

21.09 NON-URBAN AREAS

19/01/2006
VC37

21.09-1 Overview

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The challenge for the municipality is to provide for sustainable land use and development in the non-urban area, having regard to land capability and environmental management while at the same time protecting the character, landscape qualities and other natural and environmental characteristics of the area, including remnant indigenous vegetation.

Whilst much of the land within the non-urban areas is not high quality agricultural land, the area must be recognised for its landscape and environmental qualities. The physical character of the non-urban areas should continue to reflect the qualities of the natural environment, including the Yarra River and waterways, topography, open space, habitat and fauna links.

21.09-2 Key issues, objectives, strategies and implementation

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The key issues relating to non-urban areas together with the objectives, strategies and implementation measures are set out below.

Key issue 1

- To retain and enhance the significant environmental qualities of the non-urban area.

Objectives

- To protect and enhance the existing character, landscape quality and other natural environmental values of the non-urban area in a sustainable manner.

Strategies

Strategies to achieve this objective include:

- Protect and enhance areas of botanical and zoological significance.
- Protect and enhance native vegetation as wildlife habitat, as a corridor for wildlife movement and as a source of genetic diversity.
- Protect and enhance landscape quality, viewlines and vistas.
- Ensure that land use and development is designed and sited in recognition of the natural environment, servicing constraints, local amenity considerations, topography and bushfire protection.
- Retain the predominance of single dwellings and discourage other forms of inappropriate residential development in the non-urban area.
- Promote the re-vegetation of cleared areas with indigenous species.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Requiring planning applications to be accompanied by a statement which demonstrates site responsiveness and how indigenous planting themes, earthworks, natural drainage lines and topography are considered.
- Requiring the use and development of land to adequately respond to servicing constraints, particularly on unsewered lots.
- Using local policy to guide land use and development in the protection of areas and sites of environmental significance. (Indigenous flora and fauna policy, Clause 22.02).
- Using local policy to guide the development of land for more than one dwelling in non-urban areas. (More than one dwelling in non-urban areas policy, Clause 22.12).
- Requiring applications to have regard to the Site Design Guide for Residential Development on Bushland Fringes in the City of Manningham (1995).
- Requiring buildings and works to locate away from ridgelines and exposed slopes, and to incorporate screening treatments and non-obtrusive materials and colours to minimise visual impacts.
- Requiring land use and development to be designed and sited in recognition of the natural environment, local amenity considerations and bushfire protection.
- Requiring applications for more than one dwelling to minimise/consolidate the development footprint and show the dwelling(s) attached to the existing dwelling on the land to the extent that is reasonable and practical.
- Requiring applications for more than one dwelling to be restricted to those necessary to accommodate family members(s) requiring support, where the need is justified, limiting the size of the dwelling and encouraging attachment of the dwelling.
- Requiring applications for more than one dwelling to be restricted to those necessary to accommodate full time farm worker(s) where the need is justified.
- Requiring land use and development proposals to avoid disturbance to natural drainage lines through the sensitive siting of buildings and earthworks.
- Requiring the re-vegetation of cleared areas with indigenous species in conjunction with development proposals where appropriate.
- If land in an Rural Conservation Zone (Schedule 2) is subdivided using the averaging provision of the zone, requiring each lot to be at least 3 hectares and no more than 7 hectares.
- If land in an Rural Conservation Zone (Schedule 3) is subdivided using the averaging provision of the zone, requiring each lot to be at least 6 hectares and no more than 14 hectares.
- If land in an Rural Conservation Zone (Schedule 4) is subdivided using the averaging provision of the zone, requiring each lot to be at least 18 hectares and no more than 44 hectares.

Zones and overlays

- Applying the Rural Conservation Zone to non-urban areas to protect and enhance the existing character, landscape quality, viewlines and other natural environmental values of the area.
- Applying the Environmental Significance Overlay, Vegetation Protection Overlay and Significant Landscape Overlay to identify areas of particular environmental and landscape value and to encourage land capability and assessment of impacts as part of development proposals.

Further strategic work

- Undertaking an environmental study to determine the value of native vegetation in Manningham as wildlife habitat, as a corridor for wildlife movement and as a source of genetic diversity.
- Reviewing the Site Design Guide for Residential Development on Bushland Fringes in the City of Manningham (1995).
- Completing the Neighbourhood Character Study to identify the significant environmental qualities of the non-urban area and identifying implementation opportunities through the planning scheme.

