These roles and the benefits they bring can be variously ascribed to natural features, historical urban growth patterns and the deliberate policies of successive governments. They also bring significant economic, environmental and social benefits, and show the advantage of long-term planning policies.

Green wedges have practical as well as intrinsic values. They provide natural resources, such as stone or sand, and opportunities for agriculture. They provide open spaces for city-dwellers and a home for those who enjoy living in a more open landscape. They protect natural features that the community values, and, by their nature and physical existence, they have affected the shape of metropolitan Melbourne by imposing limits to urban development.

Appendix 1 provides an overview of the inherent features and prevailing values of green wedges (see Figures 2, 3 and 4).

Figure 3. Significant water resources

Source: Department of Infrastructure, Department of Natural Resources and Environment and Department of Innovation, Industry and Regional Development
Further investigation for water reuse
High-value agricultural land

Source: Department of Infrastructure, Department of Natural Resources and Environment, 2001

Figure 4. Significant agricultural resources
What are the aims of this plan?

Melbourne 2030 aims to achieve a fundamental change in the relationship of rural areas to metropolitan Melbourne. It will focus growth in areas best able to be served with transport and other infrastructure and concentrate new urban development in areas best able to cope with that change, to sustain the values of the green wedges outside them. Clarifying where urban development will be allowed and where rural activities and environmental values are to prevail will enable landowners in green wedges to plan and invest with greater certainty.

This plan builds on Melbourne 2030 by explaining how outside the urban growth boundary (UGB), priority in planning and development will go to agriculture, conservation, natural resource-based uses, airports and ports, tourism, and the protection of important water catchments.

What does it change?

The green wedges will be subject to improved protection through tougher planning controls, legislative change and improved on-ground action.

The UGB will limit urban development to areas that can best accommodate growth, keeping development from locations that are inappropriate or where other values should prevail.

New zones will tighten the range of uses that are allowed in green wedges so that uses better suited to urban areas are confined to locations inside the UGB.

Legislation will be introduced to underpin the protection of the green wedges.

Action plans will be developed for all green wedges, to complement the plans of individual municipalities.

The Ministerial Direction No. 6 – Rural Residential Development will be widened to include larger residential lots. Future planning for rural residential development will maintain natural resource attributes and protect existing environmental qualities, such as remnant native vegetation and biodiversity, which are declining or threatened in many areas. Planning provisions will be reviewed to limit housing on isolated lots in rural areas where services are minimal, and to support agriculture and industries based on natural resources.

What are the implications for local government?

Despite much good work at the local government level, there has been some inconsistency in the application of planning policies, management measures, priorities and resource allocation in green wedges.

This points to the need for a clearer policy and action framework for green wedges, linked to positive information about where non-urban values will prevail and where urban development will be encouraged.

Beyond firmer planning policy and regulation there must also be active involvement by State and local government in issues such as land management, vegetation restoration, water quality improvement and weed and animal pest control.
Actions

How does this plan relate to Melbourne 2030?

The draft Implementation Plan for green wedges reinforces Direction 2 of Melbourne 2030 – ‘better management of urban growth’.

This direction aims to protect the green wedges that surround metropolitan Melbourne (Policy 2.4). It also establishes a UGB to limit the city’s development (Policy 2.1), and concentrates urban expansion into growth areas that are served by high-capacity public transport (Policy 2.2).

The draft Implementation Plan is also relevant to Direction 3 – ‘networks with the regional cities’ – which aims to control development in rural areas, to protect agriculture and avoid inappropriate rural residential development (Policy 3.2).

It relates also to several other key directions – ‘a more prosperous city’ (Policy 4.1, on maintaining access to natural resources and well-located land), ‘a great place to be’ (Policies 5.7, 5.8 and 5.9, on providing more metropolitan open space, protecting the health of the bays and their catchments, and enhancing public access to the bays), and ‘a greener city’ (protecting native habitat and biodiversity, Policy 7.7).

What are the recommended actions?

Actions designed to address the key issues outlined above and to achieve the directions of Melbourne 2030 are grouped as follows:

- apply the UGB
- introduce new planning measures
- provide legislation that ensures protection of green wedges
- develop an individual action plan for each green wedge
- manage residential development in green wedges
- maintain access to land for special purposes.

These are summarised for easy reference in the accompanying table.
### Green wedge actions

<table>
<thead>
<tr>
<th>Action area</th>
<th>Task (in sequence)</th>
<th>Time frame (short, medium, long)*</th>
<th>Lead agency</th>
<th>Involved</th>
<th>Relevant initiatives in Melbourne 2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apply the urban growth boundary</td>
<td>application of UGB to affected planning schemes</td>
<td>in place</td>
<td>Department of Infrastructure (DOI)</td>
<td></td>
<td>2.1.1</td>
</tr>
<tr>
<td></td>
<td>release of Ministerial Direction No. 10 – Urban Growth Boundary</td>
<td>in place</td>
<td>DOI</td>
<td></td>
<td>2.1.1</td>
</tr>
<tr>
<td>Establish regional working groups</td>
<td>establish regional working groups to review Green Wedge and Rural Conservation Zones and application of zones</td>
<td>short</td>
<td>DOI</td>
<td>local government</td>
<td>2.4.1, 2.4.3</td>
</tr>
<tr>
<td></td>
<td>review feedback on Green Wedge and Rural Conservation Zones</td>
<td>short</td>
<td>DOI</td>
<td>local government</td>
<td>2.4.1, 2.4.3, 3.2.1, 3.2.2</td>
</tr>
<tr>
<td></td>
<td>finalise zones and apply to rural areas</td>
<td>short</td>
<td>local government</td>
<td>DOI</td>
<td></td>
</tr>
<tr>
<td>Provide legislation</td>
<td>undertake legislative changes to protect green wedges</td>
<td>short</td>
<td>DOI</td>
<td></td>
<td>2.4.4</td>
</tr>
<tr>
<td>Develop an individual action plan for each green wedge</td>
<td>finalise terms of reference and working arrangements for green wedge working groups</td>
<td>short</td>
<td>DOI</td>
<td>local government and other stakeholders</td>
<td>2.4.1, 2.4.2, 2.4.3, 3.1.3, 4.1.2, 4.1.3, 4.1.4, 5.2.1, 5.7.1 - 5.9.1</td>
</tr>
<tr>
<td></td>
<td>undertake action plans</td>
<td>medium</td>
<td>local government</td>
<td>DOI and other stakeholders</td>
<td></td>
</tr>
<tr>
<td>Manage residential development</td>
<td>develop planning directions for towns in green wedges</td>
<td>short</td>
<td>local government</td>
<td>DOI</td>
<td>2.4.2, 3.1.3</td>
</tr>
<tr>
<td></td>
<td>amend Ministerial Direction No. 6 – Rural Residential Development to cover lots up to 8 hectares in area</td>
<td>short</td>
<td>DOI</td>
<td></td>
<td>3.2.3, 3.2.5</td>
</tr>
<tr>
<td></td>
<td>review suitability of isolated lots for rural living</td>
<td>medium</td>
<td>local government</td>
<td>DOI</td>
<td>3.2.2</td>
</tr>
<tr>
<td>Maintain access to land for special purposes</td>
<td>update regional resource mapping</td>
<td>medium</td>
<td>Department of Natural Resources and Environment</td>
<td></td>
<td>5.8.3</td>
</tr>
<tr>
<td></td>
<td>assess planning policies and planning provisions to ensure there is adequate protection for established natural resource-based industries, and energy infrastructure</td>
<td>medium</td>
<td>DOI</td>
<td>local government</td>
<td>4.1.4</td>
</tr>
</tbody>
</table>

