

22.02 GREEN WEDGE POLICY

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This policy applies to all land within Greater Dandenong's portion of the South East Green Wedge (as identified on Map 1 at Clause 22.02-3).

22.02-1 Policy basis

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The City of Greater Dandenong respectfully acknowledges the Traditional Owners of the land incorporating the Greater Dandenong Green Wedge as being the Wurundjeri, Bunurong and Boon Wurrung, their spirits and ancestors.

The Greater Dandenong Green Wedge forms part of the South East Green Wedge, which includes non-urban land within the adjoining municipalities of Kingston, Frankston and Casey. The area contains a variety of land uses including major infrastructure such as the Eastern Treatment Plant, areas of landscape and environmental significance, locations with productive agricultural potential and areas of rural residential use. Due to the less intense development, the area contains significant cultural heritage values, from both pre and post European settlement periods.

The vision for the Greater Dandenong Green Wedge is that:

The Greater Dandenong Green Wedge will provide a green spacious relief from surrounding urban development. It will support a range of activities – agriculture, water treatment, recreation, education, and rural living – that are carefully located and designed to respect the important environmental, cultural heritage, water management, landscape, and amenity values and functions of the region.

This policy is based on the vision, objectives and outcomes of the Greater Dandenong Green Wedge Management Plan (*Revised, January, 2017*) which details a strategic approach to the management of the Greater Dandenong Green Wedge.

This policy:

- Builds on the Regional Context at Clause 21.02-2.
- Builds on the Vision for Greater Dandenong at Clause 21.03-1.
- Furthers the objectives at Clause 21.04-4, Clause 21.05-4 and 21.06-3.

22.02-2 Objectives

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- To give effect to Council's vision for the Greater Dandenong Green Wedge.
- To carefully locate and manage land uses to be consistent with the vision of the Greater Dandenong Green Wedge.
- To improve water quality and protect infrastructure assets and private property.
- To give priority to the protection and management of ecological areas of the highest value.
- To encourage sustainable land use practices.
- To provide clear guidance to stakeholders with regard to appropriate uses and forms of development.
- To support vehicles and active transport in a safe, efficient and legible manner.
- To protect and conserve areas of known and unknown Aboriginal cultural heritage.
- To respect landscape values.

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It is policy that:

- All use and development proposals in the Green Wedge, as identified in Map 1: Green Wedge Precincts must:

- Demonstrate how the proposal responds to the Green wedge vision as detailed at Clause 22.02-1.
- Demonstrate how the proposal responds to the Precinct objective and preferred land use for each precinct as detailed in Table 1 of this policy.
- Respond to the Siting and Design Guidelines for buildings and works as detailed in the Greater Dandenong Green Wedge Management Plan (*Revised, January 2017*).
- Show how the development will apply appropriate floodplain management measures where relevant.
- Respond to any increased intrusion of through traffic on to local roads within the Green Wedge.

Land use

- Establishment of niche and specialist agricultural activities in the Greater Dandenong Green Wedge, particularly those that support food security are encouraged.
- Further land subdivision and small lot excision are strongly discouraged.
- Further development does not compromise existing agricultural businesses and does not restrict agricultural practices and activities.

Built form and heritage

- Appropriate building materials and finishes, built form, setbacks and landscaping that complements the low scale open character of the area are to be used.
- Aboriginal Cultural Heritage Assessments are encouraged to be undertaken in the highly archaeologically sensitive sand bodies located in the north-west and east of the Greater Dandenong Green Wedge (refer to Map 2 of this policy).
- The existing low density character of the area is maintained.
- Development responds to its location within any identified Gateway site, as detailed in the City of Greater Dandenong Gateways Strategy, 2011.

Environment

- The removal or destruction of significant vegetation, particularly remnant River Red Gums is strongly discouraged.
- The potential for the creation of an integrated network of public open space, wetlands/billabongs, recreational, conservation and cultural facilities and experiences that link to and through the Green Wedge is encouraged.
- The creation, enhancement and protection of open space linkages, including pedestrian and cycle linkages throughout the Green Wedge is encouraged.
- Land management processes resulting in a net increase in bio-diversity to the area is strongly supported.
- The re-introduction of indigenous vegetation and improved landscape qualities is strongly supported.

Water

- Minimum distances between waterways and other land uses are applied (refer to Melbourne Water's Waterway Corridors: Guidelines for Greenfield Development within the Port Phillip and Westernport Region (2013)).
- The drainage and water quality functions of the area will be protected and enhanced.

- Drainage improvements and the restoration of wetlands/billabongs is encouraged.
- Agriculture that is suited to the urban fringe and can re-use waste water is encouraged.

