

*Planning and Environment Act 1987*

**CARDINIA PLANNING SCHEME**

**AMENDMENT C215**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Cardinia Shire Council.

The Cardinia Planning Scheme is amended as follows:

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 21.01 with a new Clause 21.01 in the form of the attached document.
2. In Local Planning Policy Framework – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
3. In Local Planning Policy Framework – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document.
4. In Local Planning Policy Framework – replace Clause 22.05 with a new Clause 22.05 in the form of the attached document.

End of document

## CARDINIA PLANNING SCHEME

### AMENDMENT C215

#### EXPLANATORY REPORT

#### Who is the planning authority?

This amendment has been prepared by Cardinia Shire Council who is the planning authority for this amendment.

The amendment has been made at the request of Cardinia Shire Council.

#### Land affected by the Amendment

The amendment applies to all land within the Cardinia Shire Council's portion of the Western Port Green Wedge as detailed below in Figure 1.

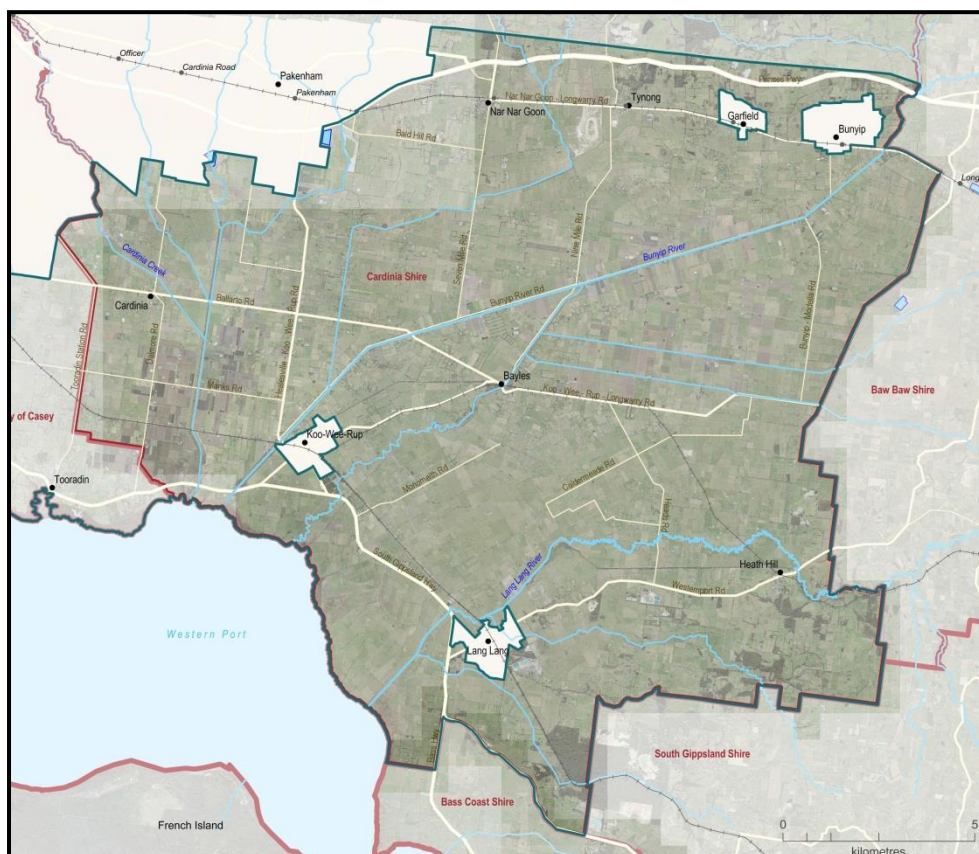


Figure 1: Land affected by the amendment

#### What the amendment does

The amendment proposes to implement the key recommendations of the *Cardinia Western Port Green Wedge Management Plan (July-May 2017)* by introducing a Western Port Green Wedge Local Policy as part of the Cardinia Planning Scheme. The amendment also amends the Municipal Strategic Statement to remove reference to matters that are now proposed to be addressed in the Western Port Green Wedge Local Planning Policy and include the *Cardinia Western Port Green Wedge Management Plan (July-May 2016-2017)* as a reference document.

Specifically, the amendment proposes to:

- Amend Clause 21.01 Cardinia Shire key issues and strategic direction to include reference to the Western Port Green Wedge in relation to settlement and housing and economic development to provide further policy protection in relation to high quality soils within the green wedge.
- Amend Clause 21.02 Environment, in particular sub Clause 21.02-6 Post-contact heritage to make reference to the recognition of the cultural significance of the Western Port Green Wedge, particularly the significance of the former Dalmore and Koo Wee Rup swamp environs and the Western Port coastline.
- Amend Clause 21.04 Economic development to provide further control in relation to tourism, growth of townships, agriculture, extractive industry and reword further strategic work that has been completed. Also include the *Cardinia Western Port Green Wedge Management Plan (July-May 20167)* as a reference document.
- Insert a Western Port Green Wedge Local Planning Policy at Clause 22.05 to provide further guidance in relation to the protection and management of the Western Port Green Wedge.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The amendment is required in order to strengthen policy control in relation to the management and protection of the Cardinia portion of the Western Port Green Wedge.

The amendment is supported by the *Cardinia Western Port Green Wedge Management Plan (July-May 20167)*. The management plan provides a strategic planning framework that enables Council to take advantage of opportunities and proactively attend to challenges occurring in the Cardinia Western Port Green Wedge over the next 20 years. It has a vision and guiding principles that are underpinned by theme and precinct based strategic directions that have clear objectives, strategies and actions.

It is envisaged that the updated Municipal Strategic Statement and the inclusion of the Western Port Green Wedge Local Planning Policy will provide greater certainty for Council, the community and authorities regarding the long term vision, protection and management of the area.

The amendment also results in the partial completion of further strategic work listed at Clause 21.04 which is *preparing Green Wedge Management plans for the three green wedges in conjunction with the relevant councils and government departments*.