* Short – start within 12 months  
Medium – start in 1–2 years  
Long – start in 2–5 years
Action 1
Apply the urban growth boundary

Lead agent: Department of Infrastructure (DOI)

The application of the UGB around metropolitan Melbourne, as provided in Melbourne 2030, will show clearly where metropolitan growth will occur and where ongoing incremental expansion will stop. As the boundary will be permanent, other than in defined growth areas, there will be greater certainty for green wedges.

Issues affecting the application of the UGB are more fully explained in draft Implementation Plan 1, Urban Growth Boundary.

Action 2
Introduce new planning measures

Lead agent: DOI

DOI has developed two new zones, the Green Wedge Zone and Rural Conservation Zone, that will be applied to rural areas in green wedges. These have been designed to reflect the intention of Melbourne 2030 and will be a major tool in safeguarding green wedge objectives. The zones include provisions that limit subdivision and the range of discretionary uses. An explanation of the new zones and a copy of the draft provisions are shown at Appendix 3.

In brief, it is intended that the Rural Conservation Zone be applied to rural land in conservation areas where the identified environmental, landscape and cultural qualities and characteristics of the land are of importance.

It is intended that the Green Wedge Zone be applied to other non-urban land outside the UGB.

It is proposed that the new zones be applied in planning schemes at an early stage.

DOI will undertake further development of the zones, working with affected councils to refine provisions and guidelines for their use and application. The regional working groups (see also Action 4) will provide a forum to consider the content of the new zones and their application.

DOI will ensure that the new zones complement the conclusions arising from the review of the rural zones.
Action 3
Provide legislation that ensures protection of green wedges

Lead agent: DOI

The Government will introduce legislation to help ensure the principles underpinning the protection of green wedges are being fully applied. The intent of the legislation will need to be reflected in the planning system through improved control over land use and subdivision.

Discussion on how this legislation might be applied is included at Appendix 4.

This legislation is in addition to the legislative measures proposed to reinforce the UGB (see draft Implementation Plan 1, Urban Growth Boundary).

Action 4
Develop an individual action plan for each green wedge

Lead agent: DOI in partnership with local government and key stakeholders

Collectively, green wedges have a broad range of purposes (see Appendix 2). However, each has unique features and values, as described in Melbourne 2030, meaning that an individual, tailored approach will be needed to establish its clear role, purpose and objectives and related actions.

To ensure a metropolitan/regional approach to the planning and management of green wedges, DOI will form regional working groups of councils to develop an individual action plan for each green wedge (see also Action 2).

A suggested grouping of councils is outlined below. A final determination of working groups, which may include contributions from other organisations such as catchment management and natural resource groups, will follow consultation with affected councils. Management arrangements will be refined during the consultation process.
### Proposed regional groupings

<table>
<thead>
<tr>
<th>Green wedges</th>
<th>Municipalities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Werribee South</td>
<td>Hobsons Bay</td>
</tr>
<tr>
<td>Western Plains South</td>
<td>Melton</td>
</tr>
<tr>
<td>Western Plains North</td>
<td>Wyndham</td>
</tr>
<tr>
<td>Sunbury</td>
<td>Brimbank</td>
</tr>
<tr>
<td>Whittlesea</td>
<td>Hume</td>
</tr>
<tr>
<td></td>
<td>Whittlesea</td>
</tr>
<tr>
<td>Nillumbik</td>
<td>Cardinia</td>
</tr>
<tr>
<td>Manningham</td>
<td>Knox</td>
</tr>
<tr>
<td>Yarra Valley and Dandenong Ranges</td>
<td>Manningham</td>
</tr>
<tr>
<td></td>
<td>Maroondah</td>
</tr>
<tr>
<td></td>
<td>Nillumbik</td>
</tr>
<tr>
<td></td>
<td>Yarra Ranges</td>
</tr>
<tr>
<td>Southern Ranges</td>
<td>Cardinia</td>
</tr>
<tr>
<td>Westernport</td>
<td>Casey</td>
</tr>
<tr>
<td>Mornington Peninsula</td>
<td>Frankston</td>
</tr>
<tr>
<td></td>
<td>Greater Dandenong</td>
</tr>
<tr>
<td></td>
<td>Knox</td>
</tr>
<tr>
<td></td>
<td>Mornington Peninsula</td>
</tr>
<tr>
<td></td>
<td>Yarra Ranges</td>
</tr>
<tr>
<td>South East</td>
<td>Casey</td>
</tr>
<tr>
<td></td>
<td>Frankston</td>
</tr>
<tr>
<td></td>
<td>Greater Dandenong</td>
</tr>
<tr>
<td></td>
<td>Kingston</td>
</tr>
</tbody>
</table>
The proposed approach to the planning and management of each green wedge involves close reference to Melbourne 2030, and is as follows:

**Strategy review**
- assess the policies that apply to green wedges (see above, “How does this plan relate to Melbourne 2030?”) including those related to biodiversity protection, protection of foreshore environments, support for agriculture and limitations on rural residential development
- review areas identified as possible future development fronts
- analyse regional and local economic, social and environmental values
- identify smaller settlements where further growth should be either encouraged (through planning) or limited (see Action 5)
- ratify the boundaries of each green wedge.

