

21.07 GREEN WEDGE AND YARRA RIVER CORRIDOR

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21.07-1 Overview

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This section applies to land shown on the Green Wedge and Yarra River Corridor Framework Plan 3 which includes all land outside the Urban Growth Boundary (UGB) and public and privately owned land within the Yarra River corridor. The State Government introduced the UGB around the edge of Melbourne in October 2002. All land in Manningham located outside the UGB became part of a green wedge.

Manningham's Green Wedge largely includes land within the Rural Conservation Zone and the Wonga Park township, which is included within the Low Density Residential Zone. The Yarra River corridor includes public and privately owned land located within the UGB and which is identified as having high environmental and landscape values.

These areas are primarily rural residential in character and include some agricultural enterprises, hobby farms and environmentally significant properties. A key challenge for Council is to balance competing interests between use of land for rural living, agricultural pursuits and biodiversity protection.

Housing

There are few opportunities for additional housing development within the green wedge and the Yarra River corridor area. The provision of housing in these areas is directed by strategies that protect and enhance landscape character and environmental values. Development will need to have regard to issues of native vegetation, topography, landslip, wildfire, flooding, and cultural, environmental and landscape values and available physical and community infrastructure.

The rural qualities and remnant bushland provide a setting and lifestyle quality which is very attractive to residents and potential home owners.

Subdivision

The current planning controls significantly limit scope for further subdivision of the green wedge and Yarra River corridor areas. Any proposal to subdivide land will need to consider land capability and constraints, adjoining land uses, environmental and landscape values and physical and community infrastructure.

Built form and landscape character

These areas have an attractive, undulating topography. The slopes and extensive vegetation cover contribute to the landscape and environmental qualities. Development should protect and enhance the natural environment, including the Yarra River and other waterways, topography, open space, habitat and fauna links within the green wedge and Yarra River corridor.

Environmental issues

Large parts of Manningham's Green Wedge and Yarra River corridor have significant biological values. They contain the majority of Manningham's Sites of Biological Significance (Biosites) and supporting buffer habitat. The sites are identified as being of National, State or Regional significance. The habitat defined by the biosites and associated buffer habitat constitutes the most important areas of remnant indigenous vegetation within the municipality.

Planning controls seek to protect important remnant vegetation providing habitat for fauna, preserving biodiversity and providing lifestyle choices, whilst creating a desirable destination for residents, visitors and recreational users. The bushland and rural character is under threat from vegetation clearance for development, agriculture, pest plant and animal invasion, overgrazing, soil erosion, changes in hydrology and burning regimes, mismanagement and climate change.

The challenge for the municipality is to provide for sustainable land use and development in these areas while achieving a Net Gain of native vegetation. Biodiversity protection and enhancement will be facilitated by having regard to land capability and environmental management while also protecting the character, landscape and other natural and environmental characteristics.

Economic development issues

Much of the land within these areas is not high quality agricultural land. Commercial activity should complement and enhance the landscape and visual character and environmental significance of these areas.

The focus will be to protect and support the viability of existing agricultural activities and promote other appropriate business activities, which use best practice sustainable land management techniques and provide benefits to the local economy.

Council encourages home occupations as an important means of achieving economic development and providing opportunities that enable residents to work at home. The needs of home occupations should be addressed while ensuring that local amenity and environmental and landscape values are not adversely affected.

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Housing

Key issues

- Limited opportunity for additional housing development.
- Housing development, which does not have regard to land capability, wildfire risk, environmental and landscape values.
- Inappropriate location of infrastructure and services.
- Impact of housing on biodiversity.

Objectives

- To ensure that housing development in the green wedge and Yarra River corridor responds appropriately to land capability, wildfire risk, environmental, landscape and, cultural values, adjoining land uses and physical and community infrastructure.
- To ensure that siting and design of housing development and associated infrastructure and services minimises the extent of earthworks and avoids, minimises and offsets vegetation removal and impacts.

Strategies

Strategies to achieve these objectives include:

- Prepare and implement a Land Management Plan for all development applications as appropriate.
- Maintain existing patterns of development and the character of the green wedge and Yarra River corridor areas.

- Ensure that the scale of development is appropriate to the capability of the land to retain effluent on site.
- Avoid, minimise and offset native vegetation removal and impacts.
- Ensure that the siting and design of housing development and associated infrastructure and services minimises the extent of earthworks and responds to site constraints including slope, waterways and wildfire risk.

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Rural Conservation Zone.
- Applying the Low Density Residential Zone to the Wonga Park township.
- Applying the Wildfire Management Overlay.
- Applying the Environmental Significance Overlay.
- Applying the Erosion Management Overlay.
- Applying the Land Subject to Inundation Overlay.

Policy and exercise of discretion

- Implementing the *Manningham Green Wedge Strategy* (2004).
- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the *Manningham (Biosites) Sites of Biological Significance Review* (2004).
- Implementing the *Wildlife Movement and Habitat Needs in Manningham* (2009).
- Implementing the *Locally Threatened Plants in Manningham* (2010).
- Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*).

