

22.03

11/07/2014
C91

NON URBAN AREAS

This policy applies to land outside the urban growth boundary of Warranwood, Croydon Hills and Kilsyth South.

22.03-1

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Policy basis

This policy builds on the MSS objective in clause 21.10 to maintain and enhance the quality and attractiveness of Maroondah's urban areas.

22.03-2

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Objective

To ensure that the non-urban areas are maintained and enhanced, preserving landscape and environmental values.

22.03-3

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Policy

It is policy to:

- Maintain, protect and enhance the non-urban areas as low intensity land use areas.
- Maintained the existing subdivision and dwelling density.
- Ensure development provides for the retention and regeneration of native vegetation and natural systems.
- Ensure development and use of land be at a scale and form compatible with the surrounding area.
- Maintain and enhance the openness of the landscape and the rural character of the non-urban areas.
- Ensure the construction of a dwelling contributes to the efficient use and management of the land.
- Ensure the number of dwellings constructed on a lot not exceed the number of lots the land could be subdivided into under this planning scheme.

Policy references

Sites of Biological Significance in Maroondah, G. S. Lorimer, J. C. Reid, L. P. Smith and H. Moss, 1997

Maroondah Sustainability Strategy, Maroondah City Council, 2009