



GREEN WEDGE MANAGEMENT PLAN

ACTION PLAN 2015-2035

City of Greater Dandenong

April 2015

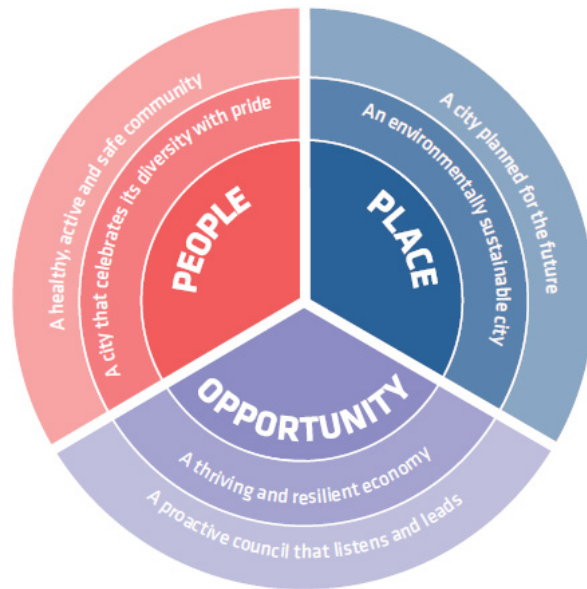
(Revised Jan 2017)

Introduction

COUNCIL PLAN

The *Council Plan 2013-2017* details the actions that the City of Greater Dandenong will pursue over the Plan's four year period under a framework of six strategic objectives, set under three key areas of People, Place and Opportunity:

Figure 1: Council Plan 2013-2017 Strategic Objectives



OUR GREEN WEDGE MANAGEMENT PLAN

The Greater Dandenong Green Wedge Management Plan (GWMP) was adopted by Council on 8 December 2014, and sets out the Council, community and stakeholder vision for the Green Wedge.

The Plan is summarised in Figure 2 opposite and Map 1 on page 5 and consists of a 20 year vision for the future of the Greater Dandenong Green Wedge.

An overall vision is provided as well as a vision for each theme: Drainage & Water Management, Natural Environment, Land Use, Transport & Access, and Built Form & Heritage.

Objectives and actions are provided for each theme to implement the Plan over the next five years after which time the objectives and actions can be reviewed.

In order to achieve the strategic objectives of the *Council Plan 2013-2017* and the Council aspects of the green wedge vision, this GWMP Council Action Plan seeks to implement a number of inter-related strategies ranging from flood mapping and amending the Greater Dandenong Planning Scheme, to non-statutory activities such as promotion, education & engagement actions.

This Plan sets out the detailed actions that Council will seek to implement over the coming 15-20 years.

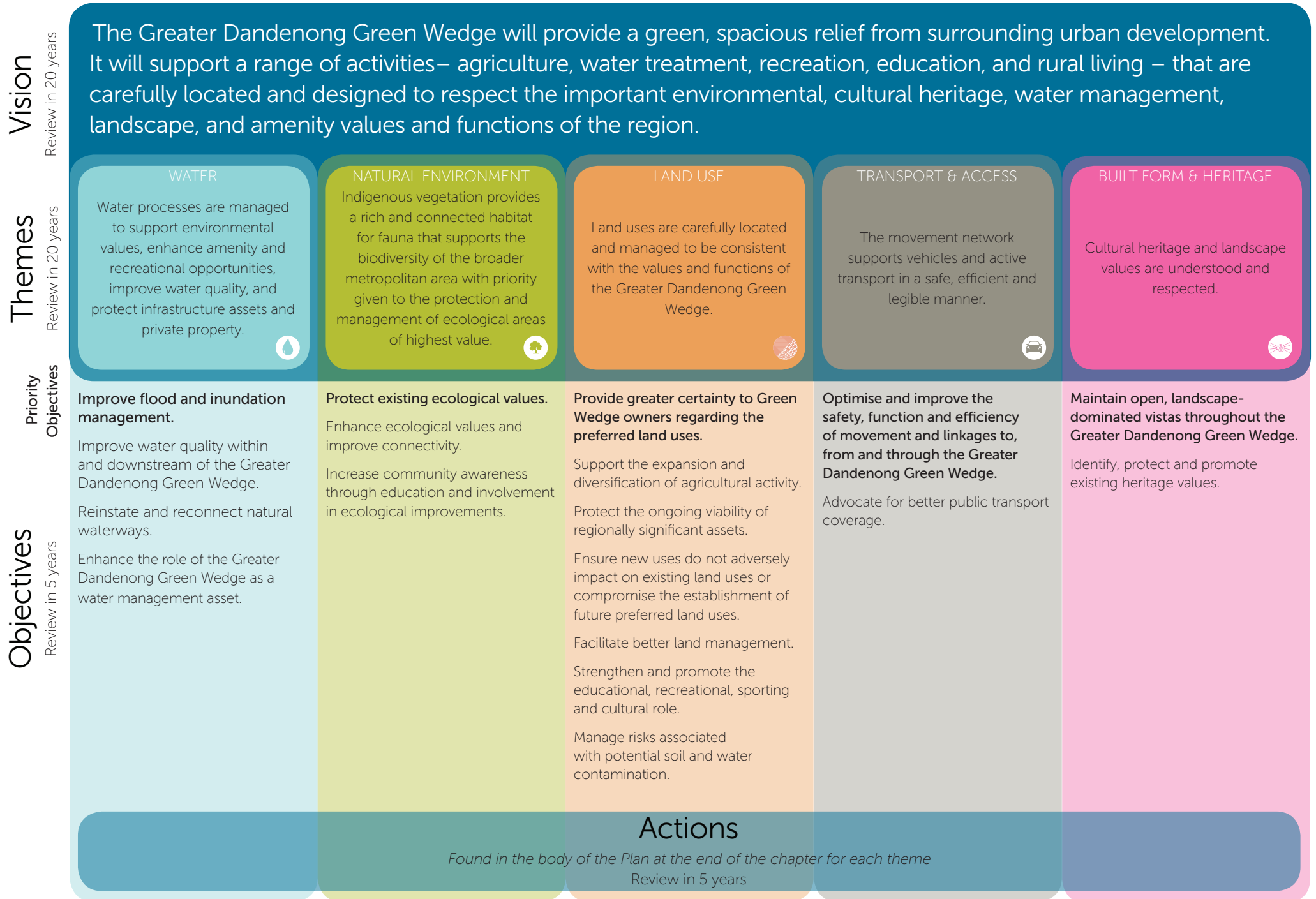
ROLES & RESPONSIBILITIES

In preparing the adopted GWMP, the following key stakeholders were engaged and consulted with on the plan and are considered key to achieving the GWMP vision:

- Melbourne Water
- Department of Environment, Land, Water & Planning
- Office of Aboriginal Affairs Victoria
- Public Transport Victoria
- Adjoining Councils including Casey, Frankston & Kingston City Councils
- EPA
- Southern Rural Water
- VicRoads
- Sporting clubs & organisations
- Cornish College
- Southern Metropolitan Cemeteries Trust
- Community groups
- Private land owners and operators

Please refer to the Action Plan which lists the responsible stakeholder/group for each advocacy action.

