

## **Amendment C148**

### **Clause 21.03 Green Wedge**

#### **Clause 21.03-2 Green Wedge land use categories**

The range of physical characteristics combined with the long history of rural land subdivision has created a complex land use and settlement pattern in the Yarra Ranges Green Wedge.

- The strategies and policies of this planning scheme have been structured in a form that recognises three broad categories of Green Wedge land use and settlement.
- The complexity of this land use and settlement pattern cannot be adequately represented on maps. The assessment of individual land use proposals within the Green Wedge will require consideration of the relevant Land Use and Settlement category that applies to the land.
- The characteristics of each category are set out in the following table.

#### **Productive Agricultural Areas**

Areas where:

- Lots are generally greater than 4 hectares in intensively cultivated areas, or 10 hectares in other areas
- Most lots are cleared and sown with pasture grasses or managed for horticulture
- Most lots are currently used for agriculture or have realistic potential to be used for horticulture, livestock grazing or other forms of productive agriculture.

#### **Rural Landscape Areas**

Areas where:

- Lot sizes are generally greater than 2 hectares
- Most lots have been at least partially cleared of indigenous vegetation
- Most lots are used for residential purposes in a rural environment
- Very few lots are used for productive agriculture (meaning lots of more than 4 hectares that are used for horticultural production or lots of more than 10 hectares that are predominantly cleared and sown with pasture grasses).

#### **Rural Residential Areas**

Areas where:

- Lots sizes are generally between 0.1 hectares and 2 hectares
- Most lots are used for residential purposes in a heavily treed environment
- Very few lots are used for productive agriculture (meaning lots of more than 4 hectares that are used for horticultural production or lots of more than 10 hectares that are predominantly cleared and sown with pasture grasses)
- Many of the existing lots have been created by the consolidation of smaller lots under subdivision restructure and tenement requirements of previous planning schemes.

These areas are mostly concentrated in the Dandenong Ranges although pockets exist in other localities

### **Clause 21.03-3 Agriculture**

#### **Key issues**

- The Yarra Ranges Green Wedge is an important agricultural resource due to its proximity to the Melbourne metropolitan area, the extent of its productive agricultural land area and the agricultural infrastructure that supports it.
- Agriculture remains a significant industry in Yarra Ranges with approximately 30,000 hectares of land being used for farming purposes. Additional cleared areas retain potential for future productive agricultural use.
- Horticultural activities including nursery plant production, floriculture, wine grape growing and orcharding have become an increasingly important part of the mix of agricultural activities.
- Projected climate changes are likely to result in greater demand for agricultural land in areas such as the Yarra Valley that have more reliable access to water. Water security and biosecurity are important issues in the rural sector.
- Agricultural economics are dynamic and the resource of potentially productive agricultural land needs to be able to adapt to changing market conditions and production techniques.
- High agricultural land values reduce the opportunities to assemble large land holdings and tend to result in more intensive forms of agriculture.
- Leasehold arrangements are likely to become an increasingly significant way of assembling productive agricultural land parcels.
- The scenic attributes of the Green Wedge will continue to attract strong interest from people seeking a rural residential lifestyle and commercial interest in businesses catering for tourists.
- The demand from people seeking a rural residential lifestyle has potential to further erode the resource of productive agricultural land.
- The pressures for more commercial and residential development in the Green Wedge need to be managed so they do not undermine the role of agriculture in the Yarra Ranges Green Wedge.

#### **Objectives**

To provide a secure, long term future for productive and sustainable agriculture within the Green Wedge.

#### **Strategies**

Provide for the sale and consumption of primary produce, including processed goods made substantially from the primary produce, in conjunction with agricultural production carried out on the land.

Support arrangements where agricultural producers lease adjoining or nearby land in order to extend areas of productive agriculture.

### **Clause 21.03-4 Rural Industry**

#### **Key issues**

Retaining a sustainable agricultural industry in the Yarra Ranges Green Wedge requires rural industries that offer services and facilities which support local agriculture.

Many of these rural industries provide important agricultural services such as specialised transport, produce storage, processing of primary produce and mechanical repairs.

The operation of rural industries can have an adverse effect on nearby sensitive land uses.

The Green Wedge is an inappropriate location for industrial uses that are not associated with agriculture or other rural activities.

