

**22.03**30/05/2008  
C57**RESIDENTIAL USE AND DEVELOPMENT ON SMALL LOTS IN GREEN WEDGE AREAS**

This policy applies to the use of dwellings on small lots in Schedules 3, 4 and 5 of the Rural Conservation Zone and Green Wedge Zone. Small lots in the Rural Conservation Zone are defined as those smaller in size than the minimum subdivision size as specified by the schedule to the zone. In the Green Wedge Zone the term applies to lots smaller in size than 40 hectares.

**Policy Basis**

Melbourne 2030 identifies the Nillumbik Green Wedge as containing areas of environmental and landscape quality; including the Yarra River, Plenty River, Diamond Creek, Watsons Creek and areas of River Redgum and other habitat. The Nillumbik Green Wedge also includes parts of Kinglake National Park and Metropolitan water storages such as Sugarloaf Reservoir. Much of the northeast part of the green wedge is retained as agricultural land devoted to primary industry. Extensive areas of native vegetation, water courses and undulating terrain are the main features which contribute to the extensive habitat links and the landscape identity of the Shire.

Historically the green wedge area was first designated by the Melbourne Metropolitan Planning Scheme in 1971 and a strong commitment to the green wedge strategy has been supported ever since. However, as a result of its high amenity value and close proximity to metropolitan Melbourne, there is strong demand to use and develop the green wedge for rural-residential use. This situation is further compounded by the large number of vacant lots in the Shire, which were created from Crown allotments or as a result of previous inappropriate subdivision. These existing lots vary in size with many being significantly smaller than the minimum permitted by the relevant zone or schedule. These lots are no longer subject to tenement controls which existed in earlier planning controls, and are particularly sought after for residential use given the high price of rural land. In addition, there is a historical expectation that the existence of a lot is sufficient justification for its 'improvement' with a dwelling.

Recognising the highly subdivided nature of the Nillumbik green wedge, the importance of restricting residential development in non-urban areas is paramount to maintaining the values of green wedge areas. The continued development of dwellings and associated infrastructure in the Green Wedge undermines landscape, water quality, native vegetation, habitat and biodiversity values. In addition rural dwellings cannot be efficiently serviced by social and physical infrastructure at an acceptable and sustainable community cost.

In light of the conflicts and inefficiencies created by rural-residential living, this policy seeks to restrict residential development to that which clearly contributes to the defined values of the Rural Conservation Zone and the Green Wedge Zone.

This policy:

- Furthers MSS objectives in Clause 21.04-4 The Framework Plan.
- Builds on the MSS objectives in Clause 21.05-2 relating to Rural Land Use.
- Builds on the MSS objectives in Clause 21.05-3 relating to Environment, Conservation and Landscape.
- Complements Clause 22.04 Siting and Design Policy for Buildings and Works in Non-Urban Areas Policy.
- Adapts Clause 57 – Metropolitan Green Wedge Land to local circumstances.
- Adapts Clause 12 – Metropolitan Development to local circumstances.

## **Objectives**

- To guide discretionary decision-making about the use and development of land for dwellings on small lots in the green wedge area.
- To protect land of environmental significance from urban uses, particularly the establishment of dwellings and hobby farms outside areas designated for these purposes.
- To prevent further fragmentation of remnant vegetation or agricultural land as a result of inappropriate residential development.
- To limit the social and infrastructure costs of rural-residential land use and development.

## **Policy**

It is policy to:

- Strongly discourage dwellings that increase the extent of residential living more typical of a residential zone.
- Strongly discourage any dwelling resulting in the introduction of additional people or infrastructure into an area of environmental hazard such as fire, land slip or erosion.
- Strongly discourage use of land for a dwelling where the development of the proposed dwelling is not included as part of the application, because this makes proper assessment of the ultimate impacts uncertain.
- Strongly discourage dwellings that cannot be efficiently serviced by social and physical infrastructure, at an acceptable and sustainable level. Particular consideration will be given to the following:
  - Well constructed roads
  - Availability of regular garbage collection
  - Proximity to shops, schools, sports, recreation and community facilities.

## **Expiry**

This policy does not apply after 30 November 2009.