

## **21.10 GREEN WEDGE**

15/10/2015  
C143

### **21.10-1 Overview**

15/10/2015  
C143

Kingston's Green Wedge (land outside the Urban Growth Boundary) fulfils a multiplicity of roles, ranging from traditional agricultural production, , land filling of former extraction sites, regional open space networks, active passive and recreation facilities, protection of Moorabbin Airport's flight paths, nature conservation and a location for a range of urban related uses (including institutional, religious, recreation and sporting facilities, etc).

These areas are under pressure for more intensive urban development due in part to their proximity to established urban areas, the availability of physical infrastructure and the decline in agricultural production.

The future management of Kingston's Green Wedge is one of the largest challenges facing the City. It is important that land use outcomes in the Green Wedge are resolved through structure planning, and are not driven by short term economic expediency but seek to achieve sustainable use and development outcomes.

The creation of a 'hard' edge between the urban and non urban areas will be an important planning outcome of the structure planning process, and will assist in the management of development pressures at the urban/Green Wedge interface.

### **21.10-2 Key issues**

15/10/2015  
C143

- Fragmentation of agricultural land holdings and reduction in agricultural land capability.
- Impacts of structural change in the agricultural sector.
- Protection of the aircraft operations of the Moorabbin Airport from intrusion of inappropriate development.
- Coordinated management of former extractive industry and land filling operations, including planning for the rehabilitation of such sites and the phasing out of such uses recognising that the rehabilitation of such sites can be complex and lengthy.
- Improvement of the region's environmental values (including flood storage, water quality improvement and flora/fauna habitats). Private sector involvement may be required to implement such objectives.
- Development of regional parks and creation of a network of regional open space linkages.
- Planning and management of 'urban related uses'.
- Defining the edge between urban and Green Wedge use.
- Protection and improvement of rural landscape character particularly along main roads.

### **Objective 1**

To support and maintain the green wedge concept whilst ensuring activities in the Green Wedge are consistent with, and contribute to, optimal long term planning solutions for the whole of the south east metropolitan Green Wedge.

### **Strategies**

Strategies to achieve this objective include:

- Protect the Green Wedge land from intrusion of urban uses. Structure plans will be completed in accordance with the structure planning protocol contained within the South East Non Urban Area Memorandum of Understanding (August 1998).
- Continue to protect land within Kingston's Green Wedge for non urban purposes until such time as the long term future of these areas is identified through a structure planning process.
- Limited conversion of Green Wedge land may only be considered in the context of such structure plans and where:
  - Development is able to utilise existing urban infrastructure.
  - Development will not restrict the continued operation or further development of existing environmental, social or economic assets.
  - Contributions are made by rezoned areas to the achievement of the Green Wedge concept.

Requests to undertake major land development or rezone land for urban purposes will not be supported until structure planning is undertaken in accordance with the requirements of the South East Non Urban Area Memorandum of Understanding (August 1998).

## **Objective 2**

To protect the use of high quality agricultural land for agricultural purposes.

### **Strategies**

Strategies to achieve this objective include:

- Support and protect areas of viable intensive agricultural activities from ad hoc intrusion and/or encroachment of urban/Green Wedge uses which prejudice their long term viability.
- Discourage further subdivision in areas of high quality agricultural land and promote the long term consolidation of sites in these areas.
- Encourage sustainable farm management practices.
- Require assessment of agricultural land capability in consideration of all major use/development proposals.
- Ensure that agricultural and 'sensitive' non agricultural land uses are separated by buffers.

## **Objective 3**

To protect the economic and operational viability of Moorabbin Airport aviation activities.

### **Strategies**

Strategies to achieve this objective include:

- Protect the Moorabbin Airport flight paths and their immediate environs from development or use which may compromise the long term viability of the airport or prejudice its safety and efficiency.
- Ensure that appropriate buffers (both in terms of land use and distance) are established and maintained around aircraft related activities at the Moorabbin Airport and land filling operations, so as to minimise their impact on surrounding residential and sensitive land uses and the overall health and welfare of the community.

- Consider commercial and industrial enterprises which make significant contributions to the Chain of Parks concept and result in a net community benefit.
- Strongly discourage any new refuse transfer stations, materials recycling facilities or landfills on land in the Green Wedge north of Kingston and Heatherton Roads.

#### **Objective 4**

To support the transition of landfill, recycling or transfer stations on appropriate land to new uses that are consistent with long term strategies for the Green Wedge.

#### **Strategies**

Strategies to achieve this objective include:

- Manage existing extractive industries and land filling operations in an environmentally sound and coordinated manner until they are completed.
- Require the coordinated phasing of extraction, filling and rehabilitation cycles on existing operational sites, to ensure that the development of open space and other productive after-use occur in a logical sequence.
- Discourage development which might prejudice the achievement of long terms strategies for these sites.
- Promote the re-use of extraction and land fill sites for open space and recreational facilities which are physically well integrated with the Chain of Parks.
- Strongly discourage the expansion of existing extractive industries, land filling operations, materials recycling facilities or transfer stations on land north of Kingston and Heatherton Roads.
- Strongly discourage an alternative use on existing landfill, materials recycling or transfer station land that has the potential to detrimentally impact on the amenity of the locality.
- Strongly discourage the use of land for earth and energy resources industries with the exception of appropriate renewable energy facilities.

#### **Objective 5**

To protect and enhance environmental values including wetlands, flora and fauna habitats, and drainage functions.