**Setting a vision, role, objectives and new zones**
- develop a vision and role for each green wedge
- develop objectives to guide land use, development and management, and formulate local planning policies
- review existing zoning in rural areas (see Action 2).

**Action plans**
- develop plans for each green wedge that may include:
  - a range of management techniques, for example, land capability mapping, landscape assessments, land-use guidelines, siting and design guidelines, environmental rebates and other incentive programs
  - investment priorities to implement the agreed purpose and objectives, for example, revegetation and planting programs
  - identification of land for metropolitan parks or open space links (see Policy 5.7 within Melbourne 2030) and protection of coastal environments (see Policy 5.9)
  - identification of areas for potential supply of recycled water (see Policy 7.1)
- protection of significant vegetation identified in regional vegetation plans
- measures to facilitate continued agricultural production
- engagement of local communities, special interest groups and other stakeholders in agreed management programs
- community education programs on land management and other issues
- land management plans, for example, weed management, pest and vermin control, waterway protection.

**Monitoring and management**
- develop indicators to ascertain adherence to the purpose and objectives for the green wedge or conservation area
- as appropriate, develop coordination and management mechanisms within each regional grouping to monitor progress of the action plan and of planning objectives – these should also involve agencies or special interest groups with responsibilities or interests in planning and land management.

**An integrated approach**
It is recognised that tools such as planning policies, regulation and environmental rebates will not be a complete solution for green wedges. As with urban areas, an integrated and holistic approach, with coordination of existing and future funding programs across a range of agencies, can achieve desirable short-term and long-term results by combining economic imperatives, environmental protection and good social outcomes. Public spaces such as road verges might be landscaped, or Landcare programs designed to encourage landholders to work together to solve land degradation problems.

Place management techniques, already useful in urban areas, can be adapted to rural areas with a wide range of potential benefits ranging from improved amenity to increased property values.
Action 5
Manage residential development in green wedges

Lead agent: Local government in conjunction with DOI

Development of small towns
Green wedges are home to small towns and settlements that provide services for surrounding areas, tourism destinations and the opportunity for a different lifestyle. Many of these towns have existing or planned physical and social infrastructure that can support a growing population, and a surrounding environment capable of absorbing additional development.

In some instances, expansion of an existing settlement would contravene the intended purpose of a green wedge. The character of some towns in green wedges relies substantially on their limited size. This may be restricted naturally by topography, the lack of services or by firm policies administered through planning schemes.

In the Dandenong Ranges, the Regional Strategy Plan, backed by legislation, limits the expansion of small towns, and, in areas such as the Mornington Peninsula and Westernport, planning policies curtail expansion of coastal and other settlements.

New urban development will be focused on areas where services are currently available or planned. The values of green wedges identified in Melbourne 2030 and through the UGB (see Action 1) will help determine where additional measures are required to limit or encourage urban development.

Local councils will be encouraged to work with DOI to support consolidation of new residential development in existing settlements. This work will need to reflect the level of services planned for these towns and the values of surrounding green wedge areas.

In suitable cases, councils will be encouraged to consider the possibilities for urban intensification within the existing urban areas subject to environmental and servicing constraints.

Amend Ministerial Direction No. 6 – Rural Residential Development

Lead agent: DOI in conjunction with local government

While living in rural areas remains a popular alternative to living in cities or towns, this form of development can have negative consequences. There may be conflicts between agricultural activities and the expectations of rural dwellers, claims on local authorities to extend uneconomic community services and infrastructure, and demands on the local environment and landscape to absorb more intensive development.

Ministerial Direction No. 6 – Rural Residential Development guides how new rural living proposals are considered and how they apply to an amendment to a planning scheme to allow:
• the subdivision of land into lots between 0.4 and 2.0 hectares
• the construction of a house on lots between 0.4 and 2.0 hectares.

The central principle of these guidelines is that rural residential use is essentially an urban use, requiring access to all the normal social services and most of the physical infrastructure provided in an urban centre.

Subdivisions that provide for lots larger than two hectares are not affected by the direction and may still be used principally for rural living. To ensure that this wider range of lot sizes is also considered, the direction will be extended to ensure compliance for all proposals for rezoning of land that would create lot sizes between 0.4 hectares and eight hectares.

The performance guidelines will be reviewed to include reference to other relevant issues, including protection for water catchments. The revision will be undertaken in consultation with councils and appropriate stakeholders.

Changes to the direction will apply throughout Victoria and will be drafted accordingly.
Limit isolated rural development and encourage lot consolidation

Some of the many rural living lots now available for housing development, both within and surrounding metropolitan Melbourne, are in locations that may not satisfy the guidelines for rural residential development as outlined in Ministerial Direction No. 6. They may have high environmental values, or have a significant impact on water quality or agricultural production. The suitability for rural living purposes of areas with these qualities will be reassessed.

To ensure that rural living and its consequences do not have undesirable impacts, councils, in consultation with DOI, will be asked to review existing isolated small lots in rural areas which have significant constraints or bring the likelihood of undesirable off-site effects. DOI will help councils determine the best way to discourage development of these lots, including restructure plans, to encourage or require consolidation.
Action 6
Maintain access to productive natural resources and an adequate supply of well-located land for energy generation and infrastructure

Farmland and natural resources such as sand, minerals and stone are important assets for the future development of metropolitan Melbourne and beyond.

The sustainable use and development of these resources is in everyone’s long-term interest, as is the development of appropriate infrastructure to meet community demand for energy services. Electricity demand and consumption continues to grow across Victoria due to the increased use of air-conditioning, the rising population, and economic growth. While Victoria’s main sources of energy are brown coal for electricity generation and natural gas, emerging technologies such as wind power and the construction of more localised generation plants raise questions about community health, safety and environmental impacts. Any new facilities must consider the important issues of adequate separation from residential areas and the off-site effects of infrastructure.

Melbourne 2030 aims to protect those natural resources, energy production facilities and related infrastructure located in rural areas from displacement and encroachment by incompatible uses.

Update resource mapping

Lead agent: Department of Natural Resources and Environment

Much is already known about the region’s resources, soil types, rainfall, forests and agricultural land, but more research is needed. The Department of Natural Resources and Environment will continue its program of identifying areas within the region where updated mapping of current and potential productivity of land resources is required.

Protect natural resource-based industries and energy infrastructure

Lead agent: DOI

The Port Phillip region ranks second highest in the State in terms of the value of agricultural production. This advantage embraces a variety of intensive and broadscale farming enterprises including market gardening, viticulture, beef and dairying. Victoria already has an impressive export record for many of its clean and green products that are processed in regional cities or Melbourne.