Other actions

- Enhancing the outcomes of the Local Environment Assistance Fund or other measures to improve environmental land management, sustainable use, and stewardship of non-urban land.

Key issue 2

- Land use, development and management techniques that protect and enhance the environmental value of the land.

Objectives

- To ensure that land use, development and land management practices protect and enhance soil, water and air quality, native flora and fauna and the character of the non-urban area.

Strategies

Strategies to achieve this objective include:

- Maintain existing patterns of development and the character of non-urban areas.
- Ensure that the approval of any new dwellings is consistent with proper land capability analysis, while considering innovative proposals, pitched at a neighbourhood level, which may allow limited subdivision provided that this is allied with comprehensive and ongoing environmental management.
- Require that the use and development of land adequately responds to servicing constraints, particularly unsewered lots.
- Ensure that the approval of any land use or development, including new dwellings is consistent with proper land capability analysis.
- Require best practice land management which enhances the land's natural values.

- Promote the control and eradication of pest plants and pest animals.
- Protect exposed soil using best practice soil and water techniques.
- Require land use and development proposals to avoid disturbance to natural drainage lines through the sensitive siting of buildings and earthworks.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Encouraging site responsive building design and earthworks which complement the non-urban character of the area, which minimise vegetation loss and visual impacts and which result in a net increase of indigenous vegetation.
- Requiring proposals to have regard to the Site Design Guide for Residential Development on Bushland Fringes in the City of Manningham (1995).
- Using local policy to guide the development of land for more than dwelling, including outbuildings/other structures in non-urban areas. (More than one dwelling in non-urban areas policy, Clause 22.12).
- Requiring proposals to be supported by the outcomes of a proper land capability analysis.
- Avoiding development on land with slopes greater than 20%.
- Requiring short and long term rehabilitation plans, where appropriate, including revegetation with indigenous vegetation and other environmental repair techniques.
- Ensuring sediment run-off is contained on site using best practice techniques during the use and development of any land.
- Requiring proposals for buildings and works on sensitive sites to include a Soil and Water Management Plan.
- Requiring landowners of new subdivisions on sites having recognised environmental constraints to identify building envelopes, supported by a Section 173 Agreement, to limit the impacts of development, with consideration to vegetation and landscape quality, topography, watercourses, lot size/design and servicing constraints.
- Requiring proposals to incorporate best practice environmental management guidelines and techniques.
- Ensuring that land management plans have regard for the need to control pest plants and animals.
- Considering innovative proposals, pitched at a neighbourhood level, that may allow limited subdivision, be environmental and socially exemplary, and show that they:
 - Are based on the principles of ecologically sustainable development, including the maintenance of ecological systems and protection of biodiversity.
 - Involve minimum levels of pollution, energy use and environmental damage, both in the construction and during the life of any proposed development.
 - Cater for a range of housing types, as appropriate.
 - Incorporate opportunities for social interaction and amenities.
 - Are aesthetically and historically appropriate and appealing.
 - Include intensive community consultation in their development.

- Using local policy to guide proposals having impacts on indigenous vegetation (Indigenous flora and fauna policy, Clause 21.02).

Zones and overlays

- Applying the Rural Conservation Zone to protect and enhance the environmental values of the non-urban area and to maintain existing patterns of development by specifying a minimum lot size.
- Applying Environmental Significance Overlay, Vegetation Protection Overlay and Significant Landscape Overlay to identify areas of particular environmental and landscape value and to encourage land capability and assessment of impacts as part of development proposals.

Further strategic work

- Enhancing the outcomes of the Local Environment Assistance Fund or other measures to improve environmental land management, sustainable use, and stewardship of non-urban land.
- Preparing a municipal wide land capability study/survey of degraded residential land (yet to be subdivided) and land susceptible to degradation (eg. steep land), with a view to providing appropriate advice when the land undergoes development.
- Preparing guidelines for the preparation of Land Management Plans.
- Completing the Site Design Guide for Residential Development on Bushland Fringes in the City of Manningham (1995) and the draft Neighbourhood Character Study (1999), (including Guidelines) and identifying implementation opportunities through the planning scheme.
- Completing a Residential Development Strategy and identifying implementation opportunities through the planning scheme.
- Completing the draft Horse Riding Strategy with respect to best practice pasture management, horse trail management and environmental education for riders and identify implementation opportunities through the planning scheme.

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 Yarra Valley Catchment Implementation Committees.