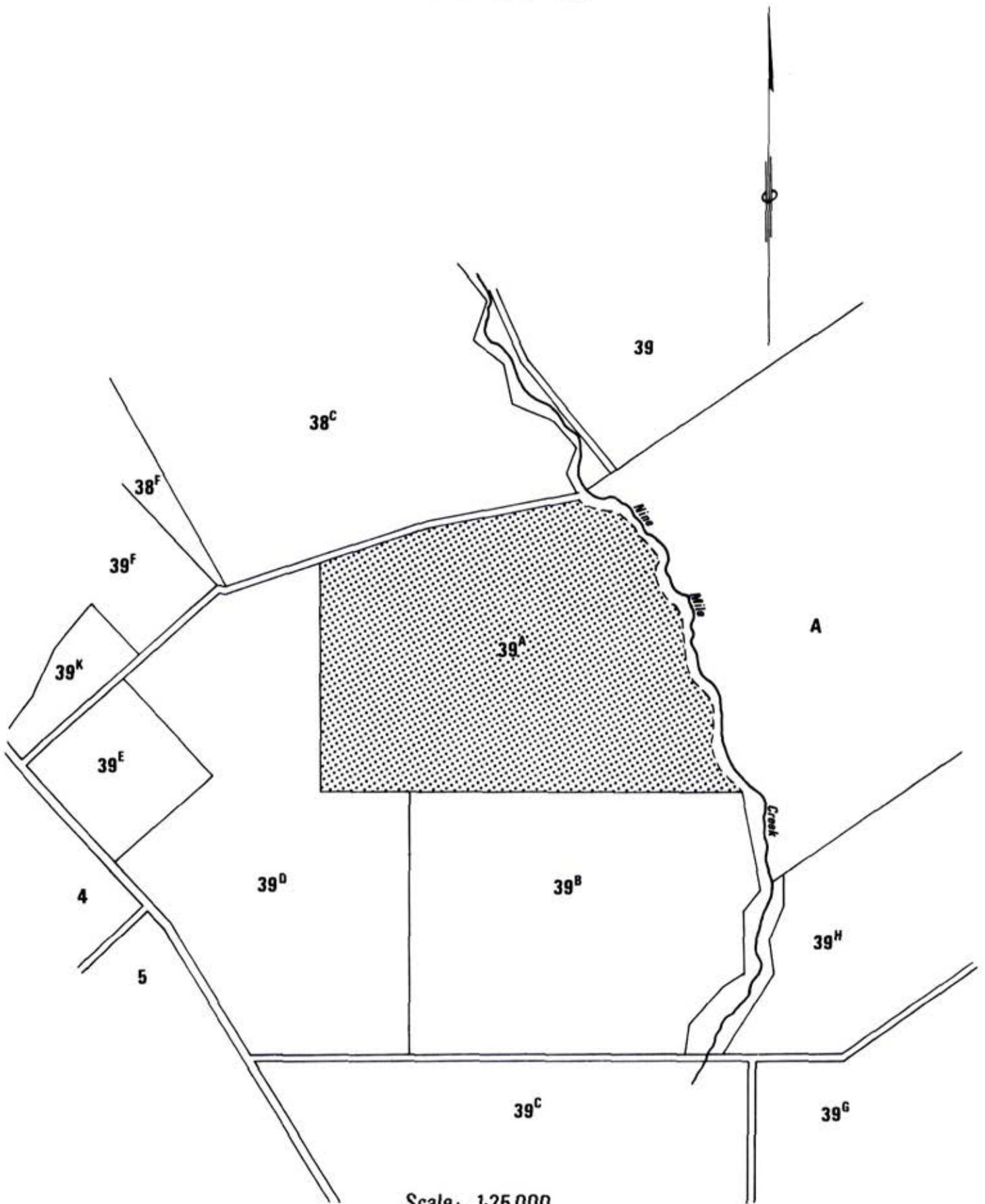
M3 The Council opposes a freeway routed through the proposed Reef Hills regional park (A2). If a route between the golf links, and the proposed park is the only practicable alternative, the freeway should be sited so as to cause minimum disturbance to the park.