### **Objective**

To accommodate within Green Wedge areas, rural industries and other infrastructure that support the ongoing use of rural land for agriculture.

### **Strategies**

Provide for rural industry in Green Wedge Zones, only where it is located within or adjoining an area of productive agricultural activity and it comprises one of the following:

- the service, repair or supply of equipment or materials predominantly used in agricultural production in the surrounding area
- the storage, packing and, or value added processing of primary produce that is predominantly sourced from the surrounding area.

Ensure any rural industry does not adversely affect the amenity of the surrounding area or generate any adverse offsite emissions.

### **Policy guidelines – Rural industry**

Applications to use land for a Rural industry in the Yarra Ranges Green Wedge must demonstrate that:

- The proposed development can be integrated into the rural landscape without detriment to the landscape character of the area and will not require the removal of indigenous vegetation.
- The site is capable of accommodating the proposed use without detracting from the residential amenity of any nearby land.
- The site provides sufficient area to ensure that the proposed buildings and vehicle access are adequately screened and separated from any adjoining residential uses, waterways or any other sensitive environmental features or land uses.
- The site has direct access to a constructed road that can accommodate the level of traffic likely to be generated by the proposed use.
- All effluent generated by the proposed use can be satisfactorily treated and disposed of on site.

### **Zones and overlays**

Applying the Green Wedge Zone to provide discretion to permit rural industries that support productive agricultural use in the surrounding area.

## **Clause 21.03-5 Tourism in Green Wedges**

### **Key issues**

The Yarra Ranges Green Wedge contains many tourist destinations including its winegrowing areas, national parks, State forests, recreational trails, golf courses and well known attractions such as the Puffing Billy Railway and the Healesville Wildlife Sanctuary.

Tourism is an important industry in Yarra Ranges encompassing a wide range of businesses including visitor accommodation, restaurants, wineries and tour operators.

Commercial land uses associated with tourist activities can create business opportunities that broaden the economic base of rural towns.

Tourism related businesses are a significant source of local employment in Yarra Ranges with many of these jobs being located in Green Wedge areas.

Most of Yarra Ranges' tourism businesses are located in Green Wedge areas where the combination of scenic landscapes, rich biodiversity and abundant agricultural produce attract many visitors.

The economic benefits from tourism activity in Yarra Ranges could be increased if a higher proportion of visitors were for overnight stays rather than day trips.

The maintenance of a sustainable tourism industry in Yarra Ranges will require a diversity of tourist experiences.

Some forms of tourist facilities can have adverse impacts on other Green Wedge values.

The development of further tourism related businesses in the Green Wedge will need to support the primary values of protecting biodiversity, agriculture and valued landscapes.

### **Objective**

To provide for a variety of sustainable tourist oriented businesses that reinforce the primary values of the Yarra Ranges Green Wedge and contribute to the local economy.

### **Strategies**

#### *Tourism in rural areas*

Provide for tourist oriented businesses such as visitor accommodation, restaurants, cafes and function centres to locate on sites in productive agricultural areas or in rural landscape areas if they will operate in conjunction with either:

- . productive agriculture on the land
- . the improved management of natural systems on the land.

Discourage tourist oriented businesses on sites that are subject to significant environmental hazards.

### **Implementation**

The strategies for *Tourism in the Green Wedge* will be implemented through the planning scheme by:

### **Policy guidelines – Tourist businesses**

### *General guidelines*

Applications to use land in Green Wedge areas for tourist related businesses such as visitor accommodation, restaurants, cafes and function centres must demonstrate that the proposal will:

- not result in the significant loss of productive agricultural land
- retain the predominant rural character of the area
- be located on a site that is large enough to provide a rural landscape setting for the proposed development
- avoid adverse impacts on the amenity of nearby residents
- avoid adverse impacts on adjoining or nearby farming operations
- manage public access and visitor numbers so that the increased human activity will not threaten any flora and fauna habitat on the land or adjoining land
- enable all effluent generated by the facility to be treated and contained on the land
- have direct access to a sealed road, or that the available road access is adequate for the anticipated traffic levels
- avoid fire prone locations where vehicle access during bushfire events would be unsafe
- avoid flood prone locations where vehicle access during flood events would be unsafe
- avoid sites that are unsuitable for development because of landslip risk.