### **How does the Amendment implement the objectives of planning in Victoria?**

The amendment gives effect to and is consistent with the following objectives of planning in Victoria as identified in Section 4(1) of the Act:

- *(1)(a) to provide for the fair, orderly, economic and sustainable use, and development of land.*
- *(c) to secure a pleasant, efficient, safe working living and recreational environment for all Victorians and visitors to Victoria.*
- *(f) to facilitate development in accordance with the above objectives.*
- *(g) to balance the present and future interests of all Victorians.*

The proposed amendment will provide for the fair, orderly and sustainable use of land by providing clear direction in relation to the protection and management the green wedge, addressing a range of issues and opportunities from tourism, environment, urban development, protection of high quality soils, the provision of key infrastructure and agriculture.

The amendment assists in providing an efficient, safe working and living and recreational environment for all Victorians and visitors. It also addresses the social and economic issues (particularly around agriculture) within the green wedge in order to balance the present and future interests of all Victorians by protecting and managing a green wedge that provides for agriculture, biodiversity and habitat, industry and important local and state infrastructure.

### **How does the Amendment address any environmental, social and economic effects?**

The amendment will generate positive environmental, social and economic effects by providing greater certainty to the community in relation to the protection and management of the green wedge through theme based strategic directions and clearly outlining preferred land uses and development within the green wedge.

The proposed Western Port Green Wedge Local Planning Policy proposes to strengthen the role of agriculture, extractive industry, tourism and provide clear direction in relation to the growth of the rural townships within the green wedge. It also provides precinct specific future land use directions for each of the 3 precincts which create positive social and economic effects and a net community benefit for the municipality and metropolitan Melbourne.

### **Does the Amendment address relevant bushfire risk?**

The amendment does not present a risk to bushfire prone areas as defined by State Planning Policy and has been assessed against the Planning Practice Note 64 *Local Planning for Bushfire Protection (July 2014)*.

### **Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

#### Ministerial Direction 1 – The Form and Content of Planning Schemes

The Amendment is consistent with this Direction.

#### Ministerial Direction 9 – Metropolitan Strategy

The Amendment is consistent with this direction. Key directions of the Metropolitan Strategy *Plan Melbourne* relevant to this amendment are those relating to the importance of retaining green wedges and protecting the values of non-urban land.

The relevant directions and initiatives of Plan Melbourne are as follows:

- **Direction 1.4 – Support the productive use of land and resources in Melbourne's non-urban areas**

Policy 1.4.1 - Protect agricultural land and support agricultural production

Policy 1.4.2 - Identify and protect extractive resources (such as stone and sand) important for Melbourne's future needs

- **Direction 2.1 - Manage the supply of new housing in the right locations to meet population growth and create a sustainable city**

Policy 2.1.1 - Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city

- **Direction 4.5 - Plan for Melbourne's green wedges and peri-urban areas**

Policy 4.5.1 - Strengthen protection and management of green wedge land

Policy 4.5.2 - Protect and enhance valued attributes of distinctive areas and landscapes

- **Direction 6.3 Integrate urban development and water cycle management to support a resilient and liveable city**

Policy 6.3.1- Reduce pressure on water supplies by making the best use of all water sources

### Policy 6.3.3 - Protect water, drainage and sewerage assets

#### • Direction 6.5 - Protect and restore natural habitats

##### Policy 6.5.3 - Protect the coastlines and waters of Port Phillip Bay and Western Port

- ~~• Direction 5.2 Protect and restore natural habitats in urban and non-urban areas  
Initiative 5.2.3 protect the coastlines and waters of Port Phillip Bay and Western Port.~~
- ~~• Direction 5.3 Enhance the food production capability of Melbourne and its non-urban areas.  
Initiative 5.3.1 Protect high quality agricultural land in and around Melbourne for food production.~~
- ~~• Direction 6.1 Deliver a permanent boundary around Melbourne.  
Initiative 6.1.1 confirm the mechanism and lock in a permanent boundary.~~

##### Ministerial Direction 11 – Strategic Assessment of Planning Scheme Amendments

The Amendment has been prepared having regard to this Direction.

##### Ministerial Direction 15 – The Planning Scheme Amendment Process

The process for this Amendment will be consistent with the guidance provided by this Direction.

### **How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The directions of *Plan Melbourne* are reflected in policy contained in the State Planning Policy Framework (SPPF) of the Cardinia Planning Scheme.

Clause 9 Plan Melbourne of the SPPF requires consideration of Plan Melbourne. This clause identifies that the key issues relevant to the Cardinia Western Port Green Wedge include the proposed southeast airport, the potential aero town, required road infrastructure and upgrades and the growth of green wedge townships.

The overarching policy on green wedges is located at **Clause 11.06 Metropolitan Melbourne Settlement**, under sub clause **11.046-7 Green Wedges** of which the objective is to protect the green wedges of Metropolitan Melbourne from inappropriate development.

Relevant strategies in relation to the protection of the green wedge are as follows:

- *Ensure strategic planning and land management of each green wedge area to promote and encourage its key features and related values.*
- *Support development in the green wedge that provides for environmental, economic and social benefits.*
- *Consolidate new residential development within existing settlements and in locations where planned services are available and green wedge area values can be protected.*
- *Plan and protect major state infrastructure and resource assets that serve the wider Victorian community, such as airports and ports with their associated access corridors, water supply dams and water catchments and waste management and recycling facilities.*
- ~~• *Plan and protect major transport facilities that serve the wider Victorian community, such as airports and ports with their associated access corridors.*~~
- *Protecting important productive agricultural areas such as Werribee South, the Maribyrnong River flats, the Yarra Valley, Westernport and the Mornington Peninsula.*
- *Support existing and potential agribusiness activities, forestry, food production and tourism.*
- *Protect areas of environmental, landscape and scenic value such as biodiversity assets, national and state parks, Ramsar wetlands and coastal areas.*



- *Protect significant resources of stone, sand and other mineral resources for extraction purposes.*

**Clause 12.01 Biodiversity** seeks to protect biodiversity and **Clause 12.01-2 Landscapes** seeks to improve the landscape qualities, open space linkages and environmental performance in green wedges and non-urban areas. **Clause 12.02 Coastal areas** seeks to *enhance and encourage sustainable use of coastal areas*. Climate change impacts and coastal inundation and erosion are addressed in **Clause 13 Environmental Risks**.