Timber production also makes up part of the region’s output, either through logging of State forests or plantations.

Ensuring that our energy infrastructure is not compromised is essential to the success of industry and our way of life. As new methods of producing energy are developed, such as wind farms, or new energy infrastructure is established near to urban areas, including gas-fired generators, there will be corresponding concern in the community about the impact of these developments.

To ensure the long-term capability of resources and infrastructure, DOI will undertake an assessment of planning policies and planning provisions to ensure that there is adequate protection for established natural resource-based industries and energy infrastructure against competing and incompatible uses.
Next steps – what do we need to do?

The Government is releasing Melbourne 2030 and the draft Implementation Plans for a period of public review and comment. The initial comment period, up to 14 February 2003, is to give all interested parties the chance to comment on how Melbourne 2030 works overall, whether the draft Implementation Plans are workable, and whether there are any unforeseen issues that need further consideration.

Public information sessions will be held at various venues around the metropolitan area following the release. Public displays will be held at the Melbourne Museum in Carlton and at other venues. Workshops will be held with key stakeholder groups about particular topics. They will focus on what needs to be done, and when.

General comments on Melbourne 2030 and specific feedback on its implementation should be submitted by 14 February 2003 to:

Metropolitan Strategy Project
Department of Infrastructure
GPO Box 2797Y
Melbourne VIC 3001

or

melbourne2030@doi.vic.gov.au

Information is available by calling 1300 366 356

Details of our consultation process will be advertised widely and will be available on DOI’s web site.

We value your comments and involvement.

For further information on the Melbourne Metropolitan Strategy process and Melbourne 2030, go to www.melbourne2030.vic.gov.au

Submissions

In order to ensure the integrity of the consultation process, you are asked to provide your name and address with your submission. Unfortunately we will not be able to accept submissions which do not include this information. However, all personal identifying information could be removed after it is received if that is your request. If this is the case, or there are any other parts of your submission that you wish treated confidentially, please make this clear in your submission.
Appendix 1
Green wedge attributes

These features typify land in green wedges.

Environment/conservation features
• areas used and suited to parks and conservation (national, State and local)
• areas of flora and fauna significance
• areas with native vegetation cover
• wetlands
• rivers and streams and their environmental buffers
• significant geographic features (ridge lines, river valleys, mountains, plains)
• heritage areas – natural/indigenous/European

Natural resource features
• areas with potential for extractive industries (stone, sand, clay, soil)
• areas of productive agricultural land (existing or potential)
• timber reserves
• water-supply catchments
• areas considered suited to waste-water reuse

Community value features
• areas of recognised landscape value
• areas used or suited for recreation – public and private
• open landscapes separating and distinguishing different urban communities

Existing policy features
• areas identified at State level as off-limits to urban development, for example, Mornington Peninsula, Yarra Valley, Dandenong Ranges, Macedon Ranges
• land identified in local policy instruments as preferred non-urban areas

Physical/safety features
• areas of flooding and drainage difficulty
• areas of high fire hazard
• steep land subject to erosion and/or subsidence
• coastal land subject to erosion
• land with effluent absorption constraints (septic systems)
• areas of contaminated land

Trunk servicing features
• areas remote from public transport corridors
• areas with constraints in providing physical and social services
• areas near high-voltage transmission lines and major gas pipelines

Major facility features
• locations used for or suited to airports and airfields
• locations used for sewage treatment
• locations used for or suited to waste disposal and recycling
• locations used for prisons and other institutional uses

Potential land use conflict features
• buffer areas required around uses with off-site effects, for example, Environment Protection Authority buffers and airport buffers
Appendix 2

Overall purpose of green wedges

The following broad purposes apply to all green wedges. Melbourne 2030 outlines the key features and values of individual green wedges around metropolitan Melbourne and the Mornington Peninsula.

**Economic**

- provide opportunities for special uses including airfields, sewage works and other infrastructure that supports urban areas
- safeguard the opportunity for productive agricultural uses
- provide for tourism and other businesses based on the natural and cultural heritage of the region
- protect and conserve the opportunity to use non-renewable resources such as sand and stone
- encourage the development of a more compact city

**Social**

- preserve the enriching and cultural significance of open rural and scenic landscapes, green spaces and non-urban land
- provide recreation development opportunities
- provide a physically separate identity for towns and communities near the metropolitan boundary

**Environmental**

- protect natural areas which contribute to biodiversity and the environmental health of the city
- provide opportunities for developing a network of parks and open spaces based on the natural and cultural heritage of the region
Appendix 3
Draft Green Wedge and Rural Conservation Zones

This appendix is in three parts:
Part 1. A discussion paper explaining the draft Green Wedge and Rural Conservation Zones
Part 2. A table setting out comparisons between the draft Green Wedge, Rural Conservation, Environmental Rural and Rural Zones
Part 3. The proposed Green Wedge and Rural Zone provisions

Part 1. Discussion paper

Introduction
A key strategic direction of Melbourne 2030 is to protect green wedges and conservation areas of metropolitan Melbourne from inappropriate development.

To implement this strategic direction, we need a different approach to the use, development and protection of land in green wedges.

The approach in green wedges is to:
- clearly identify the location and boundaries of these areas
- provide certainty to landowners and the community about land use and development
- recognise and respond to unique features and values
- provide appropriate mechanisms for councils to manage the effects of land use and development
- ensure consistency in planning policies and controls across municipal boundaries.

An approach that integrates planning policy and control in planning schemes is preferred. This would be consistent with the key principles underpinning the format and content of planning schemes.

Proposed new Green Wedge Zone and Rural Conservation Zone

Planning controls are essential tools for realising strategic directions. This paper discusses the option of introducing specific zones to facilitate appropriate development in green wedges. However, it is recognised that additional tools and other actions may also be needed to achieve the desired outcome.

Government is not yet fixed on the final provisions for the zones. Accordingly it is seeking comments on the intent and detail of each zone.

The zones in detail

The proposed Green Wedge Zone and Rural Conservation Zone are the two main zones to be applied to rural land in green wedges. The specific features and values of the land, and each local council’s strategic objectives for the area, will determine which zone should be applied to specific land.

The provisions of the two new zones are standard, which means that the land use, buildings and works, and subdivision controls cannot be locally changed.

Rural Conservation Zone

This zone aims to protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat, or cultural values. A schedule to the zone allows specific conservation values of the land to be listed.