Figure 2: Summary of the Plan's key elements



Introduction

ROLE OF LOCAL GOVERNMENT

The Action Plan acknowledges that Council will take on a range of active and passive roles to achieve the green wedge vision, including:

- Planning & decision-making;
- Infrastructure planning & improvement;
- Policy & strategy development;
- Regulatory role;
- Funding & grants;
- Promotion, education & engagement; and
- Advocacy.

PARTNERSHIP & ADVOCACY WITH STAKEHOLDERS

Figure 3 sets out the key stakeholders and their roles and responsibilities regarding the Green Wedge. While Council is not solely responsible for the management and conservation of the Greater Dandenong Green Wedge, Green Wedge Councils have been directed to take the lead role in forming partnerships with the community, State Government Departments and other agencies to enable integrated planning across the public and private realm in these areas.

However, as Council is not the primary land owner or land manager, its ability to affect change in the area is restricted to its decision-making role and other, more minor roles such as advocacy.

Figure 3: Stakeholder Roles & Responsibilities

Stakeholder & Role	Responsibility									
	Land Ownership	Land Management	Regulation	Decision-making	Policy & Strategy	Planning	Development	Land Acquisition	Funding & Grants	Advocacy
Council (municipal role)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OAAV (Cultural heritage advice)			✓	✓	✓				✓	✓
DTPLI (State role)				✓	✓	✓			✓	✓
EPA (Environmental regulator)			✓		✓					✓
Melbourne Water (Water management)	✓	✓	✓	✓	✓	✓	✓		✓	✓
VicRoads				✓	✓	✓				
Private land owners	✓	✓			✓		✓	✓		✓
Community groups	✓	✓			✓		✓	✓		✓
Surrounding community					✓					✓

Active roles

Passive roles

✓ = Key role

✓ = Minor role

ACTION PLAN TIMEFRAMES & RESOURCES

While the actions detailed in the Action Plan are currently considered within Council's sphere of influence, the Action Plan does not indicate that resources are currently or will be available in the future for any specific action. Council's resources are determined annually by Council and other stakeholders. When resources are available, actions will generally be resourced according to their stated priority and timeline as recommended by this plan.

This Action Plan recommends staged timelines for implementation. These recommended timeframes consider the complexity and nature of each action, some of which will require further investigation or collaboration with external parties before they can be implemented. The relevance of some actions, or their timing, may change due to the availability of resources.

The recommended timing for these actions are:

- **Immediate actions** – to commence within 18 months (before 2017).
- **Short-term actions** – to commence within 18 months – 5 years (before 2021).
- **Medium-term actions** – to commence within 5 -10 years (before 2026).
- **Long-term actions** – to commence within 10 – 20 years (before 2036).
- **Ongoing actions.**

MAP 1: SPATIAL ELEMENTS OF THE PLAN

LEGEND

- Study Area
- Green Wedge precincts
- (40 ha) Minimum subdivision area (hectares)
- Proposed Green Wedge A Zone (C1.1 & C1.2)
- Proposed Public Parks & Recreation Zone (C1.3)
- Improve flood and inundation management (A1)
- Protect existing ecological values (B1)
- Advocate for upgrades to the arterial road network (D1.7)
- * Protect and promote existing heritage values (E2)

Provide greater certainty to Green Wedge owners regarding the preferred land uses (C1):

Preferred land use by precinct

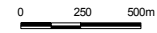
- 1 Uses of benefit to surrounding community
- 2 Open space, recreation & rural residential
- 3 Open space, recreation, rural residential & less intensive agricultural uses
- 4 Agriculture, other rural uses, open space, recreation uses
- 5 Waste water treatment & provision of recycled water
- 6 Agriculture, other rural uses, open space & recreation
- 7 Agriculture, other rural uses, open space & low scale community institutional, recreational & tourism-related uses



There are no known flooding issues in this precinct

City of Kingston

Kingswood Golf Club



INSET: NORTHERN PORTION



Introduction

ACTION PLAN IMPLEMENTATION

This Action Plan contains **five priority objectives** that Council will seek to achieve over the next five years. These are:

- To improve flood and inundation management (A1)
- Protect existing ecological values (B1)
- Provide greater certainty to Green Wedge owners regarding the preferred land uses (C1)
- Optimise and improve the safety, function and efficiency of movement and linkages to, from and through the Greater Dandenong Green Wedge (D1)
- Maintain open, landscape-dominated vistas throughout the Greater Dandenong Green Wedge (E1)

The Action Plan also provides actions for each of the five GWMP themes. Each of the actions has a stated Outcome or Indicator and each Directorate in Council has actions within this Action Plan.

During the annual Business Planning and Budgeting process, each Directorate considers all endorsed Action Plans. The planning should take in to account the recommended Action Plan timeframes and resourcing considerations set out in this plan.

All actions with a *'Promotion, education & engagement'* role will be undertaken in accordance with Council's *Community Engagement Policy (2013)* and *Community Engagement Planning Framework (2013)*.

MONITORING & REVIEW

Ongoing monitoring and review of the implementation of the plan will involve:

- An annual progress update on the implementation of the Greater Dandenong Green Wedge Management Plan, which will be made public on Council's website and at Customer Service locations as appropriate;
- A desktop review of the appropriateness of the objectives and actions of this Action Plan will be presented as a formal report to Council every five years; and
- A full review of the Greater Dandenong Green Wedge Management Plan in 2034.

The 'Council Plan Priorities' listed in the Action Plan tables below relate to the current *Council Plan 2013-2017*. If the Action Plan is significantly affected by the new *Council Plan 2017-2021*, it will be reviewed accordingly.



Action Plan

A DRAINAGE & WATER MANAGEMENT						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
4.5 Effective planning and management of Council's infrastructure to ensure it is responsive to contemporary environmental conditions	A1 Improve flood and inundation management (Priority objective).	A1.1 Undertake detailed flood inundation mapping for the Greater Dandenong Green Wedge, with consideration for climate change (increased rainfall intensity and increased sea level rise) and projected upstream development.	Infrastructure planning & improvement	Immediate	Engineering Services	Mapping completed
		A1.2 Advocate for Melbourne Water to review and update the geographical extent of the Land Subject to Inundation Overlay (LSIO) in the Greater Dandenong Green Wedge.	Advocacy	Short	Engineering Services Melbourne Water	LSIO maps updated Changes to LSIO made to planning scheme
		A1.3 Advocate for Melbourne Water to undertake a risk assessment associated with levee failure in the Greater Dandenong Green Wedge.	Advocacy	Short	Engineering Services Melbourne Water	Risk assessment completed
		A1.4 Identify mitigation opportunities within the Greater Dandenong Green Wedge which may reduce flood and inundation mitigation in the Green Wedge area and / or adjacent catchments (including retarding basins and other drainage infrastructure).	Planning & decision-making	Immediate	Engineering Services Melbourne Water	Mitigation opportunities identified
		A1.5 Advocate to identify flood management requirements in catchments adjacent to the Greater Dandenong Green Wedge, consistent with flood management predictions.	Advocacy	Short	Engineering Services Casey, Frankston, Kingston & Knox City Councils	Adjacent flood management requirements identified