The following policy guidelines apply in addition to those specified above.

### *Productive agricultural areas*

Any application for a tourist oriented business in productive agricultural areas must demonstrate that the proposal will:

- be operated in conjunction with farming activities conducted on the land or adjoining land
- be integrated with any other tourist facilities on the land
- maintain the overall appearance of the land as a farming property in a rural landscape.

### **Clause 21.05 Built Form**

#### **Key issues**

The suburbs, towns and rural landscapes of Yana Ranges each have their own visual identity which is valued by residents and many visitors.

The varied terrain of Yarra Ranges includes landscapes of widely recognised natural beauty that offer some of the most attractive scenery in the State.

The planning and design of new development in Yana Ranges will be guided by the following 5 sustainable design principles:

- Sense of Place - New development must add to the character and identity of distinct localities in Yarra Ranges.

- Protection Environments - New development must respect and protect sensitive environments, significant landscapes and cultural and natural heritage.
- Design Quality – New development must be of high design quality.
- Sustainable Urban Form - New development must contribute to environmentally sustainable forms of urban and rural development.
- Sustainable Building Design - New development must incorporate best practice in ecologically sustainable building design.

### **Clause 21.05-6 Rural landscapes**

#### Objective

To protect and enhance valued rural landscape characteristics.

#### Strategies

Ensure that all development is sensitively designed and sited, having regard to the natural physical features of the land, including slope, the presence of existing vegetation and view lines.

Encourage new development that is designed to reinforce the predominant rural landscape characteristics of its locality.

Ensure that new development is not an intrusive element in valued rural landscapes.

Provide for buildings and structures required for the sustainable operation of productive agricultural enterprises.

Ensure that new development respects the residential amenity of rural living areas.

Discourage non farm related commercial buildings that adversely impact on valued natural landscapes.

### **Clause 21.06-5 Environmental Hazards**

#### Objective 2 Bushfire

To minimise the risk to life and property from bushfire and give priority to the protection of human life.

#### Strategies

Ensure that the threat to life and property from bushfire is not increased by inappropriate development of land use changes.

### **Clause 22.03 Environmentally Sustainable Development**

This policy applies where a planning permit is required to construct a commercial building with a gross floor area of more than 500 square metres.

#### Objectives

To encourage buildings to be oriented to minimise summer heat gain and winter heat loss.

To encourage the use of passive solar heating and cooling.

To encourage the use of building materials and components which minimise adverse environmental impacts.

To achieve a healthy indoor environment quality to support the health and wellbeing of building occupants.

To minimise the use of potable water.

To encourage sustainable management of stormwater.

To minimise waste and support its efficient disposal.

To minimise development impacts on local biodiversity.

To ensure development is linked to public transport and, cycle and pedestrian paths.

#### Application Requirements

Development of over 1000sqm of floor – Requires a Sustainable Management Plan (SMP) - example include BESS, Green Star, MUSIC or STORM - prepared by a suitably qualified and, or experienced person. It must detail the development's sustainable design initiatives, across all stages of development, to the satisfaction of the responsible authority.

### **Clause 42.03 Significant Landscape Overlay Schedule 6**

#### Rolling Hills and Bushy Agriculture Landscape

##### Statement of nature and key elements of landscape

The Rolling Hills and Bushy Agricultural Landscape covers broad areas of pleasantly undulating land with a mountain backdrop. It includes the lower foothills of the Great Dividing Range north of the Yarra River and the elevated areas south of the river extending from the Warramate Hills through Seville and Wandin towards Macclesfield and Yellingbo in the south. Two significant State Parks contribute to the landscape:

- Yellingbo Nature Conservation Reserve – a series of linear riparian vegetation areas along the Woori Yallock, Cockatoo and Sheep Station Creek - (habitat for the endangered Helmuted Honeyeater).
- Yarra Yarraloch Conservation Reserve (Warramate Hills) – a prominent isolated range of forested hills flanked by the flood plain of the Yarra River.

This landscape comprises mostly farmland although it includes many patches of remnant vegetation. It generally has a coarse grain of subdivision with lot sizes mostly between 10 and 20 hectares. Lots are divided into an irregular grid network with lot boundaries often being based on natural features. Properties are generally clearly defined by rural post and wire fencing or windrows. The road pattern is irregular.