This will be the main zone applied to land with conservation values, however, other zones may also be appropriate in some circumstances. It is also possible that a combination of rural zones may be applied within a conservation area if it is intended that different parts of the area will be used for different purposes.

Initially, it is expected that the zone would only be applied to areas with conservation value in metropolitan Melbourne. However, it could be applied in other parts of Victoria.

The Rural Conservation Zone is the most restrictive zone. Small-lot excisions and most non-rural uses are prohibited. The minimum lot size for subdivision is 40 hectares, which is based on the minimum lot size in the Rural Zone and the Environmental Rural Zone. If a different lot size is proposed, this should be determined following an analysis of the existing lot sizes that apply to land in conservation areas.

The conservation value of areas will vary. A schedule to the zone also allows the council to set out any specific conservation values for an area. Councils should also consider the use of the Local Planning Policy Framework (LPPF) of their planning scheme to articulate the qualities and features of conservation areas and the strategies for their protection.
Green Wedge Zone

This is the main zone to be applied to rural land outside the UGB.

This zone aims to recognise and protect land that is adjacent to urban areas for its agricultural, environmental, historic, landscape or recreational values, or mineral and stone resources.

The Green Wedge Zone would initially be applied to rural land in metropolitan Melbourne. However, it could also be applied to rural areas adjacent to regional cities and towns.

This Green Wedge Zone is less restrictive than the Rural Conservation Zone but more restrictive than other rural zones (except in relation to agriculture). Some non-rural uses may be permitted. However, these are generally limited to uses that either support agriculture or tourism, or that are essential for urban development but cannot locate in urban areas for amenity and other reasons (such as airports, waste treatment plants, landfills and reservoirs). The zone prohibits some non-rural uses that have been able to establish in the past, such as schools, churches, convenience restaurants, service stations, landscape supplies, motels and second dwellings. Most small-lot excisions are also prohibited.

The default minimum lot size for subdivision is 40 hectares, which is based on the minimum lot size in the Rural Zone and the Environmental Rural Zone.

Councils can use the LPPF of their planning scheme to articulate the qualities and features of different areas, to guide the application of the zones and to guide the exercise of discretion in relation to permit applications for non-rural uses.

Relationship to the other rural zones

We propose to add the two new zones to the current suite of rural zones, which comprises the Rural Zone, Environmental Rural Zone and Rural Living Zone. These zones are to be generally applied as follows:

Rural Zone – applied to farming land, including broad hectare farming, irrigation, dairying, intensive horticulture or intensive animal husbandry, outside metropolitan Melbourne.

Green Wedge Zone – applied to rural land within the Melbourne metropolitan area and (if required) rural land adjacent to regional cities and towns.

Rural Living Zone – applied to rural residential or hobby farm areas.

Environmental Rural Zone – applied to rural areas where the protection of environmental qualities and characteristics is of high importance.

Rural Conservation Zone – applied to rural land in areas where the identified environmental, landscape and cultural qualities and characteristics of the land are of importance.

The main differences between the Green Wedge Zone and the Rural Zone are:

• in the Green Wedge Zone, the range of permitted non-rural uses is limited to those that support agriculture or tourism, or that provide essential services to adjacent urban areas but cannot locate in those areas for amenity or other reasons. In contrast, the Rural Zone allows a much wider range of non-rural uses to cater for community needs in the more remote rural parts of Victoria.

• in the Green Wedge Zone the small-lot excision provisions are much more restrictive than in the Rural Zone.

The main differences between the Rural Conservation Zone and the Environmental Rural Zone are:

• in the Rural Conservation Zone, the range of uses is much more restrictive than in the Environmental Rural Zone and there are no small-lot excision provisions

• in the Rural Conservation Zone, the minimum lot size is 40 hectares, whereas in the Environmental Rural Zone, the minimum lot size is determined by the local council based on the environmental outcome to be achieved.

When introduced, the Environmental Rural Zone was intended to operate like a conservation zone, being applied to areas where the environmental value of the land is of prime importance (Final Report New Format Planning Schemes, April 1999). The introduction of a Rural Conservation Zone could compete with this role unless there is a clear distinction between the purposes of the two zones. The Rural Conservation Zone has been distinguished from the Environmental Rural Zone by also including the capacity to recognise landscape and cultural values.
### Part 2. Comparison of zone provisions

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Rural Conservation Zone</th>
<th>Green Wedge Zone</th>
<th>Environmental Rural Zone</th>
<th>Rural Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone purpose</strong></td>
<td>To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat, or cultural values</td>
<td>To protect land that is adjacent to urban areas for its agricultural, environmental, historic, landscape or recreational values, or mineral and stone resources, and to accommodate uses that are essential to urban development but cannot locate in urban areas</td>
<td>To conserve and permanently maintain flora and fauna, soil and water quality, cultural areas, areas of scenic value so the viability of natural ecosystems and the environment is enhanced</td>
<td>To provide for the sustainable use of land for extensive animal husbandry and crop raising, and encourage appropriate land management, agricultural investment, value-adding and new rural enterprise.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Local objectives</th>
<th>LPPF and a schedule to the zone</th>
<th>LPPF</th>
<th>LPPF and a schedule to the zone</th>
<th>LPPF</th>
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<thead>
<tr>
<th>Land use controls</th>
<th>Rural Conservation Zone</th>
<th>Green Wedge Zone</th>
<th>Environmental Rural Zone</th>
<th>Rural Zone</th>
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<tr>
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<td>Bed and breakfast</td>
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<td>Section 1 – must not accommodate more than six persons and at least one car space per two persons to be provided</td>
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<td>Section 3</td>
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<td><strong>Dependent person’s unit</strong></td>
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<td>Section 2 – must be used in association with agriculture and must not accommodate more than 20 persons</td>
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<tr>
<td><strong>Other uses</strong></td>
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<td>Section 2 – must be used in association with Agriculture and the number of patrons present at any time must not exceed 100</td>
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<td>Minimum lot size</td>
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<td>Minimum lot size specified in schedule or, if no minimum is specified, 40 hectares</td>
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<td>Small-lot excision</td>
<td>No</td>
<td>Yes, for a utility installation</td>
<td>Yes, provided one of three scenarios applies</td>
<td>Yes, provided one of four scenarios applies</td>
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<td>Re-subdivision</td>
<td>No</td>
<td>No</td>
<td>Yes, provided number of lots does not increase and lots are at least 0.4 hectares</td>
<td>Yes, provided number of lots does not increase and lots are at least 0.4 hectares</td>
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Part 3. Zone provisions
35.04 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ (show number if more than one schedule).