A DRAINAGE & WATER MANAGEMENT

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
4.5 Effective planning and management of Council's infrastructure to ensure it is responsive to contemporary environmental conditions	A1 Improve flood and inundation management (Priority objective).	A1.6 Develop local stormwater drainage master plans consistent with the land use and development objectives of the Greater Dandenong Green Wedge Management Plan. These plans should, at a minimum, consider: <ul style="list-style-type: none"> - structural and non-structural mitigation options to alleviate flood risks in the catchment; and - an integrated approach to water management that includes: <ul style="list-style-type: none"> · water quality improvement and / or alternative water supply opportunities; and · cost-benefit analysis of the proposed options. 	Policy & strategy development	Short	Engineering Services	Stormwater drainage master plans developed
		A1.7 Apply planning controls (e.g. overlays) for flood-prone areas in the Greater Dandenong Green Wedge where appropriate (following A1.1 and A1.2).	Policy & strategy development	Short	City Planning, Design & Amenity	Controls updated in the planning scheme
		A1.8 As part of information distributed regarding the Greater Dandenong Green Wedge, educate the community about flooding and inundation issues and drain ownership (distribute with B3.4, C5.2, D1.8, E1.3 and E2.6).	Promotion, education & engagement	Immediate	City Planning, Design & Amenity Engineering Services Private land owners	Information distributed
6.2 Engage and consult our community to promote an open dialogue with Council and facilitate active input into Council's decision making processes						

Action Plan

A DRAINAGE & WATER MANAGEMENT						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	A2 Improve water quality within and downstream of the Greater Dandenong Green Wedge.	A2.1 Investigate methods for funding of future improvements to water management and quality in the Greater Dandenong Green Wedge.	Funding & grants	Immediate	Engineering Services	Funding investigated
		A2.2 Advocate for the identification of suitable locations for additional water course gauging stations to monitor water flows and quality in the Greater Dandenong Green Wedge.	Advocacy	Immediate	Engineering Services	Locations identified
		A2.3 Advocate for Melbourne Water to undertake regular monitoring of pollution in creeks and waterways within the Greater Dandenong Green Wedge and in industrial estates upstream of the Green Wedge.	Advocacy	Ongoing	Engineering Services City Planning, Design & Amenity Melbourne Water	Monitoring undertaken on a monthly basis
		A2.4 Continue to support works undertaken by Melbourne Water to improve waterway health in the Greater Dandenong Green Wedge.	Advocacy	Ongoing	Engineering Services City Planning, Design & Amenity Melbourne Water	Measured improvement to waterway health

A DRAINAGE & WATER MANAGEMENT

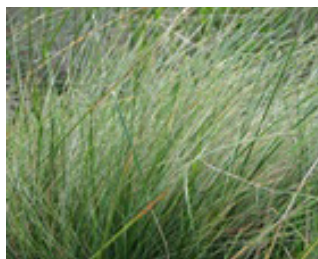
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	A2 Improve water quality within and downstream of the Greater Dandenong Green Wedge.	A2.5 Encourage best practice stormwater management practices within and further upstream of the Greater Dandenong Green Wedge through local policy and Council public space (roads, verges, public land) management techniques.	Infrastructure planning & improvement	Ongoing	Engineering Services	The encouragement of best practice stormwater practices included in the planning scheme Best practice stormwater practices used in Council projects
		A3 Reinststate and reconnect natural waterways.	A3.1 In partnership with Melbourne Water and local land owners, investigate options to improve the concrete-lined sections of channels and other in-stream structures in the Greater Dandenong Green Wedge to accommodate natural riverine processes so that the appearance and function of the waterways is ameliorated e.g. by removing the concrete lining.	Infrastructure planning & improvement	Medium	Engineering Services Melbourne Water Private land owners
	A3.2 Investigate, with Melbourne Water and local land owners, opportunities to enhance open spaces and pathway linkages in association with waterway improvements in the Greater Dandenong Green Wedge (including as part of A3.1).		Infrastructure planning & improvement	Medium	Engineering Services Melbourne Water Private land owners	Opportunities to enhance open space and pathway linkages identified
	A3.3 Advocate for beneficial social, recreational and environmental outcomes to be achieved through the design and management of new and existing waterways in the Greater Dandenong Green Wedge (refer to A1, B2, C6 and D1).		Advocacy	Ongoing	Engineering Services Melbourne Water Developers	Incentives and controls identified

Action Plan

A DRAINAGE & WATER MANAGEMENT						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	A4 Enhance the role of the Greater Dandenong Green Wedge as a water management asset.	A4.1 In partnership with Melbourne Water and local land owners, investigate alternative water management and supply options in the Greater Dandenong Green Wedge including stormwater harvesting and recycled water infrastructure (refer to A1.4).	Infrastructure planning & improvement	Immediate	Engineering Services Melbourne Water Private land owners	Options for alternative water management and supply identified
		A4.2 Ensure that transport infrastructure projects are supported by Environmental Management Plans that address localised impacts on water and environmental resources.	Planning & decision-making	Ongoing	Engineering Services VicRoads	Environmental Management Plans prepared as part of Council and VicRoads transport infrastructure projects
		A4.3 Investigate opportunities for Aquifer Storage and Recovery (ASR), via designated stormwater collection areas, infiltration ponds or galleries to improve water quality and availability.	Infrastructure planning & improvement	Short	Engineering Services	Opportunities for ASR identified
		A4.4 Investigate incentives and controls to encourage individual land owners to install on-site water storage infrastructure.	Infrastructure planning & improvement Funding & grants	Immediate	Engineering Services Private land owners	Incentives and controls identified

B NATURAL ENVIRONMENT

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	B1 Protect existing ecological values (Priority objective).	B1.1 Facilitate the undertaking of further flora and fauna assessments, building on Biosis' and others' past work, to enable a greater understanding of the extent of remnant flora and fauna within the Greater Dandenong Green Wedge. This should include consideration of aquatic habitats, significant species and communities, weeds (to determine their presence, distribution, threat and therefore priority for removal) and areas and reserves where biodiversity management plans should be prepared (refer to B1.2 and E2.4). It should also determine how vegetation and threatened species should be monitored and consider recommendations for protection (refer to B1.7).	Policy & strategy development	Immediate	City Planning, Design & Amenity	Assessments completed
		B1.2 Facilitate where appropriate the development of biodiversity management plans in the Greater Dandenong Green Wedge for specific areas and reserves identified (following B1.1).	Policy & strategy development	Short	City Planning, Design & Amenity	Biodiversity management plans completed
		B1.3 Apply planning controls (e.g. overlays, local planning policies) to areas of existing significant ecological value and associated values in the Greater Dandenong Green Wedge (following B1.1 and B2.2 and revising controls applied in B1.6).	Policy & strategy development	Short	City Planning, Design & Amenity	Controls updated in the planning scheme