**Clause 14 Natural Resource Management** and sub **Clause 14.01-1 Protection of agricultural land** is also of relevance of which the objective is *to protect productive farmland which is of strategic significance in the local or regional context*.

**Sub clause 14.01-2 Sustainable agricultural land use** seeks *to encourage sustainable agricultural land use*.

**Sub clause 14.02-2 Water quality** is also of relevance of which the objective is *to protect water quality*.

**Clause 57 Metropolitan Green Wedge Land** is also of relevance and seeks to (inter alia) protect green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values. Further, it also seeks to protect productive agricultural land from incompatible uses and development.

It is submitted that the amendment is consistent with and supports the above outlined policies by implementing the *Cardinia Western Port Green Wedge Management Plan (July May 2009~~167~~)* into the Cardinia Planning Scheme which seeks to achieve the objectives of the above outlined clauses.

### **How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment will assist in implementing the following objectives and strategies of the Local Planning Policy Framework and the Municipal Strategic Statement.

**Clause 21.01 Cardinia Shire key issues and strategic vision** identifies that a key influence within the shire is *urban growth, including urban pressures on the rural hinterland and management of green wedge areas*. The following relevant key issues are identified:

- *The protection of environmentally significant areas including the northern hills and the Western Port coast.*
- *The protection and management of biodiversity.*
- *The protection of the Koo Wee Rup swamp area which contains important groundwater reserves and horticultural soils in the Western Port basin.*
- *The management of urban growth, including urban pressures on the rural hinterland.*
- *The protection and sustainable use of agricultural land.*

Western Port is also identified as a major landscape feature within the shire.

**Clause 21.02 Environment** identifies that the majority of Cardinia Shire is located within the Western Port catchment, which is a Ramsar wetland.

Of relevance is sub **Clause 21.02-2 Landscape** of which the objective is *to recognise and protect the diverse landscape and areas of significant landscape value*. It identifies the following relevant key issues:

- *Protecting significant landscapes, including the protection of the specific features of each landscape.*
- *Recognising that the landscape is an important element in the sustainable development of tourism in the municipality.*
- *Recognising the pressures to develop land in locations of high scenic value.*

**Clause 21.02-3 Biodiversity** identifies the diverse environment that is Cardinia Shire. The objective is *to achieve a net gain in the quantity and quality of native vegetation in the municipality.*

**Clause 21.03 Settlement and housing** provides guidance in relation to rural townships and identifies that *setting clear limits for development of the townships and designing with regard to the surrounding unique characteristics of the townships* as key issues.

**Clause 21.04 Economic Development** is also of relevance. The objective of sub **Clause 21.04-2 Agriculture** is *to maintain agriculture as a strong and sustainable economic activity within the municipality.* The following key issues are also identified:

- *Maintaining and protecting high value of agricultural land within the municipality.*
- *Protecting productive agricultural land from incompatible uses and inappropriate development and subdivision, including non-soil based farming on lands with high soil quality.*
- *Accessing sustainable water supplies for agricultural activities.*
- *Recognising the impact of intensive farming on surrounding uses.*
- *Developing Green Wedge Management Plans to fulfil statutory, strategic, environmental, economic and social requirements.*

Further strategic work is identified at this clause and requires the preparation of *Green Wedge Management plans for the three green wedges in conjunction with the relevant councils and government departments.*

**Clause 22.02 Sand extraction – Lang Lang to Grantville** region identifies that this region contains significant sand resources which are expected to become a major source of sand for the Melbourne supply area over the next 10 to 20 years. The objective of this clause is *to protect sand resources in the Lang Lang – Grantville area and to provide for the extraction of these resources and rehabilitation of sites in a manner which protects the significant environmental, social and economic values of the area.*

The amendment furthers the objectives of the above mentioned clauses by providing clear direction in relation to the protection and management of the green wedge in the form of a proposed Western Port Green Wedge Local Planning Policy. The policy provides guidance on tourism, land use and rural townships, as well as providing precinct specific directions that assist in preserving and enhancing biodiversity, agriculture, protecting land within the Special Use Zone – Schedule 1 and recognising the importance of extractive industry for the municipality and metropolitan Melbourne.

### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The amendment is consistent with and makes proper use of the Victoria Planning Provisions [by implementing key elements of the management plan into the Cardinia Planning Scheme through the Local Planning Policy Clause 22.05 Western Port Green Wedge Policy.](#)

### **How does the Amendment address the views of any relevant agency?**

~~The views of the relevant agencies will be sought as part of the exhibition of the amendment.~~

Agency views were sought (through workshops and submissions) and considered the development of the *Western Port Green Wedge Management Plan Discussion Paper (October 2011)* and the draft *Western Port Green Wedge Management Plan (December 2014)*. [The Panel considered the submission made by the Environment Protection Authority \(EPA\) and no changes were required beyond what Council had made.](#)

### **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is unlikely to have a significant impact on the transport system.

## Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

No additional resource and administrative costs are anticipated as a result of the amendment.

## Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Cardinia Shire Council Civic Centre  
20 Siding Avenue, Officer

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection).

