

PROPOSED RECOMMENDATIONS

**NORTH EASTERN STUDY AREA
DISTRICT 1**

**LAND CONSERVATION COUNCIL, VICTORIA
MELBOURNE, JULY 1973**

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INTRODUCTION

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 Council's proposed recommendations, covering the public land in the North-Eastern Area, District 1. Notices showing the boundary of the study district and advising that an investigation was to be carried out were published on June 25th, 1971, and a descriptive report was published on January 31st, 1973. In the following 60 days the Council received 100 submissions on the future use of public land from a wide cross-section of the community. Individuals, associations, companies, and local and State government bodies 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 of approximately 318,000 hectares (ha) of which about 164,500 ha (52 per cent) has been alienated and is used mainly for livestock production. Of this, at least 10 per cent is covered by bracken and scrub or is uncleared. The public land totals about 153,500 ha (48 per cent), most of which 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 expand the area to be used primarily for recreation and conservation. They propose the creation of several new types of reserves—reference areas, education areas, forest areas, bushland reserves, and parks in which a number of uses such as forest grazing are permitted. The areas allocated to softwood production and agriculture meet 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. The areas quoted are approximate.

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 major impact on the natural ecosystem, and by placing large areas into the uncommitted

land category. Flexibility in planning is essential, since land use should be reviewed periodically as community needs and technology change. Recommendations on softwood plantations, for example, must come under review well before 1981.

TABLE I
RECOMMENDED PUBLIC LAND USE

Recommended land use	Area (ha)	Percentage of public land	
1. Uncommitted land	84,200	54	
2. Parks	38,330	25	
3. Softwood production*	13,570	9	
4. Reference areas	8,090	5	
5. Forest areas	6,550	4	
6. Water production**	2,100	1	
7. Other recreation and conservation	367	}	
8. Minerals and stone	675		
9. Education area	770		2
10. Utilities and survey	270		
11. Wildlife	164		
12. Agriculture (to be alienated)	540		

Figures have been rounded, 1 hectare = 2.47 acres.

* Includes existing plantations.

** Land under control of S. R. and W. S. C. not included in area calculations 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.

The blocks mentioned in Section J (uncommitted land) can be identified by referring to the descriptive report.

PROPOSED RECOMMENDATIONS

The Council is aware of the need for competent management and protection of public lands. It recommends that, where changes in land use are proposed, the present legal status and management of public lands be retained until the appropriate departments can cope with day-to-day management and protection of the land. However, management should conform to the land use recommendations of this Council irrespective of which department controls the land.

The Council recommends that large areas of land be reserved for recreation and conservation purposes, and considers it essential that resources in the form of money, equipment, and staff be made available for the management and protection of conservation areas.

This Council, believing that it is essential that adequate provision be made for fire protection of public land, 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. PARKS

The number of people participating in recreational activities in natural surroundings is rising 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 primarily by the public 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 can be placed into categories, with appropriate names, when a scheme of classification is drawn up.

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 five parks in the district, Council has particularly noted the proximity to Albury/Wodonga and the Kosciusko National Park in New South Wales, the outstanding natural features of the land, and the alternative possible uses. It also notes the high fire hazards existing within and around each of the proposed parks and recommends that adequate fire protection plans be drawn up and the resources needed for implementation of these plans be provided.

Specific Recommendations

A1 (Jarvis Creek plateau)

That the area of 2,510 ha indicated on the map be used to :

- (a) provide opportunities for open-space recreation and education related to the enjoyment and understanding of this environment
- (b) support low-intensity hardwood production, apiculture, and forest grazing at levels and in localities that do not conflict with the primary uses

and that the area be reserved as a park.

This area of public land is easily accessible from Albury/Wodonga, and its best primary use is to provide open-space recreation in natural or semi-natural surroundings for large numbers of people.

A2 (Mount Granya)

That the area of 6,180 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 the natural ecosystems

and that the area be reserved as a park.

This area contains an example of the Bungil land system (see chapter 12 of the descriptive report) and the best primary use is as set out in A2 (a).

A3 (Mount Lawson)

That the area of 11,640 ha indicated on the map be used to :

- (a) provide opportunities for open-space recreation and education related to understanding and enjoying nature and to observing low-intensity harvesting of natural resources
- (b) protect and conserve the flora, fauna, and archaeological features
- (c) support forest grazing, apiculture, low-intensity hardwood production and mining, where methods, intensity, and locality of use do not conflict with the primary uses

and that the area be reserved as a park.

A4 (Mount Burrowa—Pine Mountain)

That the area of 16,720 ha indicated on the map be used to :

- (a) protect and conserve the natural ecosystems, with particular emphasis on the Pine Mountain flora
- (b) provide opportunities for recreational and educational experiences related to enjoying and understanding natural environments
- (c) allow the fluospar mine near Pine Mountain Creek to continue its present operations provided these are consistent with the primary uses

and that the area be reserved as a national park.

This large area is of national significance as it has outstanding scenic, recreation, and nature conservation values and diverse land types. The best use is as set out in A4 (b).

A5 (Mount Elliot)

That the area of 1,280 ha indicated on the plan be used to :

- (a) provide opportunities for open-space recreation
- (b) protect and conserve this environment and that the area be reserved as a park.

This area lies close to Corryong and the best primary use is to provide open-space recreation in natural or semi-natural surroundings for large numbers of people.

B. REFERENCE AREAS

Reference areas are areas of public land that contain 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 can 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, 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. Access should be restricted and experimental manipulation should not be permitted.

Reference areas will permit 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 on reference areas, has used as a basis the land systems and sub-systems described and mapped in chapter 12 of the descriptive report. Eight land systems have been recognized in the district, four of which have been sub-divided to form eight sub-systems. The reference areas contain examples of all the land types except the Bethanga land system and the Thowgla sub-system, in the first case because no viable example remains, and in the second, because more representative samples lie in other districts.