River Swamp Wallaby-grass



Swamp Everlasting



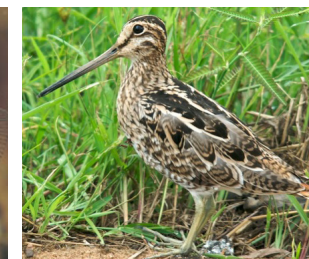
Growling Grass Frog



Dwarf Galaxias



Yarra Pygmy Perch



Latham's Snipe

Action Plan

B NATURAL ENVIRONMENT						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	B1 Protect existing ecological values (Priority objective).	B1.4 Identify, assess and implement appropriate methods (for example grants, advice, incentives and information sheets) to encourage private land owners to protect existing significant remnant flora and fauna biodiversity, and measures to enhance what remains through natural regeneration and revegetation.	Policy & strategy development Promotion, education & engagement Funding & grants	Immediate	City Planning, Design & Amenity Engineering Services Private land owners	Methods identified, assessed & implemented
		B1.5 Facilitate a weed eradication and management program for the Greater Dandenong Green Wedge including works on private land, incentives, education and advice (following B1.1; refer to B1.7).	Planning & decision-making Promotion, education & engagement Funding & grants	Short	Engineering Services Private land owners	Weed eradication and management program implemented Education and advice sent to landowners
		B1.6 Apply an interim Vegetation Protection Overlay to protect existing native vegetation, particularly remnant River Red Gums (with an exemption for trees below 2m or single trunk circumference of less than 0.5m at 1m height above ground level) (update these controls and seek to make them permanent as part of B1.3).	Policy & strategy development	Immediate	City Planning, Design & Amenity	Vegetation Protection Overlay introduced into the planning scheme

B NATURAL ENVIRONMENT

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	B1 Protect existing ecological values (Priority objective).	B1.7 Monitor vegetation and threatened species (following B1.1).	Policy & strategy development	Ongoing	City Planning, Design & Amenity Engineering Services	Remnant vegetation and significant trees are retained and threatened species have not diminished
		B1.8 Undertake other measures to protect important flora and fauna (following B1.1 and B1.7; to complement B1.3).	Policy & strategy development	Short	City Planning, Design & Amenity	Measures as identified by completion of B1.1 and in light of B1.3 and B1.7 actioned



Action Plan

B NATURAL ENVIRONMENT						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	B2 Enhance ecological values and improve connectivity.	B2.1 Identify opportunities and methods to create and/or enhance habitat links that increase connectivity in the Greater Dandenong Green Wedge, particularly for aquatic species and mobile canopy-dwelling native fauna in collaboration with local land owners (refer to B2.2 for follow-up action).	Policy & strategy development	Immediate	City Planning, Design & Amenity	Opportunities and methods identified
		B2.2 Assess and implement methods to create and/or enhance identified habitat links in the Greater Dandenong Green Wedge (e.g. land acquisition, leasing) (refer to B1.3).	Policy & strategy development	Short	City Planning, Design & Amenity	Assessment and implementation of methods completed
		B2.3 Identify opportunities in the Greater Dandenong Green Wedge where new and existing wetlands/ billabongs, watercourses and retarding basins could be established and improved, specifically to improve fauna habitat (e.g. for native fish and amphibians) (refer to A1.4).	Advocacy	Short	City Planning, Design & Amenity Engineering Services Melbourne Water	Areas identified
		B2.4 Facilitate the design, creation and management of retarding basins and wetlands in the Greater Dandenong Green Wedge (following A1.4 and B2.1).	Infrastructure planning & improvement	Medium	Engineering Services Melbourne Water	Retarding basins and wetlands designed, created and managed in order to achieve objective of action

B NATURAL ENVIRONMENT

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	B2 Enhance ecological values and improve connectivity.	B2.5 Apply planning controls to encourage appropriate re-vegetation along areas identified to provide habitat links and connectivity in the Greater Dandenong Green Wedge (refer to B2.1 and B2).	Policy & strategy development	Short	City Planning, Design & Amenity	Planning controls introduced into the planning scheme
		B2.6 Investigate the use of native vegetation offsets within the Greater Dandenong Green Wedge to establish permanently protected areas of native vegetation.	Planning & decision-making	Short	City Planning, Design & Amenity	Options for using native vegetation offsets identified
		B2.7 Investigate the acquisition of land to increase the extent of public open space reserves within the Greater Dandenong Green Wedge and improve habitat links as well as pedestrian, cycle and equestrian connections (refer to B1 and C6.5).	Planning & decision-making	Short	City Planning, Design & Amenity	Options for land acquisition identified
		B2.8 Continue to facilitate habitat connectivity improvements through the South East Green Wedge (coordinating with the City of Kingston, City of Frankston and the City of Casey) and the Living Links project by the Port Phillip and Westernport Catchment Management Authority (refer to C6).	Planning & decision-making Advocacy	Ongoing	City Planning, Design & Amenity Casey, Frankston & Kingston City Councils Port Phillip & Westernport Catchment Management Authority	Habitat connectivity improvements achieved

Action Plan

B NATURAL ENVIRONMENT						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.2 Respond to climate change and promote sustainable options to achieve real change within the community	B2 Enhance ecological values and improve connectivity.	B2.9 Investigate opportunities for carbon sinks in the Greater Dandenong Green Wedge.	Planning & decision-making	Short	City Planning, Design & Amenity	Opportunities for carbon sinks investigated
		B2.10 Encourage the exploration of renewable energy opportunities, particularly in association with major infrastructure, water treatment and land rehabilitation activities (refer to Clarke Road Precinct on Map 1).	Planning & decision-making	Short	City Planning, Design & Amenity Engineering Services Private land owners	Renewable energy opportunities explored at former Clarke Road tip
B2.11 Investigate methods for funding ecological improvements in the Greater Dandenong Green Wedge.		Funding & grants	Immediate	City Planning, Design & Amenity	Methods for funding ecological improvements investigated	
B2.12 Work with local indigenous nurseries to establish and source plants for revegetation of private and public land.		Promotion, education & engagement	Short	Engineering Services Local indigenous nurseries	Indigenous plants sourced	
3.1 Create a greener city						

B NATURAL ENVIRONMENT

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	B3 Increase community awareness through education and involvement in ecological improvements.	B3.1 Continue to actively support community participation in major environmental programs (e.g. Clean up Australia Day, National Tree Day, World Environment Day, National Biodiversity Month) in the Greater Dandenong Green Wedge.	Promotion, education & engagement Advocacy	Ongoing	City Planning, Design & Amenity Engineering Services Private land owners Community groups	Continued support of major environmental programs
		B3.2 Facilitate community participation in managing environmentally significant areas in the Greater Dandenong Green Wedge, such as through the establishment of friends' groups and Landcare programs.	Promotion, education & engagement Advocacy	Ongoing	Engineering Services Private land owners Community groups	Local environment groups established
		B3.3 Encourage community activities and events based around the environment in the Greater Dandenong Green Wedge, such as Waterwatch, frog census and wildlife tours.	Promotion, education & engagement Advocacy	Ongoing	Engineering Services Private land owners Community groups	Events and activities undertaken