Much of the landscape is managed as grazing pasture although there are substantial areas of vineyards, pockets of orchards, and some other more intensively cultivated areas. Crop protection structures such as hail netting and igloos are prevalent in some of these areas.

Most houses are well set back from major roads. Building architecture within this landscape is from a range of styles and eras. Farm houses are often large sprawling structures with rural design elements such as verandahs. Houses are often clustered with farm sheds and partly screened by trees. Winery complexes, often adopting contemporary design styles are a feature of the winegrowing areas.

Views are commonly to a mid range of rolling hills with the Great Dividing Range frequently silhouetted across the horizon as a backdrop to longer distance views.

### Landscape character objective to be achieved

- To maintain a comparatively open rural landscape of farmland and bushland patches in which houses, farm buildings and tourist facilities are generally inconspicuous.
- To ensure that the siting and design of new buildings complements their setting and reinforces the rural landscape character of the area.
- To retain established trees and patches of indigenous vegetation as an important element of the rural landscape and habitat for wildlife.
- To allow middle and long distance views from the valley to the surrounding ranges.
- To maintain the appearance of an uninterrupted forested backdrop to views.

### Decision guidelines

#### Building siting

- Buildings should be sited to minimise their visual impact on views from adjoining roads and other publicly accessible viewing points.
- Buildings and associated works should be sited to avoid visually prominent sites such as exposed hilltops or ridgelines.
- Large buildings should be sited to minimise their visual bulk, particularly if close to roads or in open settings where there are no other buildings or mature trees nearby.
- Buildings should be designed to reflect the topography of the site and minimise the extent of earthworks.
- Farm buildings and related structures should be clustered with existing buildings on the same land wherever practical to reinforce the existing pattern of rural development within the landscape.

#### Building appearance

- Buildings should not break the skyline or ridgeline behind the building as seen from nearby roads or other publicly accessible view points.
- Buildings should be below the level of any surrounding tree canopy and be generally consistent with the height of any nearby development.
- External finishes of buildings should adopt muted tones and non reflective surfaces, and incorporate natural elements such as timber and stone in the design.
- The frontage setbacks for buildings should be maximised to reduce the visual impact of new development on the landscape.
- Farm buildings such as storage sheds, water tanks, wine storage tanks and related infrastructure should not be a visual intrusion in the rural setting. They should be finished in muted colours, screened by planting or otherwise merged into the landscape.
- The design and materials of large buildings such as storage and equipment sheds should reflect the rural environment and the traditions of farm buildings, and not derive from urban built forms.



- Larger buildings used for visitor accommodation or other tourist related activities should be designed to disaggregate the building mass and avoid strongly symmetrical forms.
- Earthworks that remove the option of future use of the soil resource for productive agriculture should be avoided.
- Large signage and advertising, particularly internally illuminated signs, should be avoided.
- Urban style road infrastructure such as concrete kerbing, paved footpaths and roundabouts should be avoided wherever practical.

#### Dwellings and outbuildings

- New dwellings should not be located close to the road. Dwellings and associated outbuildings should be set back on the property as allowed by the available land.
- Dwellings should be preferably single storey except where the slope of the land makes a partly double storey dwelling appropriate.
- The design of dwellings should consider factors such as views and outlook and protection from sun, rain and wind.

#### Vegetation

- Established trees and patches of indigenous vegetation should be retained.
- Buildings and works should be sited to minimise vegetation removal and land management improvements such as replacement vegetation should be undertaken to strengthen the landscape character objectives of this schedule.
- Landscaping using predominantly indigenous species and including canopy trees, should be used to screen new buildings that would otherwise be conspicuous in the rural landscape.
- Landscaping is to be integrated with the design of the development and complement the vegetation on any adjoining public land.

#### Fence and boundary treatments

- Front fence and boundary treatments should avoid formal landscape design (such as geometrically aligned/spaced tree avenues or garden beds) and hard surfaces and hard edges in landscaping.
- Entrance gates and adjacent walls or fences should be of modest appearance, in keeping with the character of the remainder of the property boundary fence and consistent with the character of the landscape.

#### Other buildings and works

- Earthworks that remove the option of future use of the soil resource for productive agriculture should be avoided.
- Urban style road infrastructure such as concrete kerbing, paved footpaths and roundabouts should be avoided wherever practical.