

22.05 WESTERN PORT GREEN WEDGE POLICY

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This policy applies to all land within Cardinia Shire Council's portion of the Western Port Green Wedge (as identified on Map 1 at Clause 22.05-3).

22.05-1 Policy basis

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The Western Port Green Wedge encompasses the southern mainly rural areas of Cardinia Shire Council and the City of Casey. It covers an area of approximately 746 square kilometres, incorporating land within both the City of Casey and the Cardinia Shire. Approximately 615 square kilometres of this Green Wedge land is located within Cardinia Shire.

The Western Port Green Wedge is home to important assets that have value in their own right and have a significant role to play in making Melbourne a great city. A large proportion of Cardinia's Western Port Green Wedge has some of the best agricultural soil in Melbourne, providing much of Victoria's asparagus, celery, leeks, herbs, silver beet and beef production. Important natural resources exist within the green wedge, with existing sand extraction industry in operation around Lang Lang with potential future extractive industry to occur in the north. It also has important biodiversity values, particularly the internationally significant Ramsar wetlands and habitat for endangered species including the southern brown bandicoot and the growling grass frog. There are a number of rural townships and localities that play an important role, providing opportunities for non-urban township living as well as providing a focus for the local provision of services, schools and employment. It also has important recreation assets such as the Pakenham Racing Club's Tynong racecourse and a potential future airport.

Although these areas are set aside as non-urban land through the Cardinia Planning Scheme, green wedges are continually subject to intense pressures for urban development and change. There are often competing pressures from urban development, hobby farms, tourism, intensive agriculture and infrastructure because they are on the edge of the city which has a population of approximately four million people.

The Cardinia Western Port Green Wedge also has scope to build a successful tourism industry based on its fresh and healthy local produce. It is important that proposed tourism uses within the green wedge make a relevant contribution to the local economy and provide local employment opportunities. There needs to be a balanced approach between supporting new and growing businesses and protecting the green wedge environment and rural assets upon which the business is based.

A proactive approach is required to ensure that these pressures are appropriately managed and that the liveability, economic values and the scenic and natural qualities of the green wedge are not eroded over time.

The vision for the Cardinia Western Port Green Wedge is:

The Cardinia Western Port Green Wedge will be a permanent green and rural area. It will remain an internationally significant biodiversity habitat, while also strengthening its agricultural and horticultural role to become a truly innovative and productive farming district. Agriculture, horticulture and soil based food production for the long-term food security of Victoria is at the heart of this vision.

Best practice integrated water management will lead to improved water quality and a reduced risk of flooding with improved ecological conditions in Western Port Bay and local biodiversity will be protected, as will habitats for threatened species.

The Green Wedge will be home to small, clearly defined settlements that have a strong identity, provide jobs and services for the local community and support the agricultural and horticultural pursuits of the green wedge.

The local economy will be driven by its agriculture, horticulture and extractive industry. The Cardinia Western Port Green Wedge provides the opportunity to accommodate a further third airport to serve the long term needs of the South East Melbourne and Gippsland as identified in Plan Melbourne.

The Cardinia Western Port Green Wedge will be the permanent edge to Melbourne's southeast.

This policy builds on the vision, objectives, strategies and actions of the *Cardinia Western Port Green Wedge Management Plan (May 2016)* and will guide decision making by implementing the findings of the management plan which details a strategic approach to the management and protection of the Cardinia Western Port Green Wedge.

This policy:

- Builds on Agriculture at Clause 21.04-2.

22.05-2

Objectives

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- To give effect to Council's vision for the Cardinia Western Port Green Wedge.
- To ensure that land uses are carefully located and managed to be consistent with the vision for the Cardinia Western Port Green Wedge.
- To provide clear guidance on appropriate tourism industries and their location.
- To provide guidance and clear direction for preferred land uses for each of the 3 precincts.