B1 (Bungil)

That the area of 2,380 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 contains representative samples of the Bungil land system and Wagra sub-system.

B2 (Jemba)

That the area of 1,030 ha indicated on the map be used and reserved as above. This area contains representative samples of the Jemba and Wagra sub-systems.

B3 (Pine Mountain)

That the area of 600 ha indicated on the map be used and reserved as above. This area contains a representative sample of the Mittamatite sub-system.

B4 (Dry Forest Creek)

That the area of 1,390 ha indicated on the map be used and reserved as above. This area contains representative samples of the Koetong land system and Towong and Magorra sub-systems. Elevations range from 480 to 920 m, estimated annual rainfall ranges from 900 to 1,020 mm. The soils are mainly rocky, but are relatively deep reddish gradational soils where slopes are not steep, and are associated with narrow-leaf peppermint open forest with grassy to scrubby understoreys.

B5 (Lucyvale Creek)

That the area of 540 ha indicated on the map be used and reserved as above. This area contains representative samples of the Koetong land system and Dart sub-system. Elevations range from 930 to 975 m; estimated annual rainfall is 1,200 mm. The deep, well-drained friable reddish gradational soils predominantly carry narrow-leaf peppermint open forest with dense bracken fern understorey.

B6 (Cudgewa Creek)

That the area of 850 ha indicated on the map be used and reserved as above. This area contains samples of the Lucyvale and Dart sub-systems.

B7 (Burbibyong Creek)

That the area of 1,300 ha indicated on the map be used, and reserved as above. This area contains samples of the Murray land system and Magorra sub-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. Most forms of land use on public land—such as hardwood timber production and park-type use—are compatible to a considerable degree with conservation of habitat. However it is necessary to set aside some areas specifically for management of fish and wildlife. The conservation of flora and provision of open-space recreation are major secondary uses of wildlife reserves.

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 (Clarke's lagoon)

That the area of 13 ha indicated on the map be primarily used to conserve wildlife and be set aside under section 14 of the *Land Act* 1958 as a wildlife reserve.

C2 (Jeremal)

That the area of 56 ha indicated on the map be primarily used to conserve wildlife and that it be set aside under section 14 of the *Land Act* 1958 as a wildlife reserve.

C3 (Tintaldra)

That the area of 95 ha indicated on the map be primarily used to conserve wildlife and that it be set aside under section 14 of the *Land Act* 1958 as a wildlife reserve.

D. EDUCATION AREA

Education in the components and functioning of ecosystems (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 groups concerned with nature appreciation.

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, educational uses 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 accommodation and laboratory facilities, which will enable long-term studies by successive groups. Activities permitted here, that may not be appropriate elsewhere, would include collecting material for study, excavating soil profiles, and establishing growth plots.

Policy Recommendation

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.

However, alternative accommodation sites should be considered where possible, and it is suggested that in some instances rural school sites no longer required for that purpose may be used.

Specific Recommendation

D1 That the area of 770 ha indicated on the map be used to provide opportunities for field teaching aimed at promoting an understanding of natural environments and that it be reserved forest.

E. WATER PRODUCTION

The entire district lies within the catchment of Lake Hume, which has been proclaimed 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.

Public land that is used specifically for water conservation borders Lake Hume and is under the control of the State Rivers and Water Supply Commission.

Future additional water needs for domestic, stock and irrigation usage 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.

Specific Recommendation

E1 That the public land (2,100 ha) shown on the map be used primarily for water conservation purposes, but also for recreation and wildlife conservation in localities and at levels compatible with the primary use, and remain under the control of the State Rivers and Water Supply Commission.

F. SOFTWOOD PRODUCTION

The report on the North-Eastern Area, District 1 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 level of future Australian consumption of wood and wood products, and the relative efficiencies of importing and home production.

The Koetong area is favoured by suitable soils, adequate rainfall, and relatively flat terrain, and a plantation of 5,300 ha net area has already been established. The softwood industry will have an important influence on regional employment and economic growth. These factors, and the continuing strong demand for wood and wood products, justify the allocation of some public land to softwood-growing in this area.

However, the advantages of softwood production must be weighed against the changes in scenic values and native flora and fauna populations in areas cleared for plantations, and the relative unavailability of land for agriculture. The following recommendations, designed to minimize the impact of softwood expansion on the environment, specify that some planting be carried out on purchased private land, and that plantations should include linked areas of native vegetation.

Planning period

These recommendations provide land for State softwood planting until 1981. The year was selected to coincide with a possible review of the Commonwealth-State Softwood Forestry Agreement. Land to meet any further requirements is held as uncommitted land, and could be allocated to softwood-growing after 1981, subject to a proposed review in 1976 if conditions at that time justify an increase.

Purchase of private land

The Council believes that softwood plantation expansion should incorporate substantial areas of purchased private land as well as public land. The area of public land allocated to State plantings (6,870 ha) includes 2,970 ha (43 per cent) purchased by the Forests Commission for softwood plantations.

Wherever possible, the public land to be used for softwood planting has been located where it can be integrated with suitable private land to form compact blocks of plantation.

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 plantation establishment 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.

Forests Commission plantation scheme

The Forests Commission's requirements as outlined in their submission, are for plantations of at least 16,000 ha that are reasonably consolidated and within economic range of suitable industrial sites. There appears to be sufficient land (public and private) in this district and adjacent areas to meet this requirement. The present plantation scheme contains 5,300 ha of land planted with softwoods.

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 use of this public land would consolidate the project. Further, any public land would be made available in the form of leases.

Policy Recommendation

- F (i)** That public land should be made available for softwoods provided the planning and establishment of plantations follow the guidelines suggested below. Council notes that the Forests Commission is currently using adequate and similar guidelines.

No continuous plantation unit should exceed 1,400 ha without obvious break-up by retained areas of native forest.