Map 1: Green Wedge Precincts



Map 2: Areas of Cultural Sensitivity within the Green Wedge

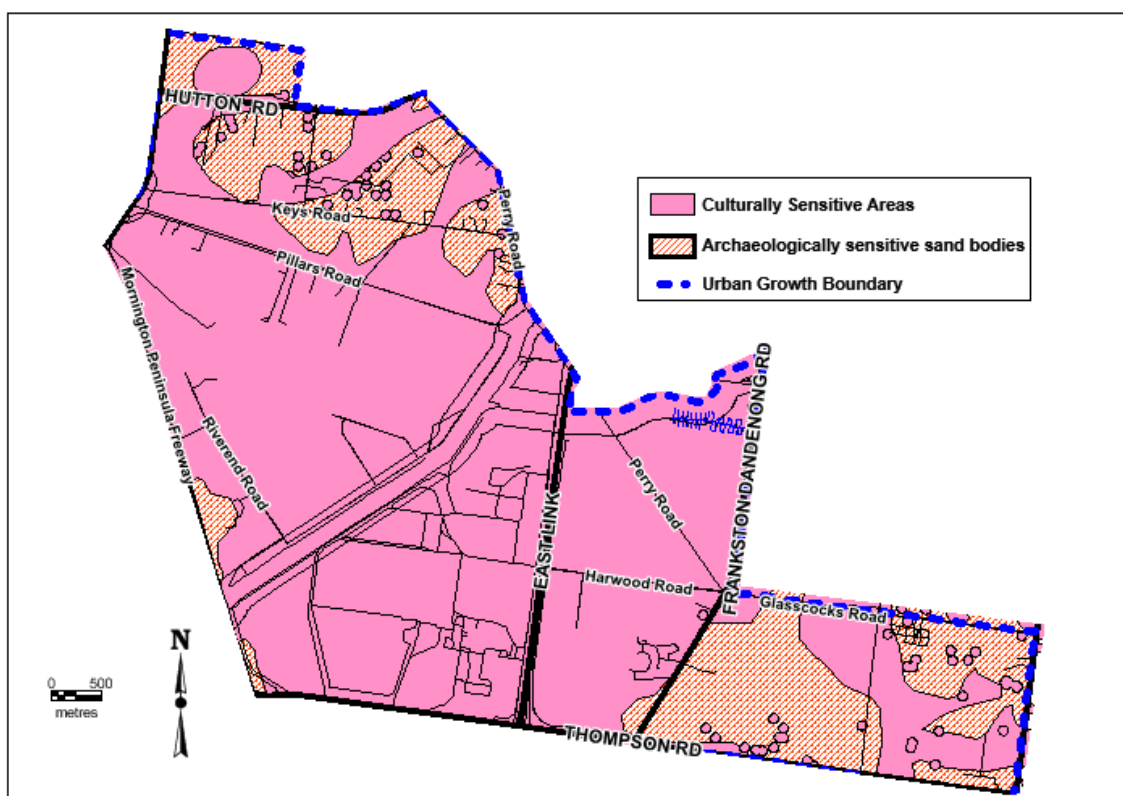


Table 1: Objectives and preferred land uses by precinct

Precinct	Precinct Objective	Preferred Land Uses
1. Clarke Road	To encourage the use of land for activities that are of net community. To encourage land uses which are consistent with the ongoing management and monitoring of the former landfill site and which do not unreasonably affect the amenity of adjoining residents and users of the parkland.	Uses consistent with the purpose of the Green Wedge Zone and compatible with nearby public open space and residential uses and provide for a net community benefit, including but not limited to, solar farm and other infrastructure, open space and recreation.
2. Hutton Road North	To allow for continued operation of the golf course and investigate whether the land should transition to an urban residential use	Recreation, or rural living in a park like environment
3. Keys Road	To recognise the ongoing role of the area as rural residential living, while ensuring development is sensitive to the rural, open character of the Green Wedge and manages drainage impacts.	Open space, recreation, rural residential and less intensive agricultural uses (e.g. market garden).

4. Bangholme Lowlands	To ensure that new uses are compatible with the operations of the ETP and nearby areas, recognise the constraints caused by flooding and provide for agricultural and other rural uses.	Agriculture and other rural uses, open space, recreation uses.
5. Eastern Treatment Plant (ETP)	To ensure that new uses are compatible with the operations of the ETP and nearby industrial uses, and recognise the constraints caused by flooding and encourage rural and agricultural uses.	Waste water treatment and provision of recycled water.
6. Bangholme East	To ensure that new uses are compatible with the operations of the ETP and nearby industrial areas, and encourage agricultural and other rural uses.	Agriculture and other rural uses, open space and recreation.
7. Lyndhurst	To encourage agricultural and other rural uses, and to allow for appropriate low-scale community, institutional, recreational and tourism-related activities.	Agriculture and other rural uses, open space and low scale community, institutional, recreational and tourism related uses.

22.02-4 Decision guidelines

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It is policy that the responsible authority consider, as appropriate:

- The vision and local policy for the green wedge, and the precinct objective and preferred land uses for the site.
- The capability of infrastructure, including roads and drainage.
- The effects on environmental, heritage and landscape values internal and external to the precinct.
- The effects on green wedge activities, the Eastern Treatment Plant and the Industrial 2 Zone.

22.02-5 Policy references

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Greater Dandenong Green Wedge Management Plan, Revised, January, 2017.
City of Greater Dandenong Gateways Strategy, 2011.