Purpose

To implement the State Planning Policy Framework and the LPPF, including the Municipal Strategic Statement and local planning policies.

To conserve the values specified in the schedule to this zone.

To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.

To encourage development and the use of the land that is consistent with sound land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.

35.04-1 Table of uses

Section 1 - Permit not required

<table>
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<th>USE</th>
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<td>Animal keeping (other than Animal boarding)</td>
<td>Must be no more than two animals.</td>
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<td>Apiculture</td>
<td>Must meet the requirements of the Apiary Code of Practice, May 1997.</td>
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<td>Bed and breakfast</td>
<td>No more than six persons may be accommodated away from their normal place of residence.</td>
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<td>At least one car-parking space must be provided for each two persons able to be accommodated away from their normal place of residence.</td>
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<tr>
<td>Carnival</td>
<td>Must meet the requirements of A 'Good Neighbour Code of Practice for a Circus or Carnival, October 1997.</td>
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<tr>
<td>Circus</td>
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<td>Home occupation</td>
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<td>Informal outdoor recreation</td>
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<tr>
<td>Mineral exploration</td>
<td></td>
</tr>
<tr>
<td>Mining</td>
<td>Must meet the requirements of Clause 52.08-2.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Natural systems</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td></td>
</tr>
<tr>
<td>Search for stone</td>
<td>Must not be costeanning or bulk sampling.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
</tbody>
</table>
### Section 2 - Permit required

<table>
<thead>
<tr>
<th>USE</th>
<th>CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal keeping, Apiculture, Intensive animal husbandry and Timber production)</td>
<td></td>
</tr>
<tr>
<td>Animal boarding</td>
<td></td>
</tr>
<tr>
<td>Art and craft centre</td>
<td></td>
</tr>
<tr>
<td>Car park</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Community market</td>
<td></td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>Must meet the requirements of Clause 35.04-2.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>Must be the only dwelling on the lot. Must meet the requirements of Clause 35.04-2.</td>
</tr>
<tr>
<td>Freezing and cool storage</td>
<td>The goods stored must be agricultural produce, or products used in agriculture.</td>
</tr>
<tr>
<td>Host farm</td>
<td></td>
</tr>
<tr>
<td>Interpretation centre</td>
<td></td>
</tr>
<tr>
<td>Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)</td>
<td></td>
</tr>
<tr>
<td>Pleasure boat facility</td>
<td></td>
</tr>
<tr>
<td>Primary produce sales</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td>Must be used in conjunction with Agriculture. No more than 20 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Restaurant</td>
<td>Must be used in conjunction with Agriculture. The number of patrons present on the premises at any time must not exceed 100.</td>
</tr>
<tr>
<td>Rice growing</td>
<td></td>
</tr>
<tr>
<td>Rural industry (other than Abattoir and Sawmill)</td>
<td></td>
</tr>
<tr>
<td>Rural store</td>
<td></td>
</tr>
<tr>
<td>Store (other than Freezing and cool storage and Rural store)</td>
<td>Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.</td>
</tr>
<tr>
<td>Telecommunications facility</td>
<td>Buildings and works must meet the requirements of Clause 52.19.</td>
</tr>
<tr>
<td>Timber production</td>
<td>Must meet the requirements of Clause 52.18.</td>
</tr>
<tr>
<td>Winery</td>
<td></td>
</tr>
</tbody>
</table>
### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
</tr>
<tr>
<td>Accommodation (other than Dependent person’s unit, Dwelling, Host farm and Residential hotel)</td>
</tr>
<tr>
<td>Animal boarding</td>
</tr>
<tr>
<td>Industry (other than Rural industry)</td>
</tr>
<tr>
<td>Intensive animal husbandry</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation)</td>
</tr>
<tr>
<td>Place of assembly (other than Carnival and Circus)</td>
</tr>
<tr>
<td>Retail premises (other than Community market, Primary produce sales and Restaurant)</td>
</tr>
<tr>
<td>Sawmill</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
</tr>
<tr>
<td>Warehouse (other than Store)</td>
</tr>
</tbody>
</table>

**Any other use not in Section 1 or 2**

### 35.04-2 Dwelling

A lot may be used for a dwelling provided the following requirements are met:

- Access to a dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles to the satisfaction of the responsible authority.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes to the satisfaction of the responsible authority.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

These requirements also apply to a dependent person’s unit.

### 35.04-3 Buildings and works

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.04-1.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
  - 100 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1
  - 40 metres from a Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2
  - 20 metres from any other road
  - five metres from any other boundary
  - 100 metres from a dwelling not in the same ownership
  - 100 metres from a waterway, wetlands or designated flood plain.
- An outbuilding which has dimensions greater than those specified in the schedule to this zone.
35.04-4 Subdivision

A permit is required to subdivide land.
Each lot must be at least 40 hectares.

35.04-5 Application requirements

An application to subdivide land must be accompanied by a report which explains how the proposed subdivision:

- promotes the purposes of this zone
- responds to the decision guidelines for this zone
- responds to any additional objectives and performance requirements set out in any relevant Local Planning Policy in this scheme.

35.04-6 Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

**General issues**

- The State Planning Policy Framework and the LPPF, including the Municipal Strategic Statement and local planning policies.
- Any Catchment and Land Protection Strategy and policies applying to the land.
- The capability of the land to accommodate the proposed use or development, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.
- How the use or development relates to natural resource management.
- Whether the dwelling is reasonably required for the operation of the rural activity conducted on the land.

**Environmental issues**

- An assessment of the likely environmental impact on the conservation values of the area.
- The impact of the use or development on the flora, fauna and landscape features of the locality.
- The protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridge lines, property boundaries, discharge areas and recharge areas.
- The impact on the character and appearance of the area or features of environmental significance or of natural scenic beauty or importance.

**Design and siting issues**

- The design, colours and materials to be used and the siting, including the provision of development and effluent envelopes for any building or works.
- The impact of the use or development on the existing and surrounding rural uses.
- The location of any building or works with respect to the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will cause significant traffic generation which will require additional traffic management programs to be initiated.
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities.
Rural issues

- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining and nearby land uses.
- The farm size and the productive capacity of the site to sustain the rural enterprise and whether the use or development will have an adverse impact on the conservation values.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed infrastructure.

### 35.04-7 Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 4.

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**Notes:**

Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.
SCHEDULE TO THE RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ** *(show number if more than one schedule)*.