Action Plan

B NATURAL ENVIRONMENT						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
6.1 Enhance the ways we communicate with our residents and stakeholders and increase Council's web presence	B3 Increase community awareness through education and involvement in ecological improvements.	B3.4 Prepare and distribute information (e.g. Council publications, website, interpretive signage) regarding the Greater Dandenong Green Wedge (distribute with A1.8, C5.2, D1.8, E1.3 and E2.6) that: <ul style="list-style-type: none"> - Identifies its biodiversity values and the vision for the region; - Discusses regulatory roles and controls; - Includes preferred plant guidelines; and - Identifies ways to protect and enhance biodiversity values and to minimise the impacts of pest plants and animals on local biodiversity. 	Promotion, education & engagement Advocacy	Immediate	City Planning, Design & Amenity Engineering Services Private land owners	Information prepared and distributed
3.2 Respond to climate change and promote sustainable options to achieve real change within the community		B3.5 Investigate the feasibility of establishing an environmental and agricultural centre in the same vein as CERES, Brunswick East or Edendale Farm, Eltham.	Planning & decision-making	Short	City Planning, Design & Amenity Engineering Services Private land owners Community groups	Feasibility of an environmental and agricultural centre investigated

C LAND USE

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	C1 Provide greater certainty to Green Wedge owners regarding the preferred land uses (Priority objective).	C1.1 Rezone the Hutton Road North Precinct to Green Wedge A Zone, maintaining the existing 4ha minimum lot sizes. Further investigation to determine whether the land should transition to an urban residential use.	Policy & strategy development	Immediate	City Planning, Design & Amenity	Green Wedge A Zone introduced into planning scheme for Hutton Road North Precinct
		C1.2 Rezone the Keys Road Precinct to Green Wedge A Zone maintaining the existing 6ha minimum lot size.	Policy & strategy development	Immediate	City Planning, Design & Amenity	Green Wedge A Zone introduced into planning scheme for Keys Road Precinct
		C1.3 Rezone the National Water Sports Centre to Public Park and Recreation Zone, reflecting its existing role, land use and ownership.	Policy & strategy development	Immediate	City Planning, Design & Amenity	Public Park & Recreation Zone into planning scheme for National Water Sports Centre
		C1.4 Include the vision, objectives and relevant actions for the Greater Dandenong Green Wedge in the Greater Dandenong Planning Scheme (for the vision and objectives refer to Figure 2).	Policy & strategy development	Immediate	City Planning, Design & Amenity	Vision, objectives and relevant actions introduced into the planning scheme
		C1.5 Revise the Greater Dandenong Green Wedge precincts in the Greater Dandenong Planning Scheme including a map of the precinct, the recommended precinct objectives and each precinct's preferred land uses (refer to Map 1 and Figure 5).	Policy & strategy development	Immediate	City Planning, Design & Amenity	Revised precincts into the planning scheme

Action Plan

LAND USE PRECINCTS

Figure 5: Objectives & Preferred Land Uses by Precinct

Precinct	Key Constraints	Precinct Objective	Preferred Land Uses
1. Clarke Road	Previous land use	To encourage the use of land for activities that are of benefit to the surrounding community.	Uses of benefit to the surrounding community (e.g. open space, recreation, infrastructure)
2. Hutton Road North	Potential CASS	To allow for continued operation of the golf course, or an alternate recreational activity or rural residential living in a park-like environment.	Open space, recreation & rural residential
3. Keys Road	Potential CASS Flooding Remnant vegetation Heritage places IN2Z buffer	To recognise the ongoing role of the area as rural residential living, while ensuring development is sensitive to the rural, open character of the Green Wedge and manages drainage impacts.	Open space, recreation, rural residential & less intensive agricultural uses (e.g. market garden)
4. Bangholme Lowlands	Potential CASS Flooding ETP buffer IN2Z buffer	To ensure that new uses are compatible with the operations of the ETP and nearby industrial areas, recognise the constraints caused by flooding and provide for agricultural and other rural uses.	Agriculture & other rural uses, open space, recreation uses
5. Eastern Treatment Plant (ETP)	Potential CASS ETP buffer IN2Z buffer Flooding	To ensure that new uses are compatible with the operations of the ETP and nearby industrial areas, and recognise the constraints caused by flooding and encourage rural and agricultural uses.	Waste water treatment & provision of recycled water
6. Bangholme East	ETP buffer IN2Z buffer Flooding Willow Lodge	To ensure that new uses are compatible with the operations of the ETP and nearby industrial areas, and encourage agricultural and other rural uses.	Agriculture & other rural uses, open space & recreation
7. Lyndhurst	Remnant vegetation Heritage places	To encourage agricultural and other rural uses, and to allow for appropriate low-scale community, institutional, recreational and tourism-related activities.	Agriculture & other rural uses, open space & low scale community, institutional, recreational and tourism related uses

C LAND USE							
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome		Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	C2 Support the expansion and diversification of agricultural activity.	C2.1	Maintain the 40ha minimum subdivision lot size in the Bangholme Lowlands, Bangholme East and Lyndhurst Precincts.	Policy & strategy development	Ongoing	City Planning, Design & Amenity	No change to minimum lot size
5.9 Capacity building for economic development, to create stronger and more competitive businesses		C2.2	Investigate specific agricultural opportunities for the Greater Dandenong Green Wedge (e.g. considering market assessment, access, soil and water quality and water availability including recycled water from the Eastern Treatment Plant).	Planning & decision-making	Short	City Planning, Design & Amenity Greater Dandenong Business	Opportunities investigated
		C2.3	Actively encourage the establishment of niche and specialised agricultural activities in the Greater Dandenong Green Wedge, particularly those supporting food security.	Policy & strategy development Advocacy	Ongoing	City Planning, Design & Amenity Greater Dandenong Business	Actions undertaken to encourage niche and specialised agricultural activities Policy included in the planning scheme
		C2.4	Support the Greater Dandenong Regional Food Strategy initiatives in the Greater Dandenong Green Wedge.	Policy & strategy development	Ongoing	Greater Dandenong Business	Initiatives in the Regional Food Strategy supported
		C2.5	Facilitate land aggregation and leasing in the Greater Dandenong Green Wedge to assist operations needing more land for agricultural viability.	Policy & strategy development	Ongoing	Greater Dandenong Business	Land aggregation and leasing for agricultural purposes achieved

Action Plan

C LAND USE						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
5.9 Capacity building for economic development, to create stronger and more competitive businesses	C2 Support the expansion and diversification of agricultural activity.	C2.6 Investigate options for assistance and advice to agricultural operators (to work in conjunction with information pack distribution) (refer to A1.8, B3.4, C5.2, E1.3 and E2.6).	Policy & strategy development	Short	Greater Dandenong Business	Options identified
		C2.7 Include policy statement in the Greater Dandenong Planning Scheme to discourage further subdivision of lots in areas where agriculture is established and viable.	Policy & strategy development	Immediate	City Planning, Design & Amenity	Policy included in the planning scheme
3.3 Best practice waste management and promotion of recycling	C3 Protect the ongoing viability of regionally significant assets.	C3.1 Continue to apply planning policies and controls to ensure that land use and development within the Greater Dandenong Green Wedge does not compromise the operation of the regionally significant Eastern Treatment Plant and Dandenong South Industrial 2 Zone.	Planning & decision-making	Ongoing	City Planning, Design & Amenity	Policy and controls to maintain the operations of the Eastern Treatment Plant and Industrial 2 Zone are retained
		C3.2 Advocate to the State Government to review the major pipeline infrastructure mapping and confirm the applicable measurement length/buffer distances in the Greater Dandenong Green Wedge.	Advocacy	Ongoing	City Planning, Design & Amenity Corporate Services	Buffer distances confirmed and mapping completed