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Policy

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It is policy that:

All use and development proposals within the green wedge should:

Tourism

- Support and promote local tourism opportunities that are linked to and based on the strengths and assets of the green wedge.
- Ensure that tourism proposals do not significantly adversely affect the biodiversity, agricultural productivity, landscape, rural amenity or other environmental values of the area.
- Support ecological and farm based tourism that is linked to suitable agricultural uses, including those which support short stay accommodation such as bed and breakfast.
- Ensure new and growing tourism businesses have a strong link to an agricultural use based on the strengths and assets of the green wedge and have minimal adverse impact on the environment.

Land use

- Ensure that green wedge soils and their versatility are recognised as a finite resource and are protected accordingly.
- Maintain and protect the highly productive agricultural land from incompatible uses including non-soil based farming.
- Provide for the restructuring of lots in agricultural areas to reduce the impact of old and inappropriate subdivisions on the economic agricultural viability of the area.
- Minimise the risk of flooding which impacts on agricultural activities in the Koo Wee Rup Flood Protection District.

Rural townships

- Protect the values and assets of green wedge land by preventing further encroachment of urban development into the Cardinia Western Port Green Wedge.

- Allow only limited growth for all green wedge settlements, where supported by an adopted township strategy and/or policy.

Table 1: Vision and future directions / preferred land uses by precinct

Precinct	Precinct vision	Future directions / preferred land uses
<p>Precinct 1: Agriculture, horticulture and soil based food production</p>	<p><i>Precinct 1 will be the hub of, agriculture, horticulture and soil-based food production within the Cardinia Western Port Green Wedge, taking advantage of its highly versatile soils, vegetable production (in particular asparagus), dairy and beef farming, other agricultural pursuits, potential access to Class A recycled water and the important role this precinct plays in food security. Land within the SUZ1 part of the precinct will be prioritised for soil-based agricultural and horticultural use and soil based food production with a focus on the consolidation of lots to support the economic viability of the agricultural and horticultural industry.</i></p> <p><i>Opportunities for new, innovative or more intensive agriculture and horticulture and soil-based food production will be supported to ensure that the rich agricultural potential of the precinct is realised.</i></p> <p><i>It will integrate biodiversity and agricultural outcomes by recognising ecosystem services which can improve agricultural efficiency.</i></p> <p><i>Opportunities for linking the community with the local agricultural and horticultural industry will be identified and promoted to help establish food-based tourism within the precinct.</i></p>	<ul style="list-style-type: none"> ▪ Soil-based agriculture to be the primary activity within the Special Use Zone – Schedule 1 ▪ Discourage the use of non-soil based agriculture (e.g. poultry farms, animal husbandry, horse riding schools etc.) being located on soils within the Special Use Zone – Schedule 1. ▪ Encourage non-soil based agricultural uses (e.g. animal husbandry, beef and dairy farming etc.) to the land surrounding the Special Use Zone – Schedule 1. ▪ Discourage non-rural uses such as primary, secondary schools and places of worship from locating within the precinct (particularly in the SUZ1) and locate these types of uses within the existing townships and within the green wedge land that adjoins the UGB, subject to strategic justification. ▪ Support and protect the existing vegetable industry, in particular the asparagus growing region. ▪ Support rural industry to allow farmers to value add to their produce. ▪ Encourage lot consolidation through the entire precinct to increase the economic viability of agricultural land. ▪ Support subsidiary visitor related activity, including farm gate sales of crops and goods produced in situ, cellar door sales and ancillary farm stay accommodation. ▪ Support potential future extractive industry in the area nominated as an extractive industry interest area within Precinct 1. Ensure that there is a balance