**Values to be conserved**

*State any specific conservation values of the land in the zone.*

<table>
<thead>
<tr>
<th>Permit requirement for earthworks</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthworks which change the rate of flow or the discharge point of water across a property boundary</td>
<td></td>
</tr>
<tr>
<td>Earthworks which increase the discharge of saline groundwater</td>
<td></td>
</tr>
</tbody>
</table>

Outbuildings (dimensions).

<table>
<thead>
<tr>
<th>Land</th>
<th>Area/Dimensions</th>
</tr>
</thead>
</table>
SCHEDULE TO THE GREEN WEDGE ZONE

Shown on the planning scheme map as **GWZ** *(show number if more than one schedule)*.

<table>
<thead>
<tr>
<th>Land</th>
<th>Area/Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area</td>
<td></td>
</tr>
<tr>
<td>(hectares).</td>
<td></td>
</tr>
<tr>
<td>Outbuildings (dimensions).</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permit requirement for earthworks</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthworks which change the rate of flow</td>
<td>Earthworks which increase the discharge</td>
</tr>
<tr>
<td>or the discharge point of water across a</td>
<td>of saline groundwater.</td>
</tr>
<tr>
<td>property boundary.</td>
<td></td>
</tr>
</tbody>
</table>

*DATE*
GREEN WEDGE ZONE

Shown on the planning scheme map as GWZ with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the LPPF, including the Municipal Strategic Statement and local planning policies.

To recognise, protect and conserve land that is adjacent to urban areas for its agricultural, environmental, historic, landscape or recreational values or mineral and stone resources.

To permanently maintain the agricultural productivity, biodiversity and liveability of land.

To encourage use and development of land that is consistent with sound land management practices.

35.05-1 Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>USE</th>
<th>CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal keeping (other than Animal boarding)</td>
<td>Must be no more than five animals.</td>
</tr>
<tr>
<td>Apiculture</td>
<td>Must meet the requirements of the Apiary Code of Practice, May 1997.</td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>No more than six persons may be accommodated away from their normal place of residence. At least one car parking space must be provided for each two persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Carnival Circus</td>
<td>Must meet the requirements of A ‘Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997.</td>
</tr>
<tr>
<td>Crop raising (other than Rice growing and Timber production)</td>
<td></td>
</tr>
<tr>
<td>Extensive animal husbandry</td>
<td></td>
</tr>
<tr>
<td>Home occupation</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Mineral exploration</td>
<td></td>
</tr>
<tr>
<td>Mining</td>
<td>Must meet the requirements of Clause 52.08-2.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Natural systems</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td></td>
</tr>
</tbody>
</table>
### Section 1 - Permit not required (continued)

<table>
<thead>
<tr>
<th>USE</th>
<th>CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Search for stone</td>
<td>Must not be costeaneing or bulk sampling.</td>
</tr>
<tr>
<td>Telecommunications facility</td>
<td>Buildings and works must meet the requirements of Clause 52.19.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
</tbody>
</table>

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>USE</th>
<th>CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal keeping, Apiculture, Crop raising and Extensive animal husbandry) Animal boarding Camping and caravan park</td>
<td></td>
</tr>
<tr>
<td>Car park</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>Must meet the requirements of Clause 35.05-2.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>Must be the only dwelling on the lot. Must meet the requirements of Clause 35.05-2.</td>
</tr>
<tr>
<td>Education centre</td>
<td>Must be used in conjunction with Agriculture. The number of patrons present on the premises at any time must not exceed 100.</td>
</tr>
<tr>
<td>Exhibition centre</td>
<td></td>
</tr>
<tr>
<td>Freeway service centre</td>
<td>Must meet the requirements of Clause 52.30.</td>
</tr>
<tr>
<td>Freezing and cool storage</td>
<td>The goods stored must be agricultural produce, or products used in agriculture.</td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Function centre</td>
<td>Must be used in conjunction with Agriculture. The number of patrons present on the premises at any time must not exceed 100.</td>
</tr>
<tr>
<td>USE</td>
<td>CONDITION</td>
</tr>
<tr>
<td>-------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Hall</td>
<td></td>
</tr>
<tr>
<td>Host farm</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation, Indoor recreation facility, Major sports and recreation facility, and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Milk depot</td>
<td></td>
</tr>
<tr>
<td>Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)</td>
<td></td>
</tr>
<tr>
<td>Primary produce sales</td>
<td></td>
</tr>
<tr>
<td>Refuse disposal</td>
<td></td>
</tr>
<tr>
<td>Refuse transfer station</td>
<td></td>
</tr>
<tr>
<td>Research centre</td>
<td>Must be used in conjunction with Agriculture.</td>
</tr>
<tr>
<td>Research and development centre</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td>Must be used in conjunction with Agriculture. No more than 20 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Restaurant</td>
<td>Must be used in conjunction with Agriculture. The number of patrons present on the premises at any time must not exceed 100. If used in conjunction with Function centre, the combined number of patrons present on the premises at any time must not exceed 100.</td>
</tr>
<tr>
<td>Restricted place of assembly</td>
<td>Must not be used for more than 14 days.</td>
</tr>
<tr>
<td>Rice growing</td>
<td></td>
</tr>
<tr>
<td>Rural industry (other than Abattoir and Sawmill)</td>
<td></td>
</tr>
<tr>
<td>Rural store</td>
<td></td>
</tr>
<tr>
<td>Store (other than Freezing and cool storage and Rural store)</td>
<td>Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.</td>
</tr>
<tr>
<td>Timber production</td>
<td>Must meet the requirements of Clause 52.18.</td>
</tr>
<tr>
<td>Transport terminal</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

USE

Abattoir
Accommodation (other than Camping and caravan park, Dependent person’s unit, Dwelling, Host farm and Residential hotel)
Brothel
Child care centre
Cinema based entertainment facility
Display home
Equestrian supplies
Funeral parlour
Hospital
Indoor recreation facility
Industry (other than Refuse disposal, Refuse transfer station, Research and development centre and Rural industry)
Intensive animal husbandry
Major sports and recreation facility
Motor racing track
Office
Place of assembly (other than Carnival, Circus, Exhibition centre, Function centre, Hall and Restricted place of assembly)
Retail premises (other than Market, Plant nursery, Primary produce sales and Restaurant)
Sawmill
Service station
Warehouse (other than Fuel depot, Milk depot and Store)

35.05-2 Dwelling

A lot may be used for a dwelling provided the following requirements are met:

- Access to a dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles to the satisfaction of the responsible authority.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes to the satisfaction of the responsible authority.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

These requirements also apply to a dependent person’s unit.