C LAND USE

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator	
3.1 Create a greener city	C4 Ensure new uses do not adversely impact on existing land uses or compromise the establishment of future preferred land uses.	C4.1	Include policy statement in the Greater Dandenong Planning Scheme to guide appropriate land use and minimise potential for land use conflict in the Greater Dandenong Green Wedge.	Policy & strategy development	Immediate	City Planning, Design & Amenity	Policy statement included in the planning scheme
		C4.2	Continue to engage with Cornish College and Southern Metropolitan Cemeteries Trust (operator of Bunurong Memorial Park) regarding expansion plans so any potential impacts on the operations of the Eastern Treatment Plant and the future of other parts of the Greater Dandenong Green Wedge are minimised.	Advocacy	Ongoing	City Planning, Design & Amenity Cornish College Southern Metropolitan Cemeteries Trust	Communication with Cornish College and Southern Metropolitan Cemeteries Trust continued
		C4.3	Include policy statement in the Greater Dandenong Planning Scheme to ensure that new uses are adequately protected from potential off-site impacts from the legitimate operation of the Eastern Treatment Plant and the Industrial 2 Zoned area.	Policy & strategy development	Immediate	City Planning, Design & Amenity Melbourne Water	Policy statement included in the planning scheme
		C4.4	Include policy statement in the Greater Dandenong Planning Scheme to ensure that new residential uses provide adequate protection from the legitimate operations of nearby and future potential activities such as agriculture, recreation, equestrian and sporting activities.	Policy & strategy development	Immediate	City Planning, Design & Amenity	Policy statement included in the planning scheme

Action Plan

C LAND USE							
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator	
3.1 Create a greener city	C5 Facilitate better land management.	C5.1 Assist with the appropriate use of unused and poorly maintained land by establishing and sustaining a database of land owners and interested agricultural, education, recreational, sporting and cultural operators (refer to C2.5 and C6.2).	Advocacy Promotion, education & engagement	Ongoing	City Planning, Design & Amenity Greater Dandenong Business Private land owners Community Groups Interested agricultural, education, recreational, sporting and cultural operators	Database established and maintained	
		C5.2 Provide advice and assistance to land owners (refer to B3) regarding: <ul style="list-style-type: none"> - methods to maintain and improve land management practices including weed management, appropriate revegetation and options for food production and animal agistment that may compliment residential activities; and - regulations about land fill and the consequences of poor quality fill. 	Promotion, education & engagement Regulatory role	Ongoing	City Planning, Design & Amenity Engineering Services	Advice and assistance provided	

C LAND USE

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	C6 Strengthen and promote the educational, recreational, sporting and cultural role of the Greater Dandenong Green Wedge.	C6.1 Strengthen the passive open space function and cultural role of the Spring Valley Reserve by tree planting and identifying infrastructure upgrades to improve the interface, access, amenity, safety, signage, parking, dog areas and linkages to other open space and active transport routes.	Policy & strategy development	Medium	City Planning, Design & Amenity Engineering Services	Trees planted Infrastructure upgrades identified
6.2 Engage and consult our community to promote an open dialogue with Council and facilitate active input into Council's decision making processes		C6.2 Continue to engage with existing sporting clubs and organisations within the area regarding their ongoing viability and any future plans for expansion or relocation (refer to C5.1).	Advocacy	Ongoing	City Planning, Design & Amenity Community Services Sporting clubs & organisations	Communication with sporting clubs and organisation continued
		C6.3 Continue to engage with Keysborough Golf Club to discuss any future land use changes and opportunities for the development of shared recreation facilities.	Advocacy	Ongoing	City Planning, Design & Amenity Keysborough Golf Course	Communication with Keysborough Golf Course continued
		C6.4 Continue to engage with Golf Victoria regarding possible merging of golf clubs in the area and the potential for long-term, sustainable use of Green Wedge land for a stand-alone or merged golf club / course.	Advocacy	Ongoing	City Planning, Design & Amenity Golf Victoria	Communication with Golf Victoria continued
3.1 Create a greener city		C6.5 Investigate options to increase the provision of public open space (refer to B2.7 and D1.3).	Planning & decision-making	Short	City Planning, Design & Amenity	Options identified

Action Plan

C LAND USE							
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome		Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	C7 Manage risks associated with potential soil and water contamination.	C7.1	Maintain the 4ha minimum subdivision size in the Clarke Road Precinct.	Policy & strategy development	Ongoing	City Planning, Design & Amenity	No change to minimum lot size
3.3 Best practice waste management and promotion of recycling		C7.2	Engage with the EPA and the former Clarke Road landfill site operators regarding the ongoing management of the site and the Post Closure Pollution Abatement Notice (PC PAN) process.	Regulatory role	Ongoing	City Planning, Design & Amenity EPA	Continued communication with EPA and site operators regarding PC PAN
		C7.3	Engage with the former Clarke Road landfill site operators regarding opportunities for alternative uses such as renewable energy generation (e.g. solar) and passive open space, as compatible with EPA requirements.	Planning & decision-making	Ongoing	City Planning, Design & Amenity EPA Melbourne Water Site owners/operators	Communication with landfill site owner/operator continued
3.1 Create a greener city		C7.4	Ensure that, wherever possible, prior to any earthworks on land identified by the Department of Environment and Primary Industries or Council as having the potential to contain Coastal Acid Sulfate Soils, appropriate soil testing is undertaken.	Policy & strategy development Regulatory role	Ongoing	City Planning, Design & Amenity Department of Environment, Land, Water & Planning	Policy statement included in the planning scheme Soil testing undertaken prior to earthworks

C LAND USE

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	C7 Manage risks associated with potential soil and water contamination.	C7.5 Engage with Southern Rural Water and Melbourne Water to further the understanding (and knowledge and evidence) of groundwater connectivity, the nature of the water table and its proximity to the land surface, and develop appropriate management actions that respect the groundwater influence on the region.	Policy & strategy development	Medium	City Planning, Design & Amenity Engineering Services Melbourne Water Southern Rural Water	Groundwater connectivity further understood and actions developed
		C7.6 Establish and apply minimum distances between waterways and other land uses (refer to the information contained in Melbourne Water's <i>Waterway Corridors: Guidelines for greenfield development areas within the Port Phillip and Westernport Region</i> (2013) as a guide).	Planning & decision-making Policy & strategy development	Immediate	City Planning, Design & Amenity Melbourne Water	Minimum distances determined and applied Policy statement included in the planning scheme