Large samples (100–200 ha) of all vegetation types in the area should be retained. Where possible, several types may be combined in one unit for retention. 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 100 m from the banks of streams. This is in line with other Council recommendations that all wetland 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 of the order of 1 km wide. On minor through roads, plantings (preferably of native and local species) should maintain a visually diverse environment. Where plantations are to be established adjoining private property, consideration should be given to reasonable requests by the land-owners for the retention of native vegetation along boundaries.

Specific Recommendations

F1 (Shelley)

That the present softwood plantation at Shelley (6,640 ha), indicated on the map, continue to produce softwood products and provide other goods and services compatible with this primary use as well as providing opportunities for education and recreation.

F2 (School Plantations)

That the existing school plantations (60 ha) indicated on the map continue to produce softwood products.

F3 (Koetong and Lucyvale)

That the area (6,870 ha) indicated on the map be used for softwood production and that at least 1,840 ha of this remain under native forest, the bulk of which forms a continuous belt extending from the S.E.C. transmission line in the east to the Koetong Creek and to a scenic strip along the Tallangatta-Corryong Road.

G. FOREST AREA**Specific Recommendation**

- G1** That the area of 6,550 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, education, honey production, forest grazing and mining and that the area remain or be dedicated as reserved forest.

H. AGRICULTURE

Council has carefully considered the submissions received regarding the use of public lands for agricultural production. However, it does not recommend the agricultural development of additional large areas of public land at this time.

The alienated lands in the district are situated mainly in the relatively flat to rolling topography of the river valley floors or the foothills rising from them. These have considerable untapped potential for further development and adequate technology exists for this development. The same situation applies for the alienated land on the Koetong plateau. The greatest scope for large-scale development of forested land exists on the Koetong plateau (the Lucyvale block in particular) and much of this has been left as uncommitted land (see Section J), which could be alienated in the future for agricultural production or other purposes. If the demand for agricultural products out-grows 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. The Council has made recommendations for alienation of some small areas of public land where it considered that this would not harm the public interest and would improve the economic performance of nearby farms.

Specific Recommendations

- H1** That the land described in schedule 1 below (approx. 155 ha) and indicated on detailed plans 1 to 7, be alienated for agriculture.

Precise notice of the land that becomes available for purchase 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 new units.

With reference to section 5 (3) of the *Land Conservation Act* 1970, the Council considers that the best method of alienating the land in the schedule 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 I
LAND RECOMMENDED FOR ALIENATION

Parish	Location	Area (ha)*
Granya	Part of allotment 34 (between railway line and main road) ..	12
Jinjelic	Unused road west of allotment 14A	1
Jinjelic	Allotment 27 (part)	121†
Keelangie	Part of allotment 30	11
Keelangie	Allotment 21D	2
Tatonga	North of allotment 5, section 9	6
Wabba	Allotment 1C, section 6	2

* Areas are approximate, especially when part of an allotment is recommended for alienation.

† Subject to exchange for an equivalent area of private land.

H2 That the area (approx. 390 ha) indicated on the map be made available for agriculture, subject to a joint inspection to determine suitable boundaries, and that an erosion-prevention clause be inserted in any subsequent alienation agreement.

I. 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, fluospar, wolfram, 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 of "stone" or "minerals". The exploration necessary to delineate areas that contain stone material meeting the various physical and chemical requirements for that particular material commonly involves lengthy and costly programmes of drilling and testing, and 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 several localities.

Other areas of public land will eventually be required for minerals and/or stone production and 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 on public land include mining where possible so that both exploration and extraction may take place as the need arises. It is a government responsibility 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

- I (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 Recommendation

Mining operations have already been covered to some extent in previous recommendations. An additional specific recommendation follows.

- II** That mining on the existing mineral leases continue and that existing extraction of "stone" be permitted to continue, except at a gravel pit between Allotments 14 and 8 Section 6 Parish of Walwa, which has been recommended as part of the Mount Burrowa-Pine Mountain Park.

J. UNCOMMITTED LAND

In planning land use, known resources are allocated to satisfy known or predicted demands. However, planners are 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 essential that flexibility be built into the planning system 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 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 land in a completely flexible condition, leaving open all options for future use. This will involve active management. Uncommitted land can be used to satisfy present needs, provided this does not irrevocably change its character. Forms of land use that may be permitted on uncommitted land include low-intensity timber production, honey production, forest grazing, and low-intensity open-space recreation. The relatively undisturbed nature of parts of the Mittamatite and Wabba blocks is of considerable potential value for uses such as scientific reference or recreation in solitude, and these undisturbed areas should be maintained in a state that would allow such uses in the future. The use of uncommitted land in the Elliot, Wabba and Bunroy blocks would best be considered in conjunction with that for land to the south (in the Alpine study area) and should be reviewed when that area is investigated.

Specific Recommendations

- J1** That the land indicated on the plan (approx. 38,800 ha) be used to :
- (a) maintain the natural ecosystems, in order to keep all options for future use open
 - (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.
- J2** That the land indicated on the map (45,400 ha) be used as above and that it be uncommitted land remaining under the present legal status pending further investigation.

K. OTHER RECREATION AND CONSERVATION AREAS

Specific Recommendations

Scenic area

These areas are set aside to preserve particular beauty spots or lookouts.

K1 (Embery's lookout)

That the area (75 ha) indicated on the map be used to conserve the natural environment of this area and to provide opportunities for open-space recreation, and that it be reserved under section 14 of the *Land Act* 1958.

Bushland reserve

These are small and often isolated areas of public land supporting remnants of the local bushland. They are reserved to maintain some diversity in a predominantly agricultural environment.

K2 (Wise's Creek)

That the area (32 ha) indicated on the map be used to help maintain the local character and quality of the landscape and that it be reserved for this purpose under section 14 of the *Land Act* 1958.

Water frontages

- K3** (i) That, because of the importance of red gum woodlands, other indigenous vegetation and fauna habitat along stream frontages, any works designed to improve drainage or otherwise alter streams, should be referred to the Ministry of Conservation and other appropriate bodies for an assessment of environmental consequences.