Further strategic work

- Reviewing the appropriate zoning of land currently zoned Rural Conservation Zone within the Urban Growth Boundary.

Other actions

- Implementing the *Domestic Wastewater Management Plan* (2002).

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Subdivision

Key issues

- Loss of productive agricultural land.
- Pressure for subdivision of the green wedge.

- Impact on environmental and landscape values from subdivision.
- Loss of biodiversity
- Poor land capability for development.
- Lack of physical and community infrastructure.
- Creation of environmental hazards such as flooding, landslip and wildfire risk,

Objectives

- To discourage fragmentation of land within the green wedge and Yarra River corridor.
- To discourage subdivision where it will result in the loss of productive agricultural land.
- To ensure that any application for subdivision responds appropriately to land capability, wildfire risk, landscape, cultural and environmental values, adjoining land uses and physical and community infrastructure.
- To ensure that any application for subdivision avoids, minimises and offsets the removal of and impacts upon native vegetation.
- To ensure that adequate provision is made for appropriate physical infrastructure and services.
- To ensure that subdivision adopts ecologically sustainable design principles.

Strategies

Strategies to achieve these objectives include:

- Prepare and implement a Land Management Plan for all applications for subdivision.
- Encourage landowners of new subdivisions to identify building envelopes to limit the impacts of development, with consideration to environmental, cultural and landscape qualities, wildfire risk, topography, watercourses, lot size/design and servicing constraints.
- Ensure that subdivision design and layout responds appropriately to topography and vegetation cover and is consistent with Net Gain objectives and principles to avoid, minimise and offset native vegetation removal and impacts.
- Avoid the creation of new lots with a slope greater than 20%.
- Ensure subdivision design and layout considers lot orientation, size and location of building and effluent envelopes and integrated water management to achieve ecologically sustainable design outcomes.
- Ensure that subdivision, buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Rural Conservation Zone.
- Applying the Low Density Residential Zone to the Wonga Park township.
- Applying the Wildfire Management Overlay.

- Applying the Environmental Significance Overlay.
- Applying the Erosion Management Overlay.
- Applying the Land Subject to Inundation Overlay.

Policy and exercise of discretion

- Implementing the *Manningham Green Wedge Strategy* (2004)
- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the *Manningham (Biosites) Sites of Biological Significance Review* (2004).
- Implementing the *Wildlife Movement and Habitat Needs in Manningham* (2009).
- Implementing the *Locally Threatened Plants in Manningham* (2010).
- Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*).
- Using Local Policy to guide subdivision incorporating irregular battle axe type allotments (*Battle axe blocks policy, Clause 22.11*).
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

Further strategic work

Other actions

- Implementing the *Domestic Wastewater Management Plan* (2002).

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Built form and landscape character

Key issues

- Design and construction of development in areas with topographical constraints, wildfire risk, landscape character, visual and environmental significance.
- Impact of vegetation removal on landscape character.
- Loss of scenic values of the Yarra River corridor.

Objectives

- To encourage building form that responds appropriately to the landscape and minimises risk.
- To encourage retention of native vegetation.
- To minimise the extent of earthworks and to preserve and enhance natural drainage lines.
- To encourage the planting of indigenous vegetation.
- To protect and enhance landscape quality, view lines and vistas.

Strategies

Strategies to achieve these objectives include:

- Avoid the construction of buildings on ridgelines.
- Design and site buildings to minimise visual impact.
- Encourage the siting and design of buildings and works, selection of materials and landscaping to minimise wildfire risk.
- Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.
- Ensure building design is site responsive.
- Avoid development on land with slopes greater than 20%.
- Ensure that the siting and design of development including landscaping, minimises impacts on adjacent State Parks and other conservation reserves

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying an Environmental Significance Overlay.
- Applying the Wildfire Management Overlay.
- Applying the Erosion Management Overlay.
- Applying the Land Subject to Inundation Overlay.

Policy and exercise of discretion

- Implementing the *Manningham Green Wedge Strategy* (2004).
- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the Manningham Heritage Garden & Significant Tree Study – Stage 2 (April 2006) which identified vegetation of significance to be protected and maintained.
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

Further strategic work

- Investigate the need for a Local Planning Policy to address built form and earthworks.

Other actions

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Environmental issues

Key issues

- Loss of biodiversity.
- Loss and fragmentation of habitat for fauna and flora.
- Impacts upon threatened species.
- Impact of land use and development on biodiversity.
- Degradation of waterways, aquatic and riparian habitats.
- Invasion and spread of pest plants and pest animals.

Objectives

- To conserve and enhance the significant environmental qualities of the green wedge and Yarra River corridor.
- To ensure that land use, development and land management practices protect and enhance biodiversity, soil, water and air quality, native flora and fauna and the character of these areas.
- To achieve developments which are site responsive and which complement the topography and environmental qualities of an area.
- To improve the habitat, vegetation, soil, water and visual qualities alongside streamside environments.