BORODOMANIN



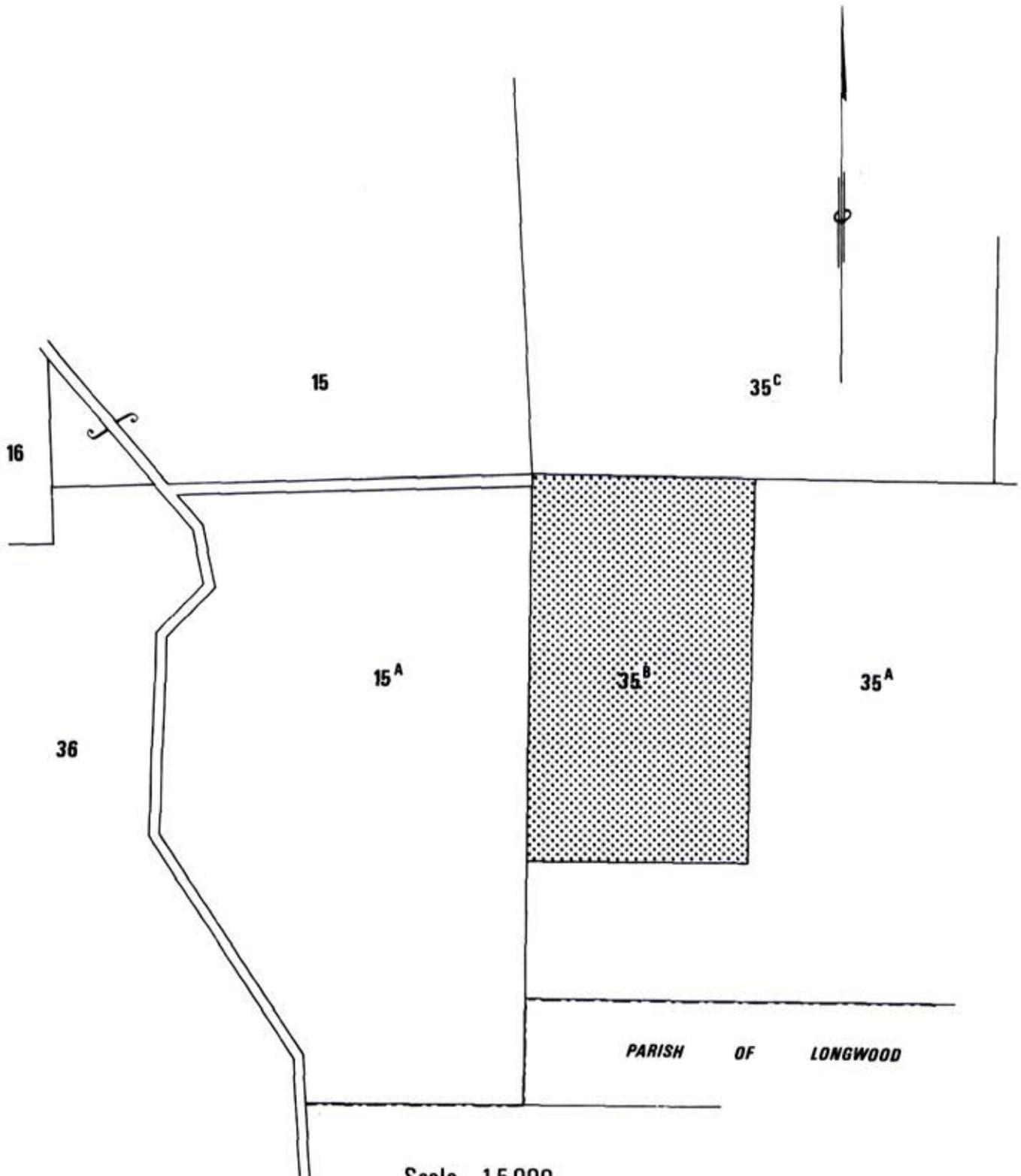
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LONGWOOD