35.05-3 Buildings and works

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.05-1.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
  - 100 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1
  - 40 metres from a Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2
  - 20 metres from any other road
- five metres from any other boundary
- 100 metres from a dwelling not in the same ownership
- 100 metres from a waterway, wetlands or designated flood plain.
- An outbuilding which has dimensions greater than those specified in the schedule to this zone.

35.05-4 Subdivision

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if the subdivision is by a public authority or utility service provider to create a lot for a utility installation.

35.05-5 Application requirements

An application to subdivide land must be accompanied by a report which explains how the proposed subdivision:
- promotes the purposes of this zone
- responds to the decision guidelines for this zone
- responds to any additional objectives and performance requirements set out in any relevant Local Planning Policy in this scheme.

35.05-6 Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

**General issues**

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any Catchment and Land Protection Strategy and policies applying to the land.
- The capability of the land to accommodate the proposed use or development, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.
- How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.
- Whether the dwelling is reasonably required for the operation of the rural activity conducted on the land.
- Whether the use or development is essential to the health, safety or wellbeing of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.

**Rural issues**

- The maintenance of farm production and the impact on the rural economy.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining and nearby farming and other land uses.
- The farm size and the productive capacity of the site to sustain the rural enterprise and whether the use or development will have an adverse impact on surrounding land uses.
- The need to prepare an integrated land management plan.
- The requirements of any existing or proposed rural industry.
- The impact on the existing and proposed rural infrastructure.
- An assessment of industry requirements, growth expectations, staging of the development and investment requirements.

**Environmental issues**

- An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.
- The impact of the use or development on the flora, fauna and landscape features of the locality.
- The protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridge lines, property boundaries, discharge and recharge areas.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.

**Design and siting issues**

- The design, colours and materials to be used and the siting, including the provision of development and effluent envelopes for any building or works.
- The impact of the use or development on the key features of the area and on the existing and surrounding land uses.
- The location of any building or works with respect to the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities.

**35.05-7 Advertising signs**

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

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**Notes:** Refer to the State Planning Policy Framework and the LPPF, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.
Greater certainty must be provided about the long-term future of green wedges. This message was clearly received during the public consultation period for Melbourne 2030. Concerns were expressed about a reduction of green wedge values through rezonings for urban developments, ad hoc subdivision and the incursion of urban uses into rural areas. There were concerns that, collectively, these activities had watered down the planning principles that should apply to green wedges. In turn, this had led to an increase in speculation and uncertainty for landowners and the community generally.

To gain a better understanding of possible planning and legislative responses to these issues, the Government established a small working party to recommend changes to planning controls for green wedge areas and to advise on related legislative action. This comprised an academic from RMIT University, a representative of the Upper Yarra and Dandenongs Environmental Council, and officers from the Yarra Ranges Council and the DOI.

Changes to planning controls

The working party recognised the Government's existing commitment to introducing effective legislation to control ad hoc subdivision and inappropriate development of green wedges. Accordingly, it recommended that a list of core requirements should be specified for consistent application in green wedge areas. These included two topics: prohibited uses and limits on subdivision. The working party's suggested list of prohibited uses is as follows:

Uses

These uses would be prohibited in green wedges:

- Accommodation other than:
  - camping and caravan park
  - dependent person's unit
  - dwelling (must be the only dwelling on the lot)
  - host farm
  - residential hotel (must be used in conjunction with agriculture and no more than 20 persons may be accommodated away from their normal place of residence).
- Brothel
- Child-care centre
- Cinema-based entertainment facility
- Display home
- Education centre, except if used in conjunction with either agriculture or natural systems and the number of patrons present on the premises at any time does not exceed 100
- Funeral parlour
- Hospital
- Indoor recreation facility
- Major sports and recreation facility
- Office
- Place of assembly other than:
  - carnival
  - circus
  - exhibition centre
  - function centre
  - hall
  - restricted place of assembly (must not be used for more than 14 days).
- Research centre (must be used in conjunction with agriculture)
- Retail premises other than:
  - market
  - plant nursery
  - primary produce sales
  - restaurant, except if used in conjunction with agriculture and the number of patrons present on the premises at any time does not exceed 100. If used in conjunction with a function centre, the combined number of patrons present on the premises at any time must not exceed 100.
- Service station
- Warehouse other than:
  - freezing and cool storage (the goods stored must be agricultural produce, or products used in agriculture)
  - milk depot
  - rural store
  - solid fuel depot
  - vehicle store.
Subdivision

Each lot must be at least the area specified for the land in the schedule to the zone on a date fixed by legislation. If no area is specified, each lot must be at least 40 hectares. After the fixed date, the minimum lot size specified in the schedule to the zone may only be changed by legislation.

Smaller lots may be created if any of the following apply:

- the subdivision is the re-subdivision of existing lots
- the subdivision is by a public authority or utility service provider to create a lot for a utility installation

The proposed Green Wedge and Rural Conservation Zones referred to in Action 2 and shown in Appendix 3 have been made consistent with the proposed core requirements. If endorsed, the core requirements will also need to be translated into other zones such as the Environmental Rural Zone.

Related legislative action

There are a number of options for translating the core requirements into legislative action.

The favoured option is to provide for an amendment of the Planning and Environment Act 1987 to include provisions that enable the green wedge area to be defined, and that specify core provisions (as above) with which planning schemes in the defined green wedge area must be consistent.

This would mean that the core requirements applicable to all zones in the defined green wedge area could be changed only by legislation. Because the new Green Wedge Zone, the Rural Conservation Zone, and any other zone made consistent with the core requirements would be consistent with the legislation, the normal amendment process could be used to enable their flexible application within the green wedge area.

Other legislative options have been examined but each has drawbacks. For instance, legislation could give the Minister for Planning powers to develop strategic policy statements for compulsory consideration by planning authorities in preparing amendments to planning schemes. Such statements could give clearer directions to planning authorities about planning aims in different areas or for different issues. However, this option does not directly restrain land uses and subdivision, and closely replicates what could now be included in the State Planning Policy Framework or the LPPF.

Another option could require the preparation and approval of planning scheme amendments in a defined green wedge area to be approved by resolution of both Houses of Parliament. While this method would prevent planning authorities beginning work on amendments inconsistent with Melbourne 2030, it is administratively burdensome and does not respond to the core requirements recommended above.

The Government seeks public comment on a final model for the legislation, and on the proposed list of core requirements.