Action Plan

D TRANSPORT						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
4.4 Management of local roads, traffic and parking	D1 Optimise and improve the safety, function and efficiency movement and linkages to, from and through the Greater Dandenong Green Wedge (Priority objective).	D1.1 Prepare a 'whole of route' way finding strategy to improve connections to key destinations such as the National Water Sports Centre, Jim Harkin Reserve (Gaelic Park), Keysborough Golf Course and Eastern Sward Golf Course.	Policy & strategy development	Immediate	Engineering Services City Planning, Design & Amenity	Wayfinding strategy prepared
3.4 Sustainable transport options		D1.2 Review the effectiveness of and give recommendations for the improvement of navigation signage associated with the existing trails and paths to, from and through the Greater Dandenong Green Wedge.	Policy & strategy development	Short	Engineering Services City Planning, Design & Amenity	Navigation signage reviewed
		D1.3 Develop recreation walking, cycling and equestrian trails through the Greater Dandenong Green Wedge, linking to the surrounding areas including Kingston and Frankston's Green Wedge areas (refer to C6.5).	Policy & strategy development	Medium	Engineering Services Community Services City Planning, Design & Amenity Kingston City Council Frankston City Council Bicycle Victoria	Trails developed

D TRANSPORT

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator	
4.4 Management of local roads, traffic and parking	D1 Optimise and improve the safety, function and efficiency movement and linkages to, from and through the Greater Dandenong Green Wedge (Priority objective).	D1.4	Plan and commence implementation of an off-road network of shared paths to complete the VicRoads Principal Bicycle Network (PBN) and better connect the Greater Dandenong Green Wedge to surrounding residential areas and activity nodes such as Dandenong, Mordialloc and Carrum.	Policy & strategy development	Medium	Engineering Services Bicycle Victoria VicRoads	Off-road shared path network developed
		D1.5	Investigate the feasibility of an on-road bicycle circuit utilising the Greater Dandenong, Kingston and Frankston Green Wedges, the National Water Sports Centre and Beach Road.	Planning & decision-making	Short	Engineering Services Bicycle Victoria VicRoads	Feasibility investigated
		D1.6	Continue to reinforce the hierarchy of the road network, in particular taking care to mitigate any intrusion of through traffic onto local roads.	Policy & strategy development	Ongoing	Engineering Services VicRoads	Policy statement included in the planning scheme
		D1.7	Advocate for upgrades to the arterial road network, initially focussed on addressing capacity constraints on Thompsons Road in the eastbound direction.	Advocacy	Ongoing	Engineering Services VicRoads	Continued communication with VicRoads regarding arterial road network upgrades
3.4 Sustainable transport options		D1.8	Develop and publish maps to promote key pedestrian, bicycle and horse riding routes within the Greater Dandenong Green Wedge and wider area (distribute with A1.8, B3.4, E1.3 and E2.6).	Promotion, education & engagement	Short	Engineering Services	Maps prepared and distributed

Action Plan

D TRANSPORT						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
4.6 Advocate for improved transport options within the city and regionally to improve access to our city	D2 Advocate for better public transport coverage.	D2.1 Continue to advocate for improved public transport services (frequency and coverage) to service existing and new land uses within the Greater Dandenong Green Wedge, as part of the broader public transport advocacy being undertaken for the municipality by Council.	Advocacy	Ongoing	Engineering Services Public Transport Victoria	Continued communication with PTV regarding frequency and coverage of public transport services



E BUILT FORM & HERITAGE

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
4.8 Create a clean and attractive city we can all be proud of	E1 Maintain open, landscape-dominated vistas throughout the Greater Dandenong Green Wedge (Priority objective).	E1.1 Include Siting and Design Guidelines for buildings and works in the Greater Dandenong Green Wedge as policy in the Greater Dandenong Planning Scheme (refer to Siting & Design Guidelines on page 37).	Policy & strategy development	Immediate	City Planning, Design & Amenity	Policy included in the planning scheme
		E1.2 Consider applying an overlay to the Greater Dandenong Green Wedge to require a permit for all buildings and works in order to assess the suitability of the proposal in regard to built form, water management and environmental factors (refer to A1 and B1).	Policy & strategy development	Immediate	City Planning, Design & Amenity	Consideration of overlay
		E1.3 As part of information distributed regarding the Greater Dandenong Green Wedge, educate the community about rules regarding rubbish dumping and littering including likely enforcement actions in the event of non-compliance (distribute with A1.8, B3.4, C5.2, D1.8 and E2.6).	Promotion, education & engagement Regulatory role	Immediate	City Planning, Design & Amenity	Information distributed
3.1 Create a greener city	E2 Identify, protect and promote existing heritage values.	E2.1 Encourage Aboriginal Cultural Heritage Assessments to be undertaken in the highly archaeological sensitive sand bodies located in the north-west and east of the Greater Dandenong Green Wedge through the use of a local policy.	Policy & strategy development	Short	City Planning, Design & Amenity	Policy included in the planning scheme

Action Plan

E BUILT FORM & HERITAGE						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	E2 Identify, protect and promote existing heritage values.	E2.2 Work with traditional owners to develop a cultural heritage trail that links the different landforms inhabited and utilised by the traditional Aboriginal owners. Install interpretive signage at designated points along the trail.	Planning & decision-making	Medium	Community Services City Planning, Design & Amenity Office of Aboriginal Affairs Victoria Traditional owners	Communication with traditional owners undertaken Trail developed Interpretive signage installed
		E2.3 Work with Office of Aboriginal Affairs Victoria to develop a database of places and sites of Aboriginal Cultural Heritage Significance which can be recognised in educational material.	Promotion, education & engagement Advocacy	Ongoing	City Planning, Design & Amenity Community Services Office of Aboriginal Affairs Victoria	Database established and maintained

E BUILT FORM & HERITAGE

Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
3.1 Create a greener city	E2 Identify, protect and promote existing heritage values.	E2.4 Undertake a targeted survey of known Aboriginal cultural heritage sites to assess their current condition, including an audit of registered scarred trees.	Policy & strategy development	Short	City Planning, Design & Amenity Community Services Traditional owners	Surveys undertaken Report on findings prepared
		E2.5 Retain heritage protection for identified post-contact heritage sites, assisting in the presentation and promotion of heritage values.	Policy & strategy development Promotion, education & engagement	Ongoing	City Planning, Design & Amenity	Heritage protection retained