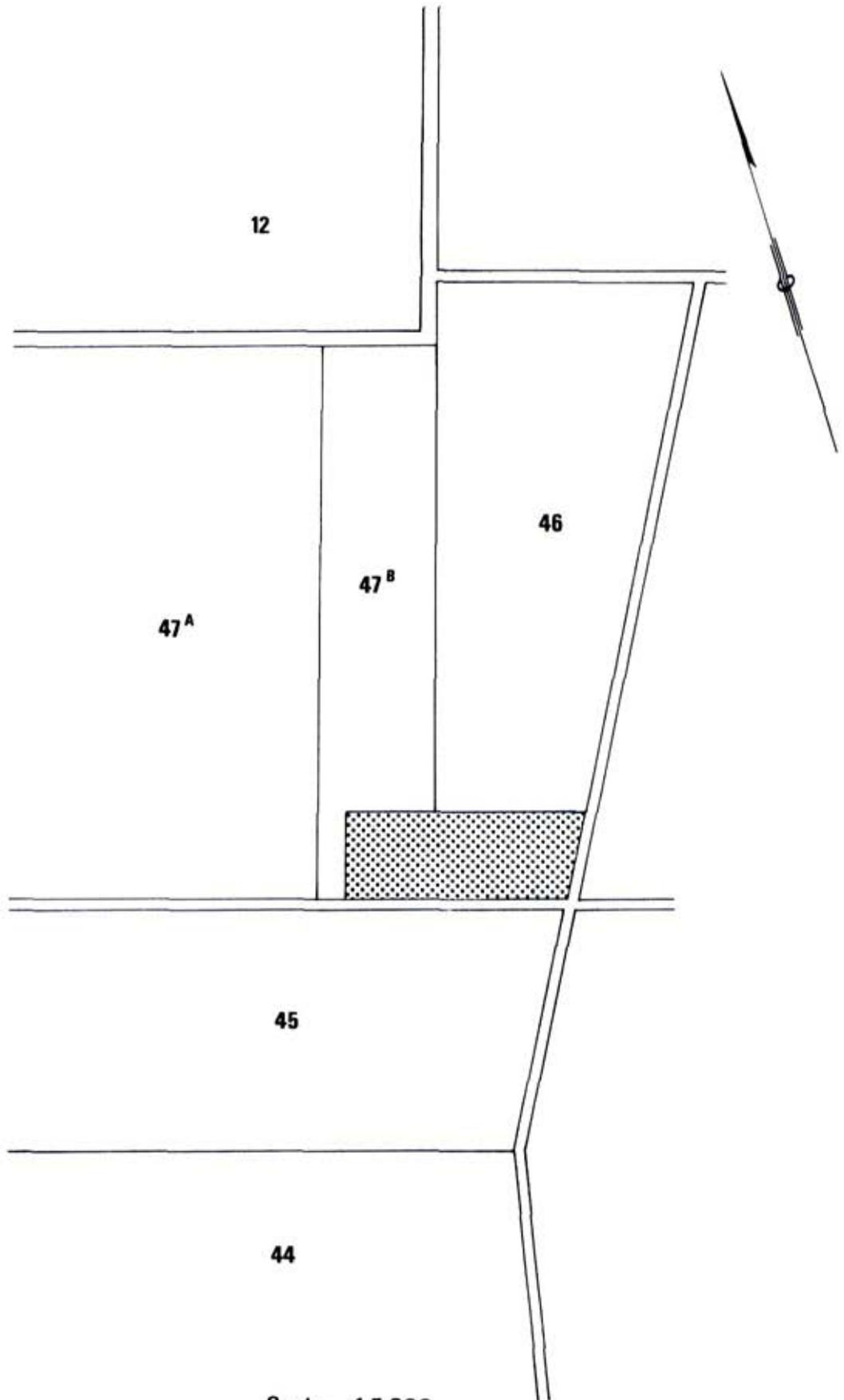
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MONEA SOUTH



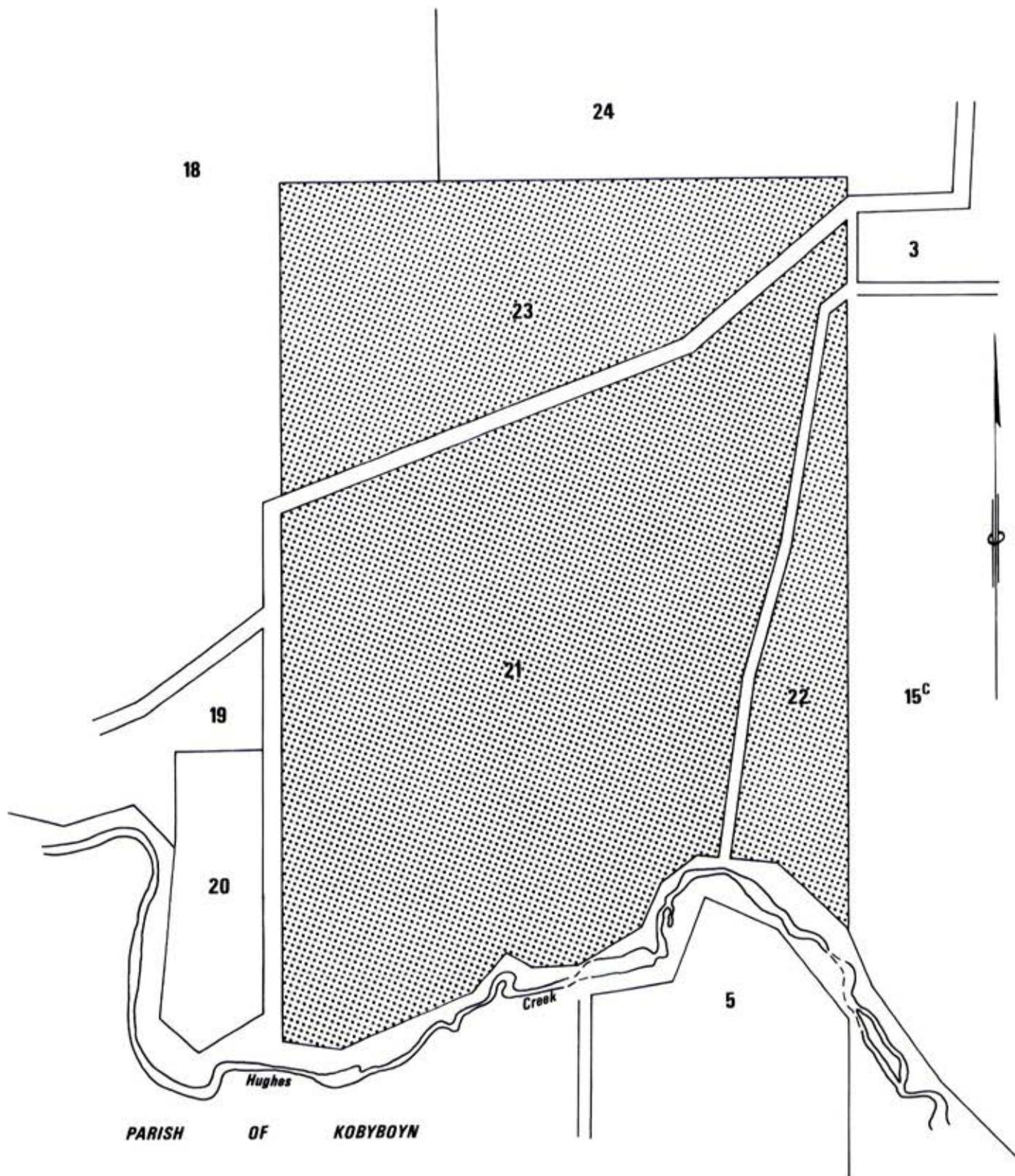
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MOORNGAG