(ii) That water frontages be used to conserve native vegetation and native fauna habitat and provide opportunities for out-door recreation ; and that cultivation of the soil not be permitted.

(iii) That, where water frontages are subject to water frontage licences, the licensing legislation and regulations be amended so as to clearly provide for free public access to (and use of) water frontages for recreational purposes such as fishing, picnicking and walking.

Roadside areas

For these strips of public land the best primary use is to help maintain the local character and quality of the landscape.

K4 (i) That road reserves in rural landscapes be used to help maintain the local character and quality of the landscape and to provide sites for off-road parking and picnic areas where consistent with the primary use.

(ii) That the roadside areas on the roads in the Bethanga and Granya blocks be maintained as far as possible in their native condition and that any plans for proposed roadworks take this into consideration.

Other (various)

K5 That the various other recreation, racecourse and recreation, showground, public-purposes, and camping and water reserves not mentioned elsewhere in the recommendations remain under present tenure and control.

L. SURVEY AND UTILITIES

Policy Recommendation

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

Specific Recommendations

Trigonometrical stations

Altogether, eight stations are located on public land in the district.

L1 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 maintain lines of sight.

Transmission lines

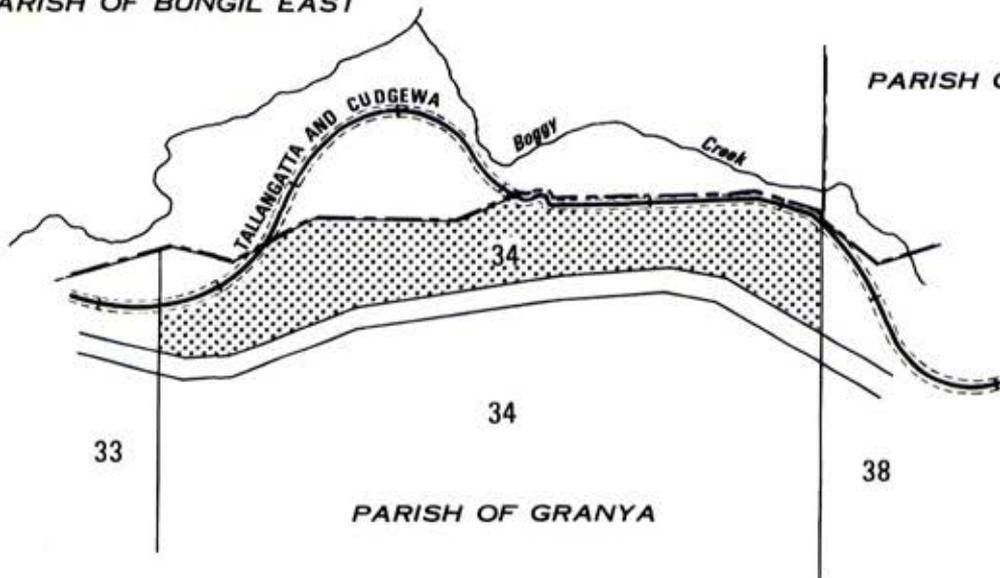
L2 That the erection of S.E.C. transmission lines on public land shall not affect the tenure of this land.

The Council has noted the submission by the State Electricity Commission regarding a probable 330-kv transmission line from Murray switching station to Dederang terminal station and the consideration of the future power requirements of Albury/Wodonga.