Strategies

Strategies to achieve these objectives include:

- Require the preparation of a site analysis plan of the site and surrounds for all development and subdivision proposals showing the opportunities and constraints, and how a proposal appropriately responds to this analysis.
- Prepare and implement Land Management Plans that enhance the land's environmental values.
- Protect and enhance native vegetation, including roadside vegetation as wildlife habitat and as corridors for flora and fauna.
- Protect and enhance wetland, stream and waterway environments to conserve soils, ensure water quality, avoid sedimentation and retention of native vegetation as wildlife habitat and as a corridor for wildlife movement.
- Require land use and development proposals to demonstrate compliance with Net gain objectives and principles to avoid, minimise and offset removal of and impacts upon native vegetation.
- Promote the re-vegetation of cleared areas or gaps in habitat corridors with indigenous species.
- Ensure that subdivision, buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.
- Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.
- Require proposals to be supported by the outcomes of a proper land capability assessment.
- Ensure that sediment run-off is contained on site using best practice techniques during the use and development of any land.
- Require development and landscaping to protect and enhance habitat corridors.

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying an Environmental Significance Overlay.
- Applying the Erosion Management Overlay.
- Applying the Wildfire Management Overlay.
- Applying the Land Subject to Inundation Overlay

Policy and exercise of discretion

- Implementing the *Manningham Green Wedge Strategy* (2004).
- Implementing the *Manningham Biosites: Sites of (Biological) Significance Review* (2004).
- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the *Wildlife Movement and Habitat Needs in Manningham* (2009).
- Implementing the *Locally Threatened Plants in Manningham* (2010).
- Implementing the Roadside Environmental Management Strategy (2004).
- Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*).
- Using Local Policy to guide land use and development in areas of known or potential archaeological significance (*Cultural heritage policy, Clause 22.03*).
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

Further strategic work

- Identifying and mapping additional sites of identified wildfire risk and including the sites in the Wildfire Management Overlay.
- Identifying the location of weed species to assist in developing appropriate management techniques.
- Investigating the potential for the establishment and enhancement of fauna habitat and linking corridors between sites of environmental significance.
- Investigating the areas where the Council order in relation to prohibition of dogs and cats should be applied.

Other actions

- Continuing to control and remove introduced pest plants and animals on a priority basis with special emphasis on the provisions made under the *Catchment and Land Protection Act 1994* and direction from the Catchment Management Authority.
- Continue to support private landowners in conserving biodiversity through Council's Biodiversity Incentive Programs.

- Developing an environmental checklist for new buildings to ensure that environmentally sound materials are used where possible.
- Implementing the *Domestic Wastewater Management Plan* (2003).
- Implementing the *Horse Riding Strategy* (2001) with respect to best practice pasture management, horse trail management and environmental education for riders and identify implementation opportunities through the planning scheme.

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Economic development issues

Key issues

- The restrictions of the Rural Conservation Zone on opportunities for potential business activities.
- Environmental and amenity impacts of agricultural and commercial businesses.
- Attracting sustainable businesses.
- Threat to viability of existing agricultural and commercial businesses

Objectives

- To ensure further development does not impact on existing productive agricultural land and activities.
- To ensure residential and environmental amenity is not affected by business activities.
- To encourage sustainable business opportunities which complement the scenic, landscape and environmental qualities of the area.

Strategies

Strategies to achieve these objectives include:

- Increase local employment opportunities.
- Support the establishment of a mix of appropriate, sustainable, non-intensive agricultural uses in the Yarra River Corridor and green wedge areas.
- Encourage business opportunities including tourism in the Yarra River corridor and green wedge areas, which complement the remnant bushland and rural living environment.
- Ensure that home occupations have minimal impact on the amenity of the surrounding area, including noise.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Implementing the *Home-Based Business Strategy* (1996) that encourages the establishment of appropriate businesses that do not compromise residential amenity.
- Implementing the *Manningham Green Wedge Strategy* (2004)
- Implementing the *Manningham City Council 2003-2006 Economic Development Strategy* (2003).

Zones and overlays

Further strategic work

- Investigating options for alternative ‘sustainable’ business opportunities.
- Reviewing the appropriateness and implications of the Rural Conservation Zone applying to green wedge land and the Yarra River corridor area.

Other actions

- Promoting and distributing Manningham’s *Home-based Business Kit* (2005).
- Ensuring the benefits of the Bush Gain and Local Environment Assistance Fund Programs are available to businesses.
- Implementing the *Manningham Land Capability Study* (2004).

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Reference documents

- Agriculture Services Victoria Pty Ltd (2004) *The Manningham Green Wedge Land Capability Study*, Victoria.
- John Patrick Pty Ltd Landscape Architects (2006) *Manningham Heritage Garden & Significant Tree Study – Stage 2*, Manningham City Council, Doncaster.
- Lorimer G, Baker S, and Lockwood D (2009) *Wildlife Movement and Habitat Needs in Manningham*, Manningham City Council, Doncaster.
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- Manningham City Council (1996) *Home-based Business Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2005) *Home-based Business Information Kit*, Manningham City Council, Doncaster.
- Melbourne Parks and Waterways (1993) *The Middle Yarra Concept Plan – Burke Road to Watsons Creek*, Victoria.

GREEN WEDGE AND YARRA RIVER CORRIDOR FRAMEWORK PLAN 3