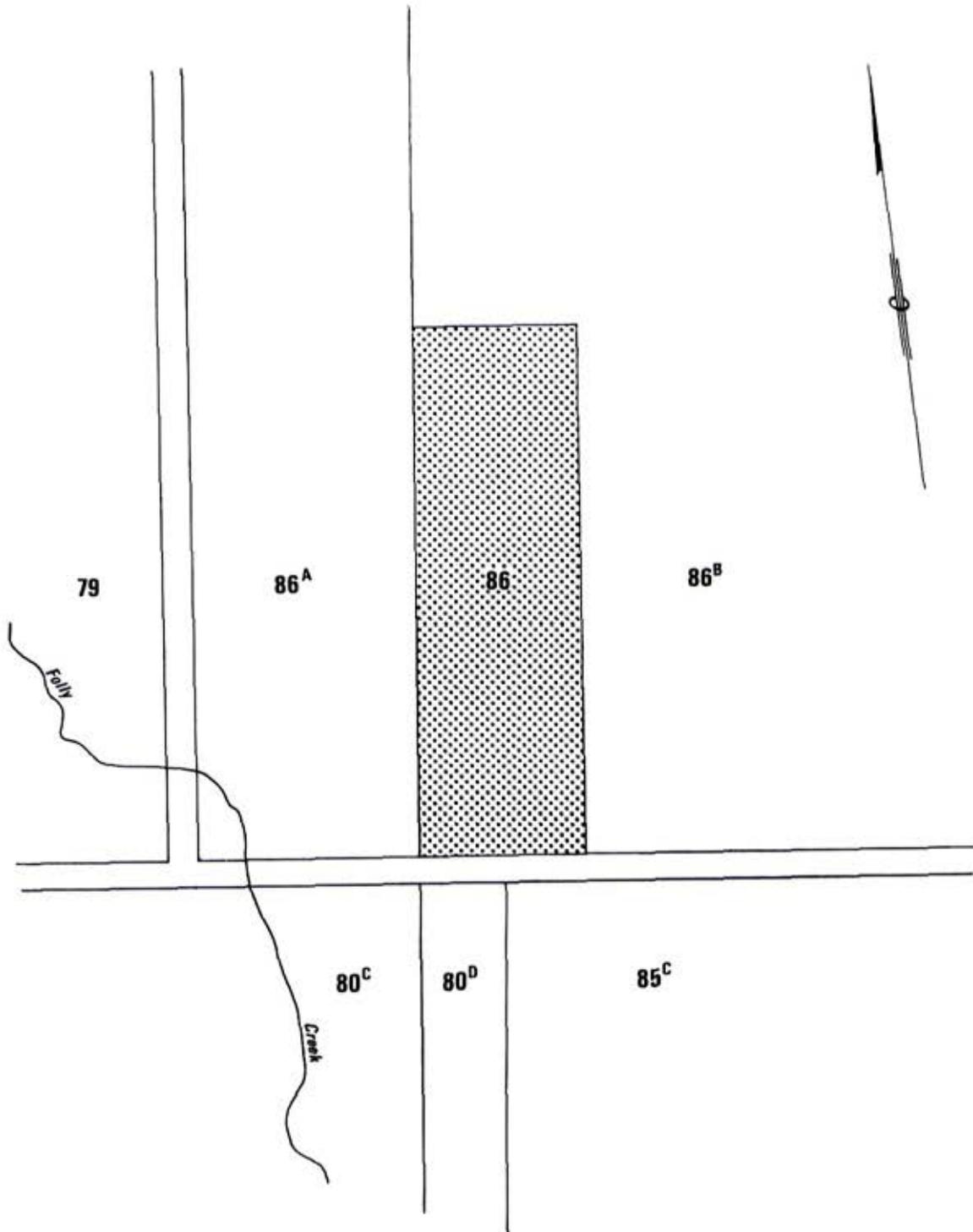
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RUFFY