## Submissions

~~Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 5pm Monday 3 October 2016.~~

~~Electronic submissions are encouraged and a submission must be sent to: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au) or posted to:~~

~~Strategic Planning — Amendment C215  
Cardinia Shire Council  
PO Box 7  
PAKENHAM VIC 3810~~

## Panel hearing dates

~~In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:~~

- ~~directions hearing: Week commencing 30 January 2017~~
- ~~panel hearing: Week commencing 6 March 2017~~



## 21.01 CARDINIA SHIRE KEY ISSUES AND STRATEGIC VISION

14/06/2012  
C124

### 21.01-1 Snapshot of Cardinia Shire

14/06/2012  
C124

The Cardinia Shire is located on the south east fringe of Melbourne and is one of eight 'interface Councils' which form the perimeter of metropolitan Melbourne, providing a transition between urban and rural areas. The municipality has an area of approximately 1,280 square kilometres, comprising a variety of landforms and landscapes.

The northern part of the Cardinia Shire is set in the foothills of the Dandenong Ranges, and includes the Bunyip State Park and the Cardinia Reservoir. The red volcanic soils around Gembrook have been historically significant for potato production. The area is located within two water catchments being the Yarra Valley and Westernport catchments.

The Koo Wee Rup swamp and Western Port form the significant features of the southern part of the Cardinia Shire, and includes high quality agricultural land of State significance. The land is generally flat alluvial plains which have been substantially cleared of vegetation. The exception to this is the Heath Hill area, which is recognised as being of landscape significance by the National Trust.

The Princes Highway and the Princes Freeway corridor runs east-west through the centre of the Cardinia Shire and provides a demarcation between the hills in the northern part of the municipality and the alluvial plains to the south. The corridor is a key road and rail link between Melbourne, the Latrobe Valley and Gippsland. The South Gippsland Highway is a key link to south Gippsland and a tourist route to Phillip Island.

The majority of the Cardinia Shire's population is located within the existing towns of Beaconsfield, Officer and Pakenham. These towns are part of the Casey-Cardinia Growth Area, and will accommodate the majority of future residential and commercial growth. The remainder of the population is located within Cardinia's townships and rural residential areas.

The population within the Cardinia growth area is expected to grow from a current population of around 77,000 people (2011) to 120,000 people by 2021, and to approximately 155,000 people in 2031. A major employment corridor of approximately 2,500 hectares south of the Pakenham Bypass has been identified which, when developed, will provide employment and business opportunities for current and future residents.

### 21.01-2 Key influences

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C124

The key influences in relation to the municipality are:

- Urban growth including urban pressures on the rural hinterland and management of green wedge areas.
- The quality and character of existing rural townships.
- Infrastructure to meet the needs of the existing and future community.
- Environmentally significant areas.
- Areas of significant landscape value.
- The protection and sustainable use of agricultural land.
- The local economy including employment opportunities.

**21.01-3 Key issues**

14/06/2012  
Proposed  
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The key issues facing Cardinia are focused around five strategic themes:

***Environment***

- The protection of environmentally significant areas including the northern hills and the Western Port coast.
- The protection and management of biodiversity.
- The protection of the Koo Wee Rup swamp area, which contains important groundwater reserves and horticultural soils in the Western Port basin.
- The maintenance and enhancement of existing significant landscapes.
- The protection of life and property in terms of flooding and wildfire.
- The protection and enhancement of areas and places of heritage significance.
- The reduction in greenhouse gas emissions and potable water usage.

***Settlement and housing***

- The management of urban growth including urban pressures on the rural hinterland and the Western Port Green Wedge.-
- The sustainable development of the growth area and rural townships.-
- The provision of appropriate rural residential and rural living development.

***Economic development***

- The development of a balanced local economy and local employment opportunities for residents.
- The need to support and strengthen existing businesses.
- The attraction of new business, particularly to the employment corridor south of the Pakenham bypass.
- The protection and sustainable use of agricultural landland particularly land with soil that is of a high quality within the Western Port Green Wedge.-
- The role of tourism within the wider business community.

***Infrastructure***

- The provision of infrastructure to meet the needs of the existing and future community.

***Particular use and development***

- Encouraging an attractive, functional and sustainable built form in existing and future development.
- The restructure of inappropriate subdivisions.
- The integration of community safety with new and existing use and development.
- The location and characteristics of gaming venues.

**21.01-4 Strategic vision**

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Cardinia Shire Council's corporate plan *Creating the Future, Cardinia Council Plan 2009-2013* describes the following vision for the municipality:

*"Cardinia will be developed in a planned manner to enable future generations to enjoy and experience the diverse and distinctive characteristics of our Shire"*

Council is committed to fostering the sustained wellbeing of the community and environment in the Cardinia Shire. In doing this, it seeks to balance the competing needs of the environment, economic development and the community, by:

- Developing a strong economic base.
- Recognising and protecting the diverse and significant environmental and cultural heritage values in the municipality.

- Providing opportunities to create and maintain a cohesive, safe and robust community.
- Enhancing the experience of people who live, work and visit the municipality.