Precinct	Precinct vision	Future directions / preferred land uses
		<p>between the extraction of natural resources and the intent of the precinct and that any investigation and operation is carefully planned to ensure that it is compatible with local amenity, landscape, flora and fauna.</p>
<p>Precinct 2: Coastal</p>	<p><i>The Cardinia Western Port Green Wedge Coastal Precinct's coastal land and hinterland will be maintained and enhanced.</i></p> <p><i>The ecological values and environmental sensitivity of this land will be recognised, including the internationally significant Ramsar wetlands that play a vital role for migratory birds.</i></p>	<ul style="list-style-type: none"> ▪ Enhance and encourage agriculture on land situated outside environmentally sensitive coastal areas and outside of land containing coastal acid sulphate soils. ▪ Protect and enhance biodiversity. ▪ Discourage non-rural uses such as primary, secondary schools and places of worship from locating anywhere within Precinct 2. ▪ Support the investigation and operation potential future extractive industry in the area nominated as an extractive industry interest area within Precinct 2. ▪ Ensure that there is a balance between the extraction of natural resources and the intent of the precinct and that any investigation and operation is carefully planned to ensure that it is compatible with local amenity, landscape, flora and fauna.
<p>Precinct 3: Railway</p>	<p><i>The railway precinct will provide a sensitive transition from urban townships to green wedge land, assist in protecting land that is of agricultural, landscape, environmental and biodiversity significance and will continue to support the Pakenham Racing Club's Tynong Racecourse. This precinct will seek to ensure that UGBs are defensible in the long term and that there is a clear edge to metropolitan growth.</i></p> <p><i>Any intensification of the development pattern of the townships that exist within</i></p>	<ul style="list-style-type: none"> ▪ Discourage non-rural uses such as primary, secondary schools and places of worship from locating within the precinct and locate these types of uses within the existing townships and within the green wedge land that adjoins the UGB, subject to strategic justification. ▪ Encourage non-soil based agricultural uses. ▪ Retain the rural character of the precinct. ▪ Retain and protect the existing character and

Precinct	Precinct vision	Future directions / preferred land uses
	<p><i>the precinct, or expansion of their boundaries must be strategically justified and be proven to not detrimentally impact the surrounding Precinct 1 or the environmentally sensitive environment of the Cardinia Western Port Green Wedge.</i></p>	<p>the unique identities of the railway towns.</p> <ul style="list-style-type: none"> ▪ Allow only limited growth for all Green Wedge settlements, where supported by an adopted township strategy and / or policy. ▪ Any expansion of townships will be carefully considered for reasons related to the protection of built character and subdivision patterns, landscape character, servicing constraints, existing agricultural and intensive animal husbandry activities, flood risk, and environmental values. ▪ Protect the values and assets of the green wedge by preventing further encroachment of urban development into the Western Port Green Wedge. ▪ Ensure that appropriate land use zones are applied at the edge of townships that ensure a low density / rural transition to the surrounding green wedge land. ▪ Encourage and support the use of the precinct for agriculture and biodiversity to ensure that land use is compatible with the adjacent Precinct 1. ▪ Support potential future extractive industry in the area nominated as an extractive industry interest area within Precinct 3. ▪ Ensure that there is a balance between the extraction of natural resources and the intent of the precinct and that any investigation and operation is carefully planned to ensure that it is compatible with local amenity, landscape, flora and fauna and water quality.

22.05-4 Application requirements10/08/2017
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If the responsible authority is satisfied that a requirement is not relevant to the evaluation of an application the responsible authority may waive or reduce the requirement unless otherwise indicated below.

It is policy to require applications to include the following information:

- Demonstrate how the proposal responds to the Cardinia Western Port Green Wedge vision as detailed at Clause 22.05-1.
- Demonstrate how the proposal responds to the precinct vision and future directions / preferred land uses as detailed in Table 1 of this policy.
- How the application is consistent with the State and Local Policy Framework including policies on recreation, economic development, tourism and town development.
- An application to use land for a tourism use should be accompanied by a written statement which explains how the proposed use responds to a substantial existing or future agricultural use that is not dependant on the success of the tourism venture.
- Ensure that an application includes a site analysis and design response, including a landscape character assessment.

22.05-5 Decision Guidelines10/08/2017
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It is policy that the responsible authority considers, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies.
- The *Cardinia Western Port Green Wedge Management Plan (May 2017)*
- The vision and local policy for the Cardinia Western Port Green Wedge.
- The precinct objective and the future directions / preferred land uses for the site.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.

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Cardinia Western Port Green Wedge Management Plan (May 2017).