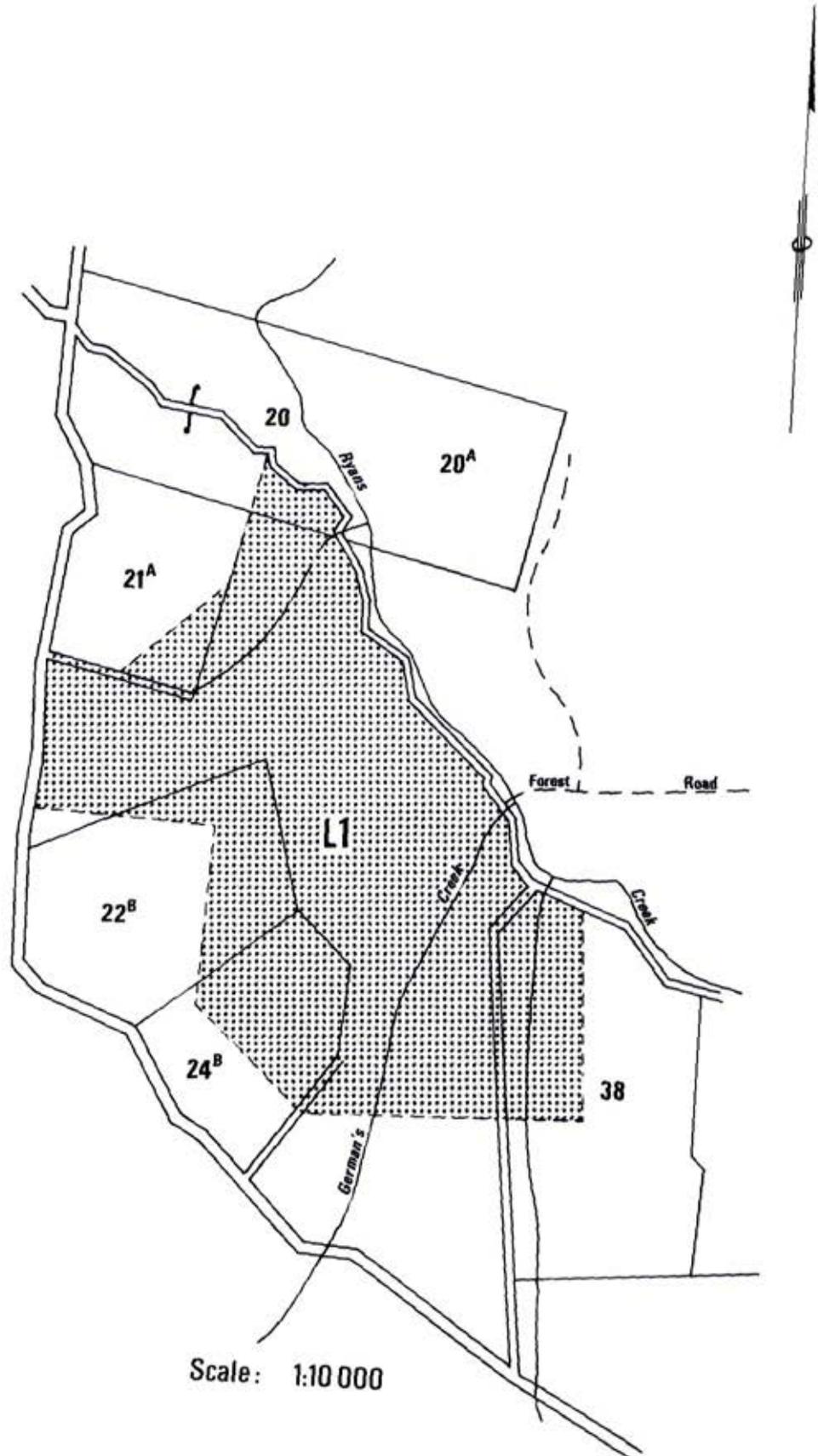
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WARRENBAYNE