Action Plan

E BUILT FORM & HERITAGE						
Council Plan Priority	GWMP's Objective	Actions to Achieve the GWMP Outcome	Council Role	Timeframe	Responsibility	Outcome/ Indicator
6.2 Engage and consult our community to promote an open dialogue with Council and facilitate active input into Council's decision making processes	E2 Identify, protect and promote existing heritage values.	<p>E2.6 Compile and distribute an 'Aboriginal Cultural Heritage Fact Sheet/ Booklet' to all land owners and occupiers within the Greater Dandenong Green Wedge (distribute with A1.8, B3.4, C5.2, D1.8 and E1.3), containing:</p> <ul style="list-style-type: none"> - Basic information on the 2006 Aboriginal Heritage Act and its implications for developments within the Greater Dandenong Green Wedge. - Information on the site types to be found within the Greater Dandenong Green Wedge using information provided in the Greater Dandenong Green Wedge: Aboriginal Heritage Assessment (Benchmark Heritage Management, 2013). - Links to online cultural heritage resources at Office of Aboriginal Affairs Victoria. - Details of the local indigenous communities and organisations who may: <ul style="list-style-type: none"> · Provide advice on cultural matters; · Provide general advice on Cultural Heritage Management Plan (CHMP) requirements including a preliminary assessment of the level of cultural heritage assessment required; · Undertake site inspections for land owners within the Greater Dandenong Green Wedge; · Undertake cultural heritage inductions; · Provide education opportunities to local schools; · Provide display materials to the City of Greater Dandenong for use at community/ educational events. These may include stone artefacts, wooden artefacts, old photographs of the area; information about Aboriginal life within the area and cultural practices. 	Promotion, education & engagement	Immediate	City Planning, Design & Amenity Office of Aboriginal Affairs Victoria	Information prepared and distributed

SITING & DESIGN GUIDELINES

BUILT FORM

OBJECTIVES

Site and design buildings to protect and strengthen the rural character and overall sense of spaciousness of the Greater Dandenong Green Wedge.

Ensure buildings are visually subordinate and set into the spacious, rural landscape.

Maintain open views and vistas from roads and public spaces.

Minimise building footprints and the visibility of outbuildings and storage areas.

GUIDELINES

Require predominantly single or double storey height for buildings and structures (up to 8 metres in height).

Ensure total impervious surfaces on any site do not exceed 20%.

Ensure large buildings are screened by vegetation and articulated to minimise the appearance of bulk.

Ensure development adopts best practice environmentally sustainable design and development principles. This includes ensuring all buildings and structures are designed and oriented to utilise natural light and ensure optimal thermal performance.

Ensure that any proposed subdivisions include building envelopes that are designed to maintain the rural character of the area.

Locate buildings and farming infrastructure such as sheds and machinery away from roads and where possible, within existing clusters of buildings/structures.

Buildings should be appropriately set back from waterways and drainage corridors to provide a positive interface with vegetation, flora and fauna habitat and access paths.

Ensure new buildings are sited at a distance from boundaries to minimise potential interface issues with adjoining recreation, residential or agricultural uses.

Set buildings and car parking areas back from front and side title boundaries a minimum of 10 metres to allow sufficient space for substantial vegetation and to retain a spacious setting.

Ensure the appropriate location, access, siting and design of existing and proposed infrastructure services and utilities such as water treatment, drainage, sewerage, gas electricity and telecommunications to reduce the impact on the existing visual and natural environment.

Ensure appropriate screening of services, utilities and waste storage is undertaken so as not to visually detract from the sensitive amenity of the site and its surrounds.

Design buildings to follow site contours and minimise cut and fill.

GATEWAY SITES

OBJECTIVE

Development on gateway sites should emphasise the importance of the gateway location and act as a visual landmark.

Present a positive landscape-dominated 'green' gateway to the municipality.

Maintain a sense of openness along the gateway corridor, afforded by publicly available views across the green wedge landscape.

GUIDELINES

Achieve well designed, high quality architecture that is underpinned by the principles of sustainability.

Provide robust, suitably scaled landscape treatments.

Provide substantial high quality indigenous vegetation that reduces the visual mass of new development and screens large amounts of hard surfaces.

Incorporate landmark elements such as urban art/ sculpture.

Avoid large areas of impervious surfaces (for example car parking areas) along main road corridors.

Action Plan

SITING & DESIGN GUIDELINES Cont...

DESIGN DETAIL

OBJECTIVE

Ensure building facades are well articulated using high quality design treatments.

GUIDELINES

Provide variations in surface texture, colours or materials.

Avoid reflective roof materials and reflective glazing to the exterior of buildings.

Avoid bland, boxy, unarticulated building forms and large expanses of blank walls.

Use materials, colours and finishes that best immerse built form within the rural landscape (e.g. dark and natural colours, muted tones, matte finishes, non-reflective materials, timber, render, glazing, stone, brick and iron roofing) and avoid bright, bold, extravagant colour schemes.

VEHICLE ACCESS & SURFACES

OBJECTIVE

Minimise the impact of vehicle access and car parking on the landscape.

GUIDELINES

Minimise areas of non-permeable surfacing, including driveways and vehicle standing areas, where practical.

Require that crossovers, garages and driveways are kept to a minimum width and do not dominate the street frontage.

Avoid extensive areas of paved surfaces and car parking located between buildings and the road frontage.

Ensure car parking areas and loading and unloading facilities are set back and screened by vegetation (this does not apply to car parks for dwellings) to reduce impacts from the road and adjoining properties.

FENCING & GATES

OBJECTIVE

Encourage fencing and gate styles that reflect the rural, open character of the Green Wedge.

GUIDELINES

Ensure front boundary fencing and entry gateways are kept to a low height.

Encourage the use of transparent front fencing where front fencing is required.

Avoid high/solid fencing, particularly along the road frontage and forward of the building.

Discourage the use of cyclone wire fencing where practicable.

For residential development, encourage the use of traditional materials (e.g. timber, post and wire) or transparent materials for fencing that allow a view to the property frontage.

VEGETATION

OBJECTIVE

Encourage the planting of indigenous and native vegetation to complement the rural character.

Protect indigenous vegetation for its cultural and landscape value.

GUIDELINES

Protect existing trees and indigenous vegetation.

Avoid removal of trees and shrubs where possible when constructing new built form and vehicle access.

Ensure adequate protection is provided to trees and shrubs during the construction of buildings, driveways and crossovers and earthworks.

Consider the long-term health of trees and other significant vegetation in the design and location of buildings, paving and earthworks, particularly in relation to water flow and availability changes.

Avoid formal landscape design in the private realm (e.g. geometrically aligned/spaced tree avenues or garden beds).

Encourage the removal of environmental weeds and planting of appropriate native / indigenous vegetation where possible.

Encourage the use of vegetation, rather than fencing, to create privacy wherever possible.

Encourage the use of indigenous vegetation in all new developments.

Provide vegetation buffers along waterways, drains and water areas.

Use indigenous vegetation to screen service areas, large buildings/structures and unsightly areas (e.g. service yards, industrial elements).

Development which requires vegetation removal should aim to replace or rehabilitate with an equivalent vegetation cover using locally appropriate species.

Incorporate large scale tree planting and vegetation along the front 5 metres of a major road frontage to complement the planting theme of the road.

SIGNAGE & LIGHTING

OBJECTIVE

Encourage low scale and low impact signage and lighting.

GUIDELINES

Minimise the size and extent of signage and advertising, particularly internally illuminated signs.

Consolidate advertising and signage into a single location where possible.

Locate signage on the building (rather than on fencing or poles) where possible, so that it complements the architecture.

Advertising elements such as banners, flags, fence signs and inflatables should be avoided.

Restrict lighting for advertising to business operation hours, as far as reasonably possible.

Encourage interior lighting systems that emit minimal light on the outdoor environment.