#### **Strategies**

Strategies to achieve this objective include:

- Ensure that all development provides for the protection and enhancement of local and regional assets of cultural, ecological and Koori significance, including pre-settlement wetland morphologies, drainage and flooding, flora and fauna corridors and wildlife habitats.
- Promote the further development of a Green Wedge landscape character, and encourage the use of indigenous plant species in all landscaping through the Green Wedge.

#### **Objective 6**

To protect the Port Phillip and Western Port Catchments in accordance with the 'Port Phillip and Western Port Regional Catchment Strategy'.

## **Strategies**

Strategies to achieve this objective include:

- Require all use and development proposals (including rezoning of land) to meet the objectives of the 'Port Phillip and Western Port Regional Catchment Strategy' to:
  - protect and improve the quality of water in our rivers and streams.
  - protect the diversity and extent of natural ecosystems and streams.
  - achieve sustainable use of natural resources by primary industries.
  - provide a diverse and sustainable living environments, recreation and tourism.
  - coordinate and monitor catchment and land protection activities.

## **Objective 7**

To ensure that use and development within the Green Wedge does not compromise metropolitan urban growth strategies.

## **Strategies**

Strategies to achieve this objective include:

- Ensure that all major proposals (including urban rezoning) include an assessment of the proposal against State planning policies and Ministerial Direction No. 9, Metropolitan Planning Strategy.

## **Objective 8**

To manage the edge of urban areas in a manner which ensures that the Green Wedge area is both stable and enduring.

## **Strategies**

Strategies to achieve this objective include:

- Maintain the urban edge identified in the Green Wedge land use framework plan unless an alternative sustainable edge is identified through the structure planning process.

## **Objective 9**

To protect and further develop the scenic and landscape values of the Green Wedge.

## **Strategies**

Strategies to achieve this objective include:

- Ensure that all major developments within Kingston's Green Wedge (particularly in the Braeside area) contributes to the enhancement and re-creation of pre-settlement landscapes including wetlands and open woodlands.
- Ensure all major development address the significant rural role and function of Kingston's Green Wedge through their site layout, building design and landscape elements, particularly in the Heatherton area.

## Objective 10

To provide for open space links and opportunities for recreation.

### Strategies

Strategies to achieve this objective include:

- Support the implementation of the ‘Sandbelt Open Space Strategy’.
- Ensure that development within the non urban areas contributes to:
  - The creation of north-south and east-west open space links, as identified in the Green Wedge Framework Plan.
  - The implementation and enhancement of the ‘Sandbelt Open Space Strategy’.
  - Provision of regional recreational facilities for the enjoyment of the Kingston and broader community in line with the Kingston Open Space Strategy (2012).
- Promote a range of rural, recreational, industrial and tourism related opportunities on identified ‘enterprise sites,’ which complement the Chain of Parks concept and integrate with core parkland areas.

### Implementation

These strategies will be implemented by:

#### Policy and exercise of discretion

- Using local policy to provide direction on the future development and implementation of the Sandbelt Open Space Project, including the use and development of Green Wedge land adjacent to core parkland areas; (*Sandbelt Open Space Project Policy, Clause 22.03*).
- Using local policy to establish a strategic and structured approach to the management and development of Green Wedge land (*South East Non Urban Area Policy, Clause 22.04*).
- Using local policy to protect the flight paths of the Moorabbin Airport from the further encroachment of incompatible land uses (*Moorabbin Airport Environs Policy, Clause 22.05*).
- Using local policy to promote specific land use outcomes on identified ‘enterprise’ sites under the Sandbelt Parks Strategy (*Enterprise Sites Policy, Clause 22.06*).
- Assessing applications to construct a building and to construct or carry out works (including radio masts, television antenna and flagpoles) against the approved *Moorabbin Airport Aviation Obstacle Referral Height Plan*. Requiring the consent of the federal Department of Transport and Regional Development for buildings and works that exceed the maximum building height in the approved *Moorabbin Airport Aviation Obstacle Referral Height Plan*.

#### Zones and overlays

- Applying the Rural suite of zones to all Green wedge land north of Kingston and Heatherton Roads, except as follows:
  - Special Use Zone 1 (Golf Courses) to golf courses.

- Public Acquisition Overlay to land designated for acquisition by Parks Victoria for the purposes of implementing the Sandbelt Parks Strategy.
- Public Conservation and Resource Zone to areas of identified environmental significance.
- Public Park & Recreation Zones to all existing parks.
- Public Use Zone over all Melbourne Water facilities.
- Applying the Airport Environs Overlay (Schedule 1) to areas surrounding Moorabbin Airport.
- Applying the Environmental Audit Overlay to all land north of Kingston and Heatherton Roads, including extractive industry and land filling sites.
- Applying the Environmental Significance Overlay to all Green Wedge land north of Kingston and Heatherton Roads.

#### **Further strategic work**

- Implementing the Kingston *Green Wedge Plan (Planisphere 2012)*
- Preparing a 'discretionary uses' policy to guide decision making in the Green Wedge.

#### **Reference documents**

South - East Non Urban Study (Spiller Gibbins Swan 1997)

South East Non Urban Area 'Memorandum of Understanding' (August 1998)

Sandbelt Open Space Project (Melbourne Parks and Waterways 1994)

Implementation Strategy for the Chain of Parks (Deloitte Ross Tohmatsu 1992)

Review of Issues on the Urban Fringe (Advisory Committee established by the Minister for Planning and Local Government 1996)

Kingston Economic Development Strategy (O'Neill, Pollock and Associates 1997)

Moorabbin Airport Aviation Obstacle Referral Height Plan

Kingston Green Wedge Plan (Planisphere 2012)

### City of Kingston Green Wedge Framework Plan

