22.03 SANDBELT OPEN SPACE PROJECT POLICY

19/01/2006
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This policy applies to all land shown in the local planning policy map which forms part of this clause.

22.03-1 Policy basis

19/01/2006
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The Sandbelt Open Space Project provides a regional strategy for the development of a series of linked parks extending across the Heatherton and Dingley areas. The concept is based on the conversion of land which has been used for sand extraction and landfill into open space, to provide for a wide range of regional and local recreation opportunities.

The Municipal Strategic Statement supports the implementation of the Sandbelt Open Space Project as a major strategic objective for the management and rehabilitation of non urban land in the Heatherton area. The purpose of this policy is to ensure that the development of all land within the policy area is compatible with and contributes to the implementation of the project.

The policy is based on the principles of the Sandbelt Open Space Project Development Plan (May 1994), prepared by Melbourne Parks and Waterways.

22.03-2 Objectives

19/01/2006
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- To implement the objectives of the Sandbelt Open Space Project and associated Development Plan.
- To promote the development of a series of connected parks providing for a wide range of regional and local recreation opportunities within a quality environment.
- To promote the rehabilitation and conversion of extractive industrial and landfill sites to open space or other productive after uses which are compatible with the Sandbelt Open Space Project.
- To recognise different concepts of leisure and recreation and provide for equitable access to both passive and active recreational pursuits not widely accessible elsewhere.

22.03-3 Policy

19/01/2006
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It is policy that:

- Development be guided by the Sandbelt Open Space Development Plan attached to this clause. This plan is updated from the Development Plan prepared in 1994 by Melbourne Parks and Waterways for the implementation of the Sandbelt Open Space Project.
- A network of shared pedestrian and cycling, and where appropriate, separate equestrian trails, be provided.
- Trail networks be integrated with existing recreational networks and provide linkages with nearby open space and adjoining urban areas.
- Indigenous vegetation be planted along networks to create a wildlife corridor through the Sandbelt Open Space area.
- High quality public and private open space areas be provided which cater for a range of active and passive recreational pursuits, including golf, outdoor adventure/education activities, playing fields, recreational trails, equestrian activities, environmental and cultural experiences.

- The use and development of private land adjacent to the core parkland areas be compatible with, and contributes to, the Sandbelt Open Space Project.
- A vegetation pattern and character be promoted which restores positive elements of the locality's former ecology and landscape and results in the improvement of landscape character through the non urban area.
- Areas of local and regional environmental significance be protected and restored, including habitats of flora and fauna, wetlands, wild life corridors and areas of heritage significance.
- Equitable public access be provided to parkland and recreation areas.
- Development contributions be levied on new developments to further the implementation of the Sandbelt Open Space project.

22.03-4 Decision guidelines

19/01/2006
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Before deciding on an application for use or development within the policy area the responsible authority will consider:

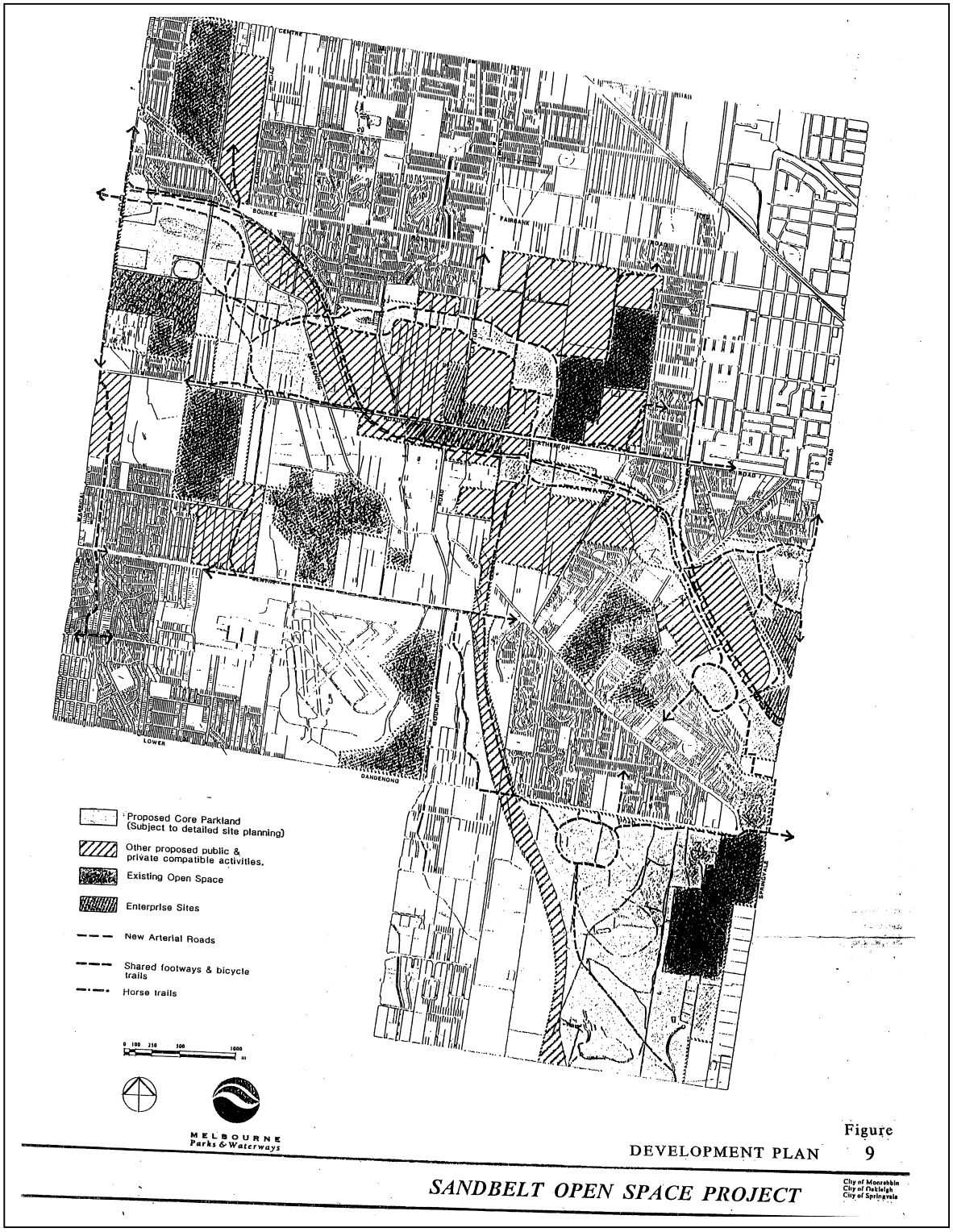
- The capability of the land to accommodate the proposed use or development, addressing issues related to soil type and capability, hydrology, drainage and flooding considerations, vegetation issues, and gas emissions.
- Whether the proposal is compatible with surrounding land uses and furthers the implementation of the Sandbelt Open Space Project.
- An assessment of the likely environmental impact of the proposal on surrounding land particularly with respect to water quality, flood capacity and soil quality.
- The impact of the use or development on flora, fauna and wildlife habitats, areas of environmental and ecological significance, and the functioning of regional catchments and floodplains.
- The impact on the character, appearance and landscape features of the area, including features of architectural, historic and cultural significance.
- The views of Parks Victoria where the land has been identified for future public acquisition under the Sandbelt Open Space project.

22.03-5 Policy references

19/01/2006
VC37

Sandbelt Open Space Project Development Plan - Melbourne Parks and Waterways - May 1994

Map 1: Sandbelt Open Space Project



Map 2: Sandbelt Open Space Project Development Plan