GRANYA



PARISH OF BUNGIL EAST



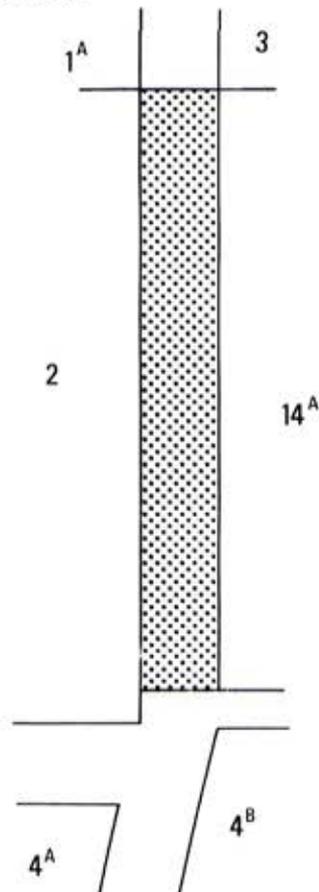
Scale : 20 Chains to 1 inch

AGRICULTURE-H1
JINJELIC

PLAN No. 2



PARISH OF JINJELIC

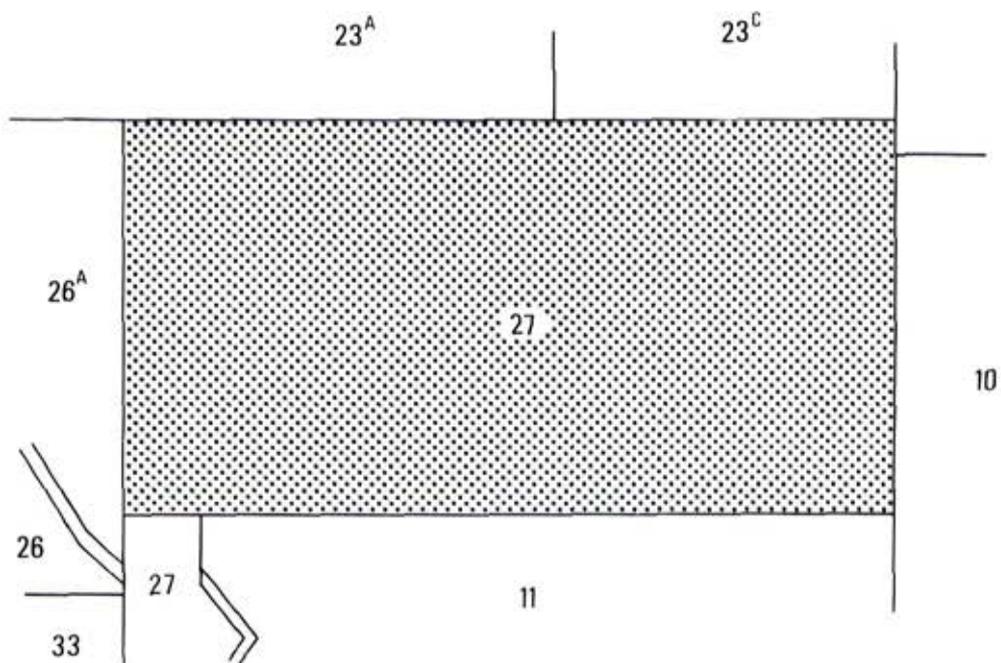


Scale: 5 Chains to 1 inch

JINJELIC

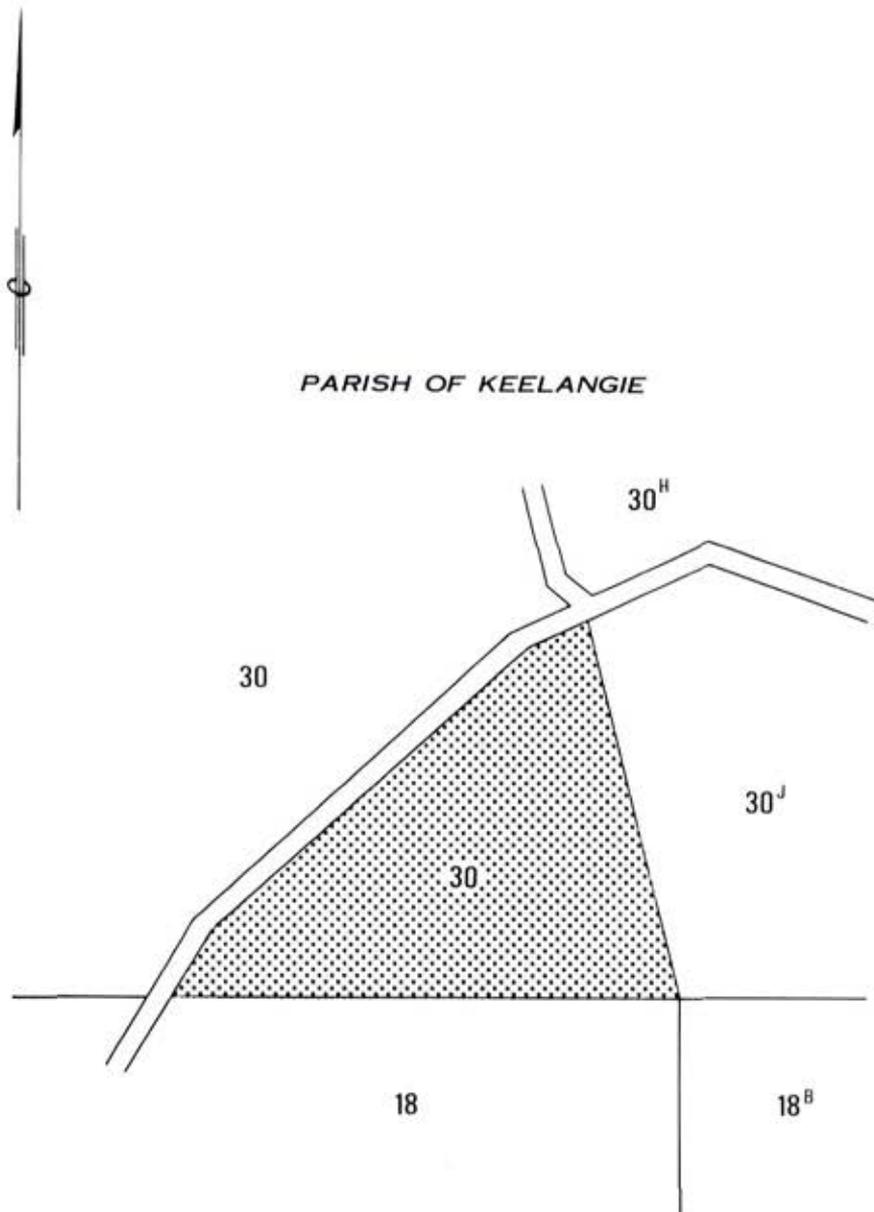


PARISH OF JINJELIC



Scale : 20 Chains to 1 inch

KEELANGIE

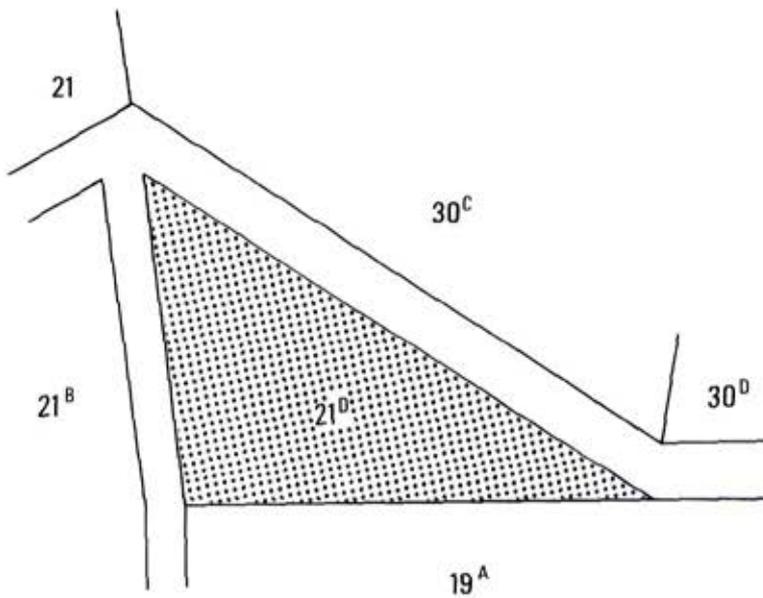


Scale: 10 Chains to 1 inch

KEELANGIE

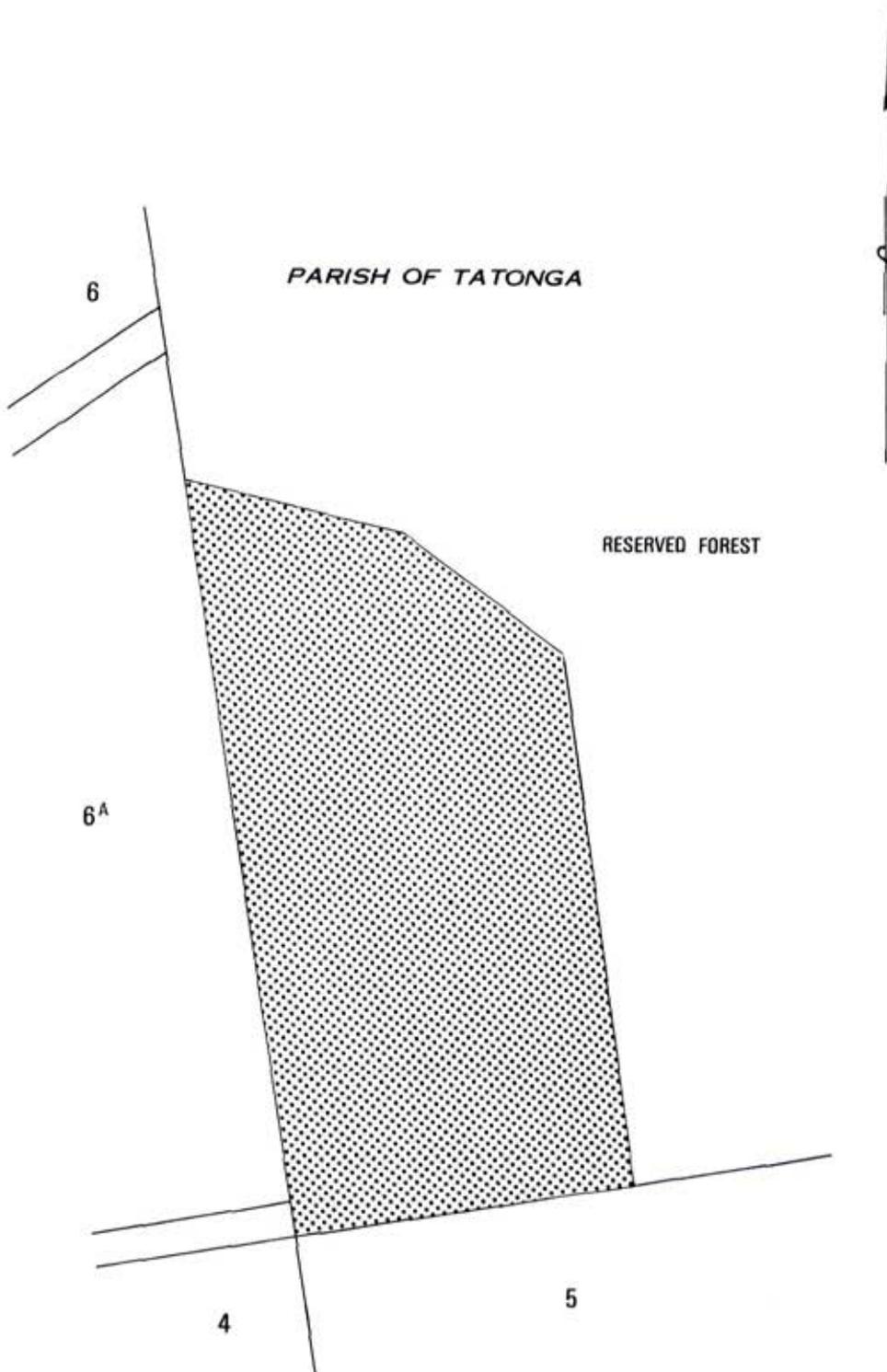