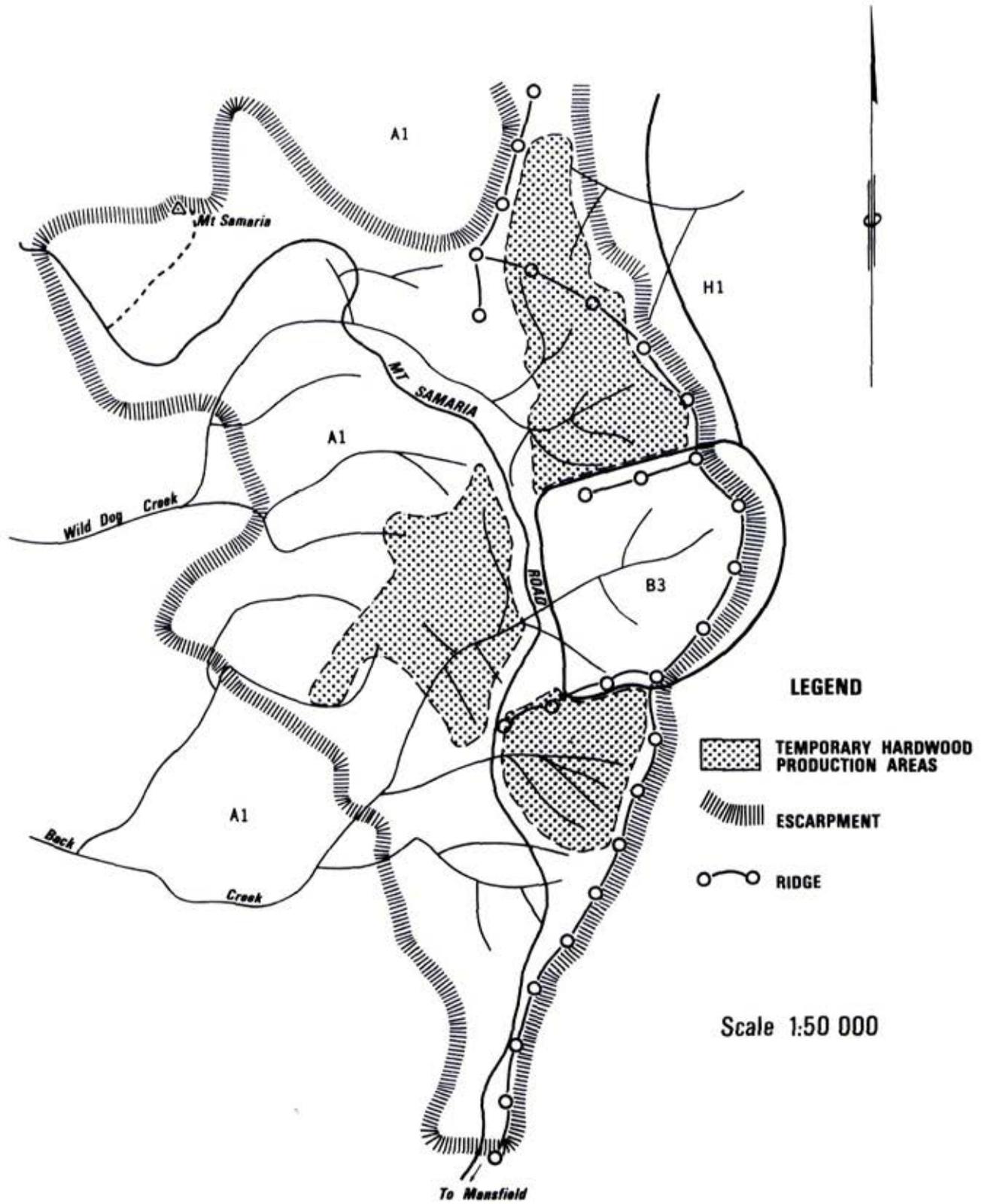


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TOOMBULLUP



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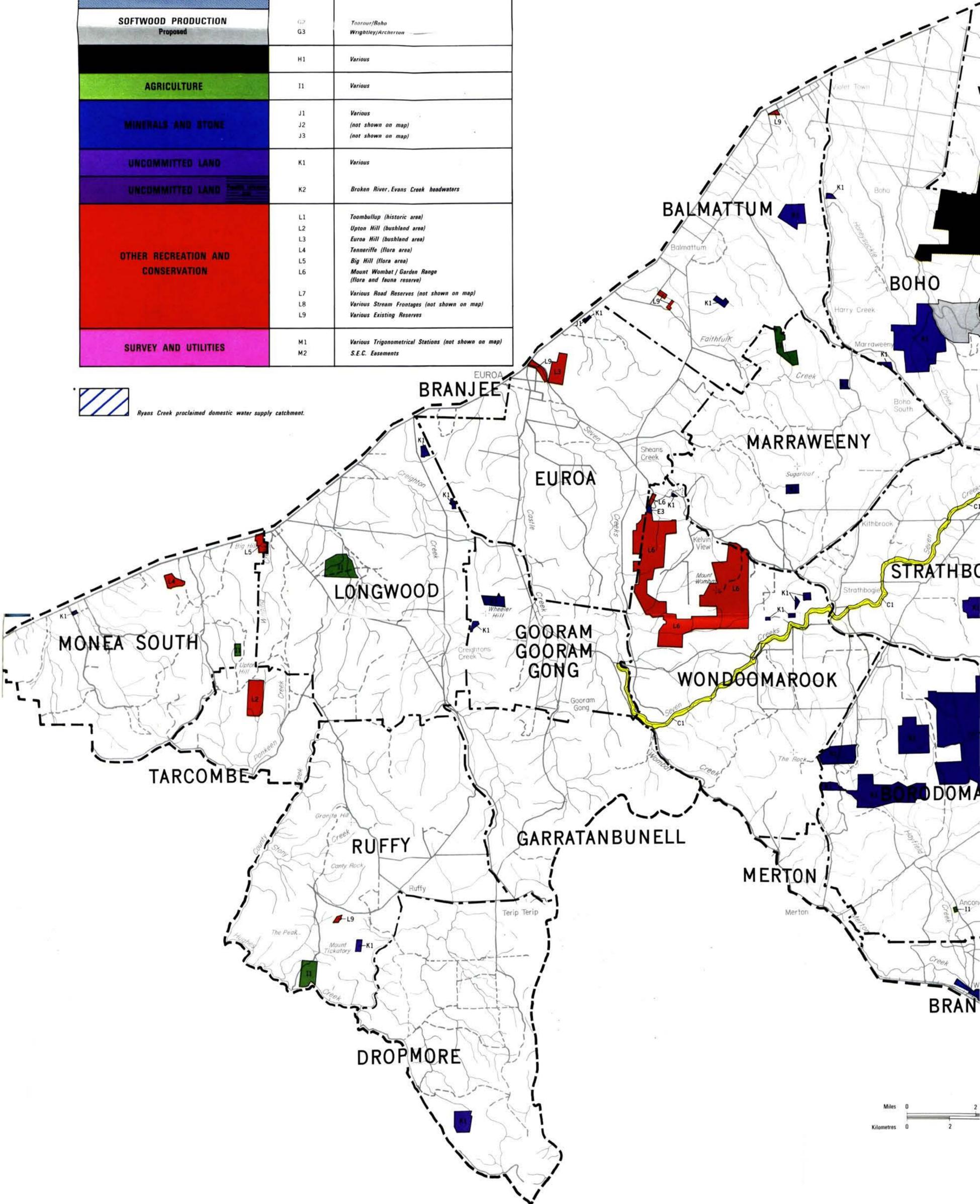


LEGEND

LAND USE	RECOMMENDATION NUMBER	LOCALITY
PARKS	A1	Mount Samaria
	A2	Reef Hills
RESERVE AREAS	B1	Toorour
	B2	Glen Creek
	B3	Blue Range
	B4	Ryan Creek
WILDLIFE	C1	Seven Creeks
EDUCATION AREA	D1	Lima South
* WATER PRODUCTION	E1	Various
	E2	Lake Mc Call Say
	E3	Mountain Hut Creek
HARDWOOD PRODUCTION	F1	Mount Strathbogie
	F2	Toombullup
SOFTWOOD PRODUCTION Existing	G1	Various
SOFTWOOD PRODUCTION Proposed	G2	Toorour/Boho
	G3	Wrightley/Archerton
	H1	Various
AGRICULTURE	I1	Various
MINERALS AND STONE	J1	Various
	J2	(not shown on map)
	J3	(not shown on map)
UNCOMMITTED LAND	K1	Various
UNCOMMITTED LAND	K2	Broken River, Evans Creek headwaters
OTHER RECREATION AND CONSERVATION	L1	Toombullup (historic area)
	L2	Upton Hill (bushland area)
	L3	Euroa Hill (bushland area)
	L4	Tenneriffe (flora area)
	L5	Big Hill (flora area)
	L6	Mount Wombat / Garden Range (flora and fauna reserve)
	L7	Various Road Reserves (not shown on map)
	L8	Various Stream Frontages (not shown on map)
	L9	Various Existing Reserves
SURVEY AND UTILITIES	M1	Various Trigonometrical Stations (not shown on map)
	M2	S.E.C. Easements

 Ryans Creek proclaimed domestic water supply catchment.