**21.01-5 Strategic framework plan**

14/06/2012  
C124

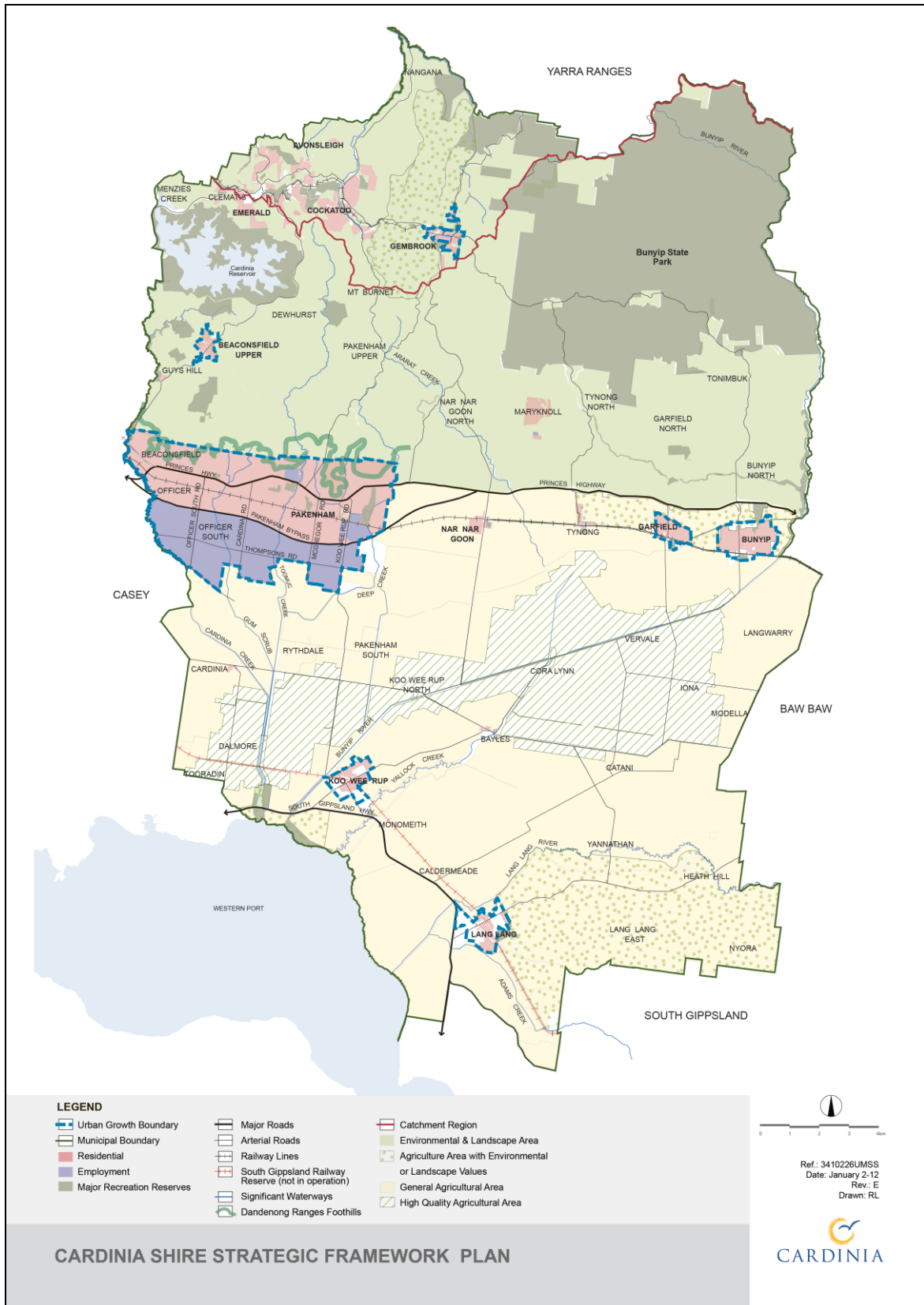
The Cardinia Shire Strategic Framework Plan (Figure 1) sets out the general pattern for land use and development to respond to the key influences and issues to achieve the strategic vision for the municipality.

The purpose of the framework plan is to provide an overview of land use in the Cardinia Shire and to identify locations where specific land use outcomes will be supported and promoted.

The major strategic directions identified in the Cardinia Shire Strategic Framework Plan include:

- Identification of major landscape features within the Cardinia Shire, including:
  - Western Port.
  - Cardinia Reservoir.
  - Bunyip State Park.
  - Dandenong Ranges Foothills.
- Locations of areas primarily used for general agriculture.
- Locations of areas identified as having high quality soils for agriculture and horticulture.
- Locations of areas identified as having environmental and landscape significance.
- Locations of rural townships and the urban growth area.
- Existing major transport links.
- Natural and man-made drainage.

Figure 1: Cardinia Shire strategic framework plan



## 21.02 ENVIRONMENT

17/03/2016  
C162

This Clause provides local content to support Clause 11 (Settlement), 12 (Environmental and Landscape Values), Clause 13 (Environmental Risk), Clause 14 (Natural Resource Management) and Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

### 21.02-1 Catchment and coastal management

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C215

This section provides local content to support 13.01 (Climate change impacts), Clause 13.02 (Floodplains), Clause 13.03 (Soil degradation) and Clause 14.02 (Water) of the State Planning Policy Framework.

#### Overview

The majority of the Cardinia Shire is contained in the Western Port catchment, which is a ~~RAMSAR-Ramsar~~ wetland, with a small section in the northern part of the municipality being within the Yarra catchment. The Port Phillip and Western Port Regional Catchment Strategy (2004-2009) describes the catchment assets and how they are interrelated. It indicates what needs to be done to manage and use the assets in a sustainable and integrated way, and outlines goals and priorities for the future.

#### Key issues

- Recognising that a catchment is an integrated environmental system, and that development and actions undertaken in one part of the catchment have an effect on other parts of the catchment.
- Retaining and re-establishing native vegetation along waterways to minimise erosion and sediment.
- Managing stormwater and effluent in both urban and rural areas.
- Recognising that areas within the municipality have a shallow groundwater table, which increases the potential for salinity and its impacts on infrastructure and the environment.
- Controlling the amount of water entering the groundwater table in recharge areas in order to manage salinity.

#### Objective 1

To protect and improve the environmental health and social and economic values of water resources and ensure their efficient management.

#### Strategies

- Encourage the retention and, where appropriate, the re-establishment of native vegetation to minimise erosion and sediment entering waterways, reduce salinity and protect areas of landscape and biodiversity value.
- Encourage the protection of waterway environs including the fencing off of waterways and the re-establishment of riparian vegetation, especially in rural areas degraded by the impact of stock.
- Encourage the maintenance and upgrade of levee banks in the Koo Wee Rup Flood Protection District, particularly along the Bunyip Main Drain.



- Protect groundwater resources in the Western Port Basin.
- Protect Western Port and the associated significant estuarine, intertidal and immediate marine habitat of Western Port and promote sustainable outcomes.
- Minimise erosion and the entry of sediment into waterways associated with earthworks.

## **Objective 2**

To effectively manage development to mitigate impacts on the operation and health of waterway systems.

### **Strategies**

- Encourage the use of measures to manage and treat stormwater quality in both urban and rural areas including wetlands, litter and pollution traps, retarding basins and revegetation along waterways.
- Provide for the retention and treatment of domestic wastewater on-site in accordance with the State Environment Protection Policy (Waters of Victoria) where reticulated sewerage is not available.
- Maximise the potential to utilise recycled wastewater for agricultural, urban and other purposes.
- Require best practice water sensitive urban design and improvements in drainage in all new developments.

## **Objective 3**

To minimise the impact of shallow groundwater conditions and salinity on the built and natural environment, including both native vegetation and agricultural land, and to ensure that development does not contribute to increasing the risk or extent of salinity.

### **Strategies**

- Ensure any development in an identified shallow ground water or potential salinity risk area is subject to a risk assessment which identifies appropriate mitigation measures.
- Discourage development that will be at risk from salinity or that will potentially increase the risk or extent of impacts from salinity.

## **Objective 4**

To recognise areas within the municipality that are liable to flooding and inundation and to minimise potential risk to life, property and the environment.

### **Strategies**

- Minimise development on land liable to flooding and inundation, and where development is permitted, ensure that the siting of buildings and works takes into account the potential depth of flooding, the route of major floodways, and the impact on the operation of the waterway system.

## **Implementation**

The strategies in relation to catchment and coastal management will be implemented through the planning scheme by:

***Use of policy and exercise of discretion***

- When deciding on applications for use and development that may impact on the water catchment, waterways, ground water resources or the coast, considering, as appropriate:
- The use of appropriate buffer distances, which can include revegetation and water sensitive urban design, between the use or development and adjoining waterways to minimise erosion and entry of sediment into waterways.
- Reference documents listed in the State Planning Policy Framework at clauses 13.01 (Climate change impacts), Clause 13.02 (Floodplains), Clause 13.03 (Soil degradation) and Clause 14.02 (Water)

***Application of zones and overlays***

- Applying the Urban Floodway Zone over land identified by Melbourne Water as being of greatest risk and frequency of flooding.
- Applying a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay on land identified by Melbourne Water as being flood prone.
- Applying an Environmental Significance Overlay along the Western Port coastline.
- Applying an Environmental Significance Overlay in the northern hills area to address erosion, waterway management and vegetation protection issues.
- Applying the Erosion Management Overlay to areas where erosion is a significant risk.

***Further strategic work***

- Investigating the need for development provisions such as the application of the Salinity Management Overlay over land identified as being prone to salinity.

**Reference documents**

Planning Decision Support Framework for Salinity (2005)

Domestic Wastewater Management Plan (2007)

Waste Management Strategy 2004-2009

Environment Management Strategy 2004-2007

Cardinia Shire Council Stormwater Management Plan (2002)

Land Capability Study of the Cardinia Shire (1997)

Salinity – Land Capability Study 2004

Yarra Valley Water: Water Plan 2009/10-2012/13 (2008)

South East Water: Water Plan 2009/10-2012/13 (2008)

Any listed at clauses 13.01 (Climate change impacts), Clause 13.02 (Floodplains), Clause 13.03 (Soil degradation) and Clause 14.02 (Water) of the State Planning Policy Framework.

**21.02-2**

14/06/2012  
C124

**Landscape****Overview**

The diverse landscapes within the Cardinia Shire are one of the municipality's strongest attributes. Five areas within the Cardinia Shire have been recognised as significant landscapes by the National Trust. These are the Western Port Coast, Heath Hill, Cockatoo Creek, Puffing Billy Corridor and Menzies Creek Valley.

## **Key issues**

- Protecting significant landscapes, including the protection of the specific features of each landscape.
- Recognising that the landscape is an important element in the sustainable development of tourism in the municipality.
- Acknowledging that ridgelines are particularly vulnerable to inappropriate development.
- Recognising the pressures to develop land in locations of high scenic value.

## **Objective**

To recognise and protect the diverse landscape and areas of significant landscape value.

## **Strategies**

### *Landscape values*

- Protect significant landscapes recognised by the National Trust including the Western Port Coast, Heath Hill, Cockatoo Creek and Menzies Creek Valley from development that is inconsistent with the landscape values and built form of the surrounds.
- Protect the scenic corridor of the Puffing Billy Tourist Railway from extensive native vegetation removal and development that is inconsistent with the landscape values of the existing corridor.
- Recognise the value of the landscape to the community and as a competitive strength for the sustained development of tourism in the municipality.
- Ensure that development in the urban growth area does not intrude or adversely impact on the landscape values of the area north of the Princes Highway and maintains significant vistas.
- Recognise the landscape values associated with rural land including areas south of the Princes Highway.
- Recognise the contribution of drains and bridges to the character of the rural landscape.

### *Design and built form*

- Require the use of building materials and colours which are in context with the surrounding environment in areas of landscape significance and in rural residential and rural living areas.
- Ensure the sensitive siting of buildings and other structures having regard to the protection of prominent ridgelines, significant views and areas of remnant vegetation.
- Protect exotic vegetation if it is of heritage, cultural or economic value, or contributes to the character of an area.
- Minimise the fragmentation of land and removal of vegetation in areas of high landscape value.

## **Implementation**

The strategies in relation to landscape will be implemented through the planning scheme by:

***Use of policy and exercise of discretion***

- When deciding on applications for use or development which may have a significant impact on places which are classified by the National Trust, considering as appropriate the comments of the National Trust.
- Requesting applications for development on land with a slope greater than 20% provide the following information as appropriate:
  - A slope stability report.

***Application of zones and overlays***

- Applying a Significant Landscape Overlay to protect significant landscapes recognised by the National Trust and progressively over other identified significant landscapes and ridgelines.
- Applying an Environmental Significance Overlay over the northern hills area and other sites of significance to protect landscape and environmental values.
- Applying a Vegetation Protection Overlay to hills areas where vegetation is a significant factor in the landscape character.

***Further strategic work***

- Investigating the need to identify significant landscape areas other than those recognised by the National Trust, including significant ridgeline areas.
- Developing a local policy for building, siting and design guidelines for non-urban and low density residential areas.

**Reference documents**

Environment Management Strategy 2004-2007

Puffing Billy Corridor Landscape Evaluation Study (1992)

**21.02-3**

14/06/2012  
C124

**Biodiversity**

This section provides local content to support Clause 12.01 (Biodiversity) of the State Planning Policy Framework.

**Overview**

Cardinia Shire contains a diverse environment with a wide range of native flora and fauna habitats. The municipality is known to contain State and Nationally significant rare and threatened species including the Southern Brown Bandicoot, Growling Grass Frog, Swamp Skink, Masked Owl, Helmeted Honeyeater, Powerful Owl, Emerald Star Bush, Matted Flax-Lily and indigenous grasslands, dwarf galaxias and Australian grayling.

The decline and fragmentation of habitats resulting in the loss of biodiversity is a key issue. Over 75% of the native vegetation in Cardinia Shire has been cleared leaving those areas of remnant vegetation of particular significance and value in terms of maintaining biodiversity within the Municipality.

Cardinia Shire forms part of the UNESCO Mornington Peninsula and Westernport Biosphere Reserve, protection of this biosphere relies on good environmental management of the catchment of which Cardinia shire is a key part.

## Key issues

- Recognising that native vegetation provides habitat for key fauna species and provides for diverse flora species throughout the municipality.
- Maintaining biodiversity especially in areas of significance.
- Maintaining and re-establishing wildlife corridors.
- Recognising that soil erosion occurs on steep land where there are dispersible soils and in areas prone to landslips as a result of native vegetation removal.
- Controlling the spread and extent of pest plants and animal within the municipality.

## Objective 1

To achieve a net gain in the quantity and quality of native vegetation in the municipality.

## Strategies

- Encourage the retention and re-establishment of native vegetation to protect areas of habitat and landscape value, minimise erosion, reduce sediment entering waterways and Western Port, reduce the potential for flooding on the Koo Wee Rup Swamp, and to reduce the potential for salinity.
- Protect areas of significant remnant vegetation (particularly endangered and vulnerable Ecological Vegetation Classes) as shown on the mapped Ecological Vegetation Classes provided by the Department of Sustainability and Environment.
- Ensure that the siting of buildings and works avoids and minimises the removal or fragmentation of native vegetation, especially in areas of biodiversity significance, and where appropriate, building envelopes should be approved as part of subdivision plans to minimise the removal of vegetation.
- Require the replanting of indigenous vegetation where earthworks have been undertaken, particularly on steeply sloping land, on land subject to erosion, or in close proximity to a watercourse to manage and reduce sediment generation.

## Objective 2

To maintain and enhance the diversity of indigenous habitats and species.

## Strategies

### *Areas of biodiversity significance*

- Avoid the fragmentation of land in areas of biodiversity significance and create new habitat corridors/biolinks.
- Encourage or, if appropriate, require landowners to undertake steps to conserve and enhance sites of biodiversity significance through a Conservation Covenant, or agreements under Section 173 of the *Planning and Environment Act 1987*.
- Protect and enhance biodiversity within natural waterways and man-made drains and dams through subdivision design, development design and appropriate management.
- Protect and enhance the environmental and landscape values of the land including habitat of botanical and zoological significance.
- Ensure the identification, protection and linking of important biodiversity areas within the growth area through Precinct Structure Plans including the provision of Native Vegetation Precinct Plans and Biodiversity Management Plans where required.



***Threatened species***

- Protect and enhance the habitat of threatened flora and fauna species, including the growling grass frog and southern brown bandicoot.

**Objective 3**

To reduce the spread and extent of pest plants and animals.

**Strategies**

- Encourage land management practices which control and remove noxious and environmental weeds.

**Implementation**

The strategies in relation to biodiversity will be implemented through the planning scheme by:

***Use of policy and exercise of discretion***

- When deciding on applications for use or development that may impact on biodiversity, considering, as appropriate:
  - Relevant Native Vegetation Precinct Plans
  - Relevant Conservation Management Plans
  - Reference documents listed in the State Planning Policy Framework at clause 12.01 (Biodiversity)
- When developing Precinct Structure Plans and Township Strategies, ensure biodiversity values and habitat corridors are identified.

***Application of zones and overlays***

- Applying a Rural Conservation Zone or a Public Conservation and Resource Zone in areas of high biodiversity value.
- Applying an Environmental Significance Overlay over the northern hills area, Western Port coastline and other specific sites of biodiversity significance.
- Applying a Design and Development Overlay and Vegetation Protection Overlay in low density areas and residential areas in the hills townships to ensure that vegetation and areas of habitat significance are protected, and taken into account in the design of new development.
- Applying an Erosion Management Overlay to areas identified with a high risk of landslip.
- Providing an exemption from the requirement for a permit for the removal of vegetation if the vegetation is classified as an environmental weed.

***Further strategic work***

- Developing Native Vegetation Precinct Structure Plans and Biodiversity Management Plans in the urban growth area.
- Reviewing the environmental weed list found in the Environmental Significance, Design and Development, and Vegetation Protection Overlays.
- Working with State agencies to remove native vegetation controls for environmental weeds, specifically *Pittosporum undulatum*.

- Identifying and mapping areas of significant flora, fauna or biodiversity value for potential inclusion into the Environmental Significance Overlay or Vegetation Protection Overlay.

### Reference documents

Weed Management Strategy 2007

Targeted Survey and Conservation Management Plan for the Growling Grass Frog *Litoria reniformis*: Pakenham Urban Growth Corridor, Ecology Partners, 2006

Southern Brown Bandicoot Strategic Management Plan for the former Koo Wee Rup Swamp Area, Ecology Australia, 2009

Any listed at clause 12.01 (Biodiversity) of the State Planning Policy Framework

## 21.02-4

14/06/2012  
C124

### Wildfire management

This section provides local content to support Clause 13.05 (Bushfire) of the State Planning Policy Framework.

#### Overview

Areas within the Cardinia Shire, particularly north of the Princes Highway, are prone to wildfires due to the topography and vegetation cover. During the Ash Wednesday fires of 1983, there was a significant loss of life and property in the Upper Beaconsfield and Cockatoo areas.

Wildfire risk is the product of a number of factors including fuel levels, slope, climatic conditions, population and the degree of preparation of individual property owners to cope with a fire. Other factors such as the accessibility of land to fire fighting vehicles and the availability of water will affect the risk levels for individual properties.

#### Key issues

- Ensuring the appropriate design of subdivisions in areas of high wildfire risk.
- Designing and siting of accommodation, including individual dwellings, on sites within areas of high wildfire risk. The key issues include the location and accessibility of the site, access to water supplies, the type and form of vegetation in the area including required vegetation management.
- Balancing the protection of native vegetation with wildfire risk management

#### Objective

To recognise that areas in the municipality are prone to wildfire and to minimise the potential risk to life, property and the environment.

#### Strategies

##### *Subdivision*

- Ensure that the siting and design of subdivisions has fully considered the impact of existing slope, aspect and vegetation in terms of risks of wildfire, particularly with regard to the location of building envelopes.

### ***Siting and design***

- Ensure that the siting and design of houses and other accommodation in high risk wildfire areas minimises the potential risk of loss of life or property from wildfire, particularly in terms of the existing slope, aspect and vegetation.
- Ensure all development has appropriately designed access for emergency vehicles.
- Ensure development provides adequate access to water.
- Encourage the use of roads as a buffer between housing and bushland.

### ***Fuel reduction***

- Encourage the use of controlled burning to reduce ground fuel levels and to help maintain healthy and diverse forests and woodlands consistent with the Ecological Vegetation Class (EVC).
- Support the implementation of the Municipal Fire Prevention Plan 2007 and Municipal Wildfire Preparedness Plan 2006.

## **Implementation**

The strategies in relation to wildfire management will be implemented through the planning scheme by:

### ***Use of policy and exercise of discretion***

- When deciding on applications for use and development of land including subdivision, considering, as appropriate:
- Reference documents listed in the State Planning Policy Framework at Clause 13.05 (Bushfire)
- When developing Precinct Structure Plans and Township Strategies, considering the issue of wildfire risk.

### ***Application of zones and overlays***

- Applying the Bushfire Management Overlay to areas of wildfire risk.

## **Reference documents**

Building in a Wildfire Management Overlay – Applicants Kit 2007 (Country Fire Authority)

Municipal Wildfire Preparedness Plan 2006

Any listed at clause 13.05 (Bushfire) of the State Planning Policy Framework

## **21.02-5**

14/06/2012  
C124

## **Open space**

This section provides local content to support Clause 11.03 (Open space) of the State Planning Policy Framework.

## **Overview**

Cardinia Shire has a significant amount of regional open space, including Cardinia Reservoir Park (including Aura Vale Lake Park), Gembrook Regional Park, Bunyip State Park, and Emerald Lake Park. In addition, regional parklands are proposed along the Cardinia Creek for the protection of the environmental values of the corridor and the provision of a regional passive recreation resource in recognition of the projected population growth in the Casey-Cardinia Growth Area.

There are also other significant waterways and streams throughout the Municipality that provide passive open space linkages. The Pedestrian and Bicycle Strategy identifies primary, secondary and township path and trails network providing and improving access to key community and recreation facilities.

### **Key issues**

- Providing open space to produce an attractive urban environment with a clear sense of place and identity and building a cohesive community.
- Providing active, passive and environmental open space within the urban growth area and townships to meet the needs of current and future communities and to protect environmental values.
- Developing open space linkages.
- Providing off road tracks and trails for walking and cycling.
- Developing and maintaining appropriate infrastructure for recreational horse riding.

### **Objective**

To ensure that land is provided and developed for a range of open space functions to meet community needs for active and passive open space (including linkages) and for the protection of the environment.

### **Strategies**

#### *Open space contributions*

- Ensure adequate active and passive open space is provided for communities and ensure that this is not constrained by environmental, drainage or other constraints.
- A minimum public open space contribution of 8% of the land to be subdivided must be provided as part of the subdivision of land for urban residential purposes.
- An 8% public open space contribution shall comprise land unencumbered by other constraints (eg: land required by Melbourne Water for drainage purposes, land within service easements) to allow its full use for recreation purposes.
- Any encumbered public open space should be provided in addition to the 8% unencumbered public open space contribution for recreation purposes.

#### *Location and design*

- Balance the recreational, environmental and wildfire management objectives of open space reserves.
- Recognise the importance of open space in contributing to an attractive urban environment with a clear sense of place and identity.
- Co-locate community and recreational facilities and encourage joint management of these facilities.
- Discourage the fragmentation of open space within new developments and subdivisions.
- Ensure that the design of open space is functional having regard to its intended use, minimises maintenance and ensures community and personal safety.
- Support the ongoing development of recreation reserves in the rural townships in the municipality as an important focus of recreational activities for the community.

- Support the progressive development of the Cardinia Creek Regional Parklands as a regional passive recreation resource and for the protection of the creek environs as outlined in the Cardinia Creek Parklands Future Direction Plan (2002).
- Recognise open space of high environmental value (e.g. Chambers Reserve, Mt Cannibal, and creek reserves) and ensure that the management of such open space protects and enhances the environmental values of the land.
- Develop open space corridors along major waterways which can be used for passive open space to improve water quality and act as wildlife corridors.
- Develop and maintain a network of off-road pedestrian, bicycle and equestrian trails within the municipality.

### **Implementation**

The strategies in relation to open space will be implemented through the planning scheme by:

#### *Use of policy and exercise of