PARISH OF KEELANGIE



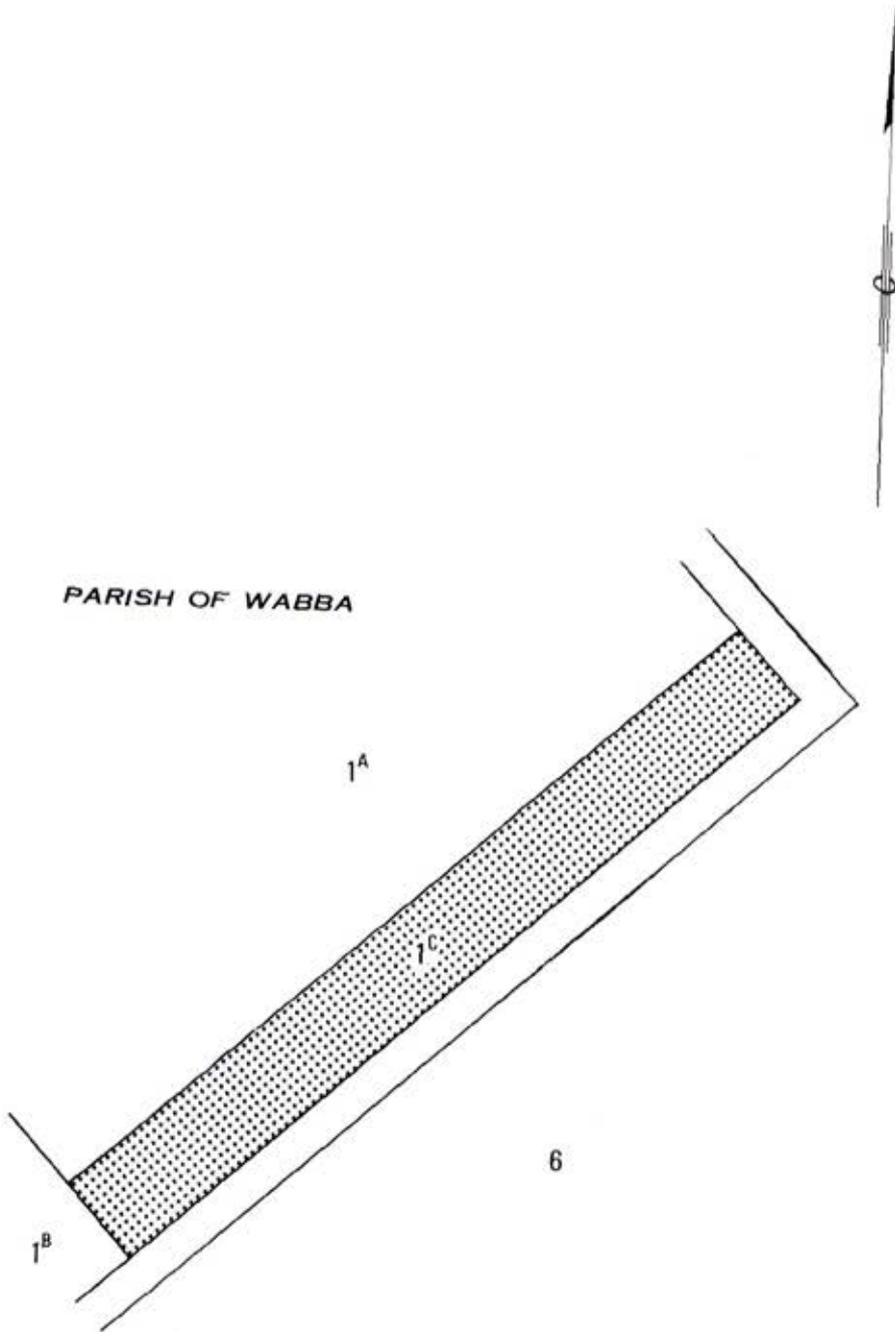
Scale: 5 Chains to 1 inch

TATONGA



Scale: 5 Chains to 1 inch

NOTE: BOUNDARIES ARE APPROXIMATE



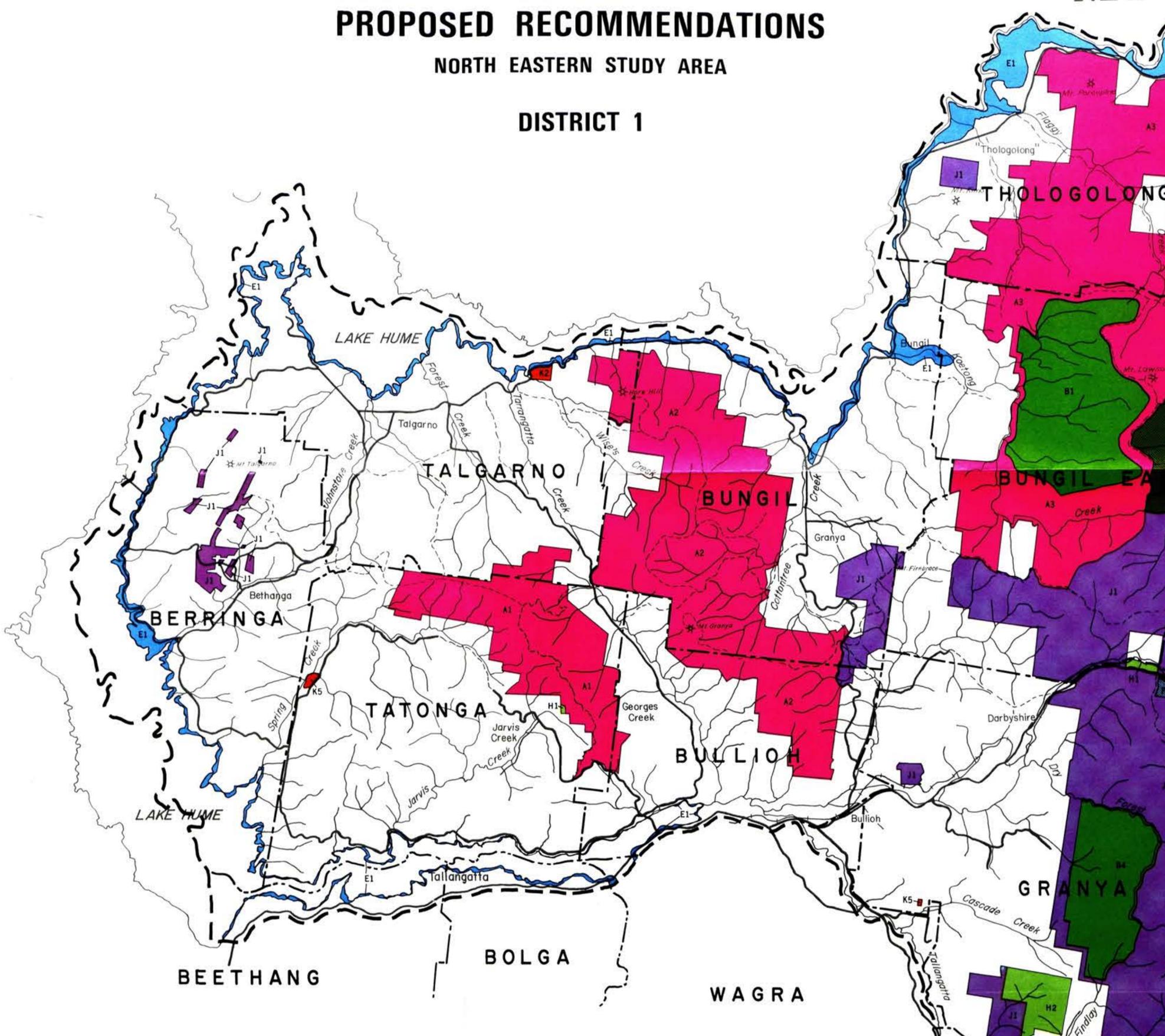
Scale: 5 Chains to 1 inch

PROPOSED RECOMMENDATIONS

NORTH EASTERN STUDY AREA

DISTRICT 1

NEW



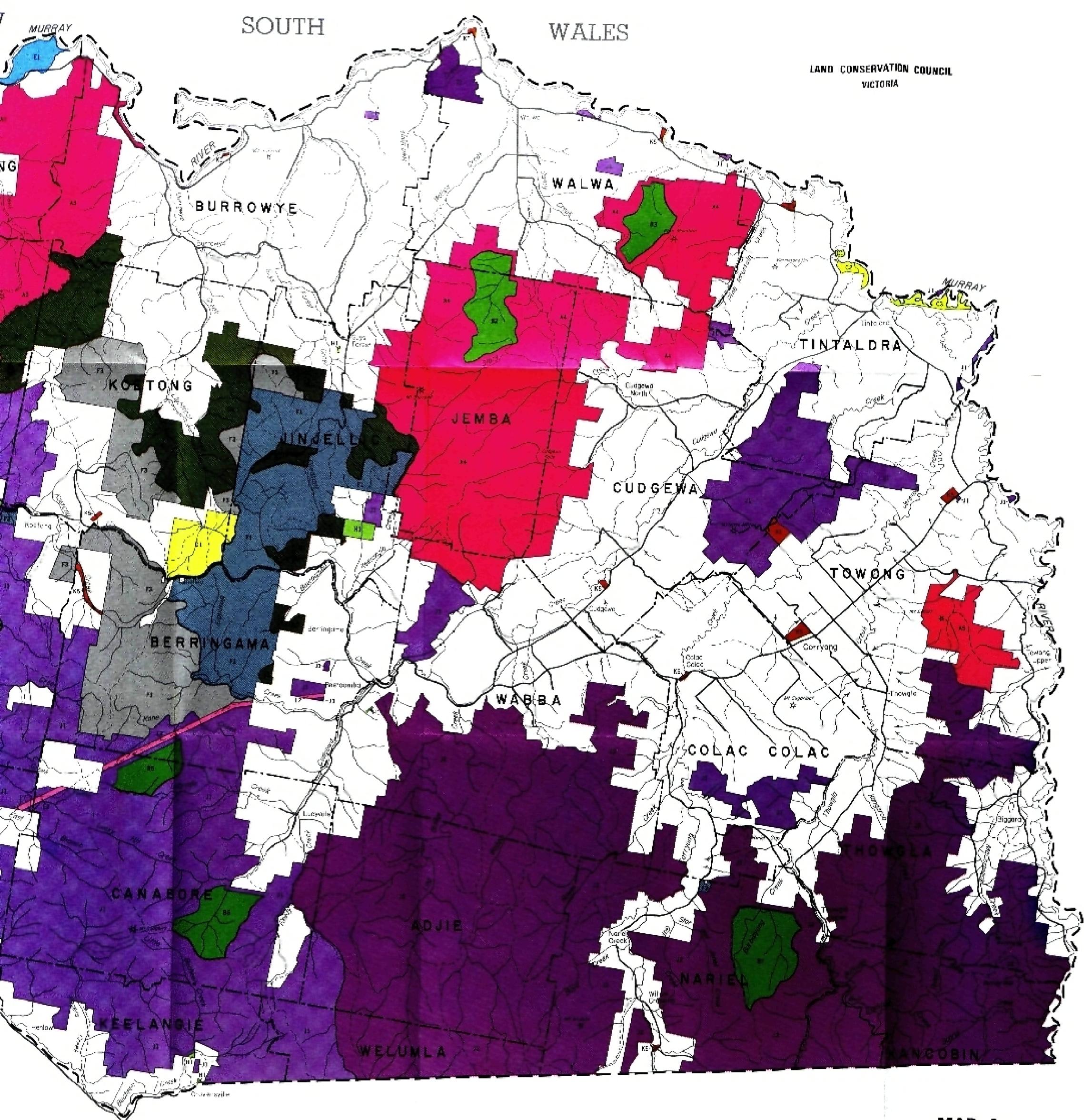
LEGEND

LAND USE	RECOMMENDATION NUMBER	LOCALITY
PARKS	A1	Jarvis Creek plateau
	A2	Mount Granya
	A3	Mount Lawson
	A4	Mount Burrows-Pine Mountain
	A5	Mount Elliot
REFERENCE AREAS	B1	Bungil
	B2	Jemba
	B3	Pine Mountain
	B4	Dry Forest Creek
	B5	Lucyvale Creek
	B6	Cudgawa Creek
	B7	Burbibiyong Creek
WILDLIFE	C1	Clarke's Lagoon
	C2	Jeramal
	C3	Tintaldra
EDUCATION AREA	D1	Mountain Creek
WATER PRODUCTION	E1	Land bordering Lake Hume
SOFTWOOD PRODUCTION Existing	F1	Shelley Plantation
	F2	School Plantation
SOFTWOOD PRODUCTION Proposed	F3	Koetong and Lucyvale
AGRICULTURE	G1	(Various)
	H1	(Various)
	H2	Cascade Creek
UNCOMMITTED LAND	I1	Waiva
	J1	(Various)
UNCOMMITTED LAND	J2	Webbe, Bunroy and Biggara
OTHER RECREATION AND CONSERVATION	K1	Embery's Lookout (Scenic Area)
	K2	Wise's Creek (Bushland Reserve)
	K3	Various stream frontages (not shown on map)
	K4	Various road reserves (not shown on map)
	K5	Various existing reserves
SURVEY AND UTILITIES	L1	Various trigonometrical Stations (not shown on map)
	L2	S.E.C. easement.

SOUTH

WALES

LAND CONSERVATION COUNCIL
VICTORIA



MAP A

Scale 1:100,000