PROPOSED
NO

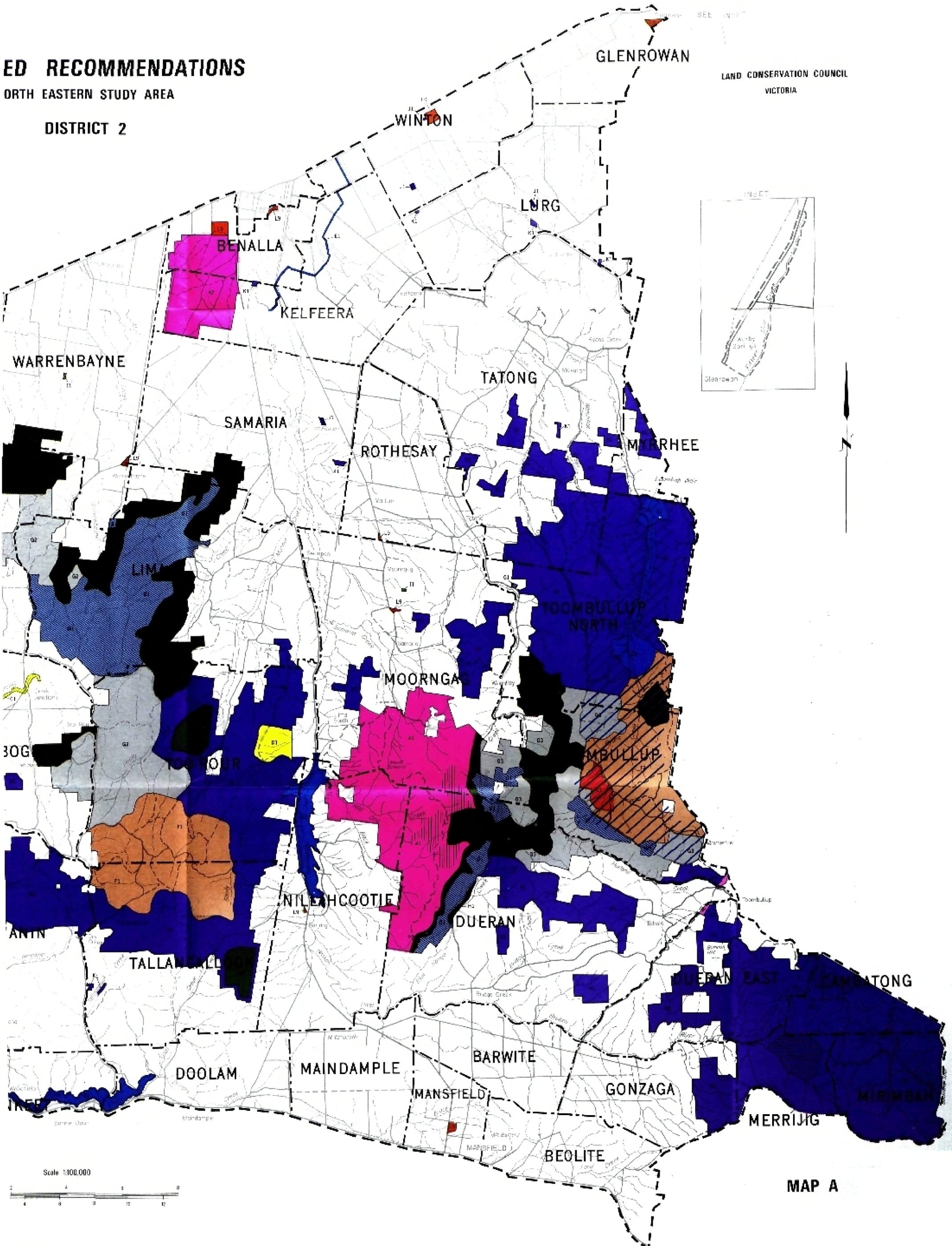


ED RECOMMENDATIONS

ORTH EASTERN STUDY AREA

DISTRICT 2

LAND CONSERVATION COUNCIL
VICTORIA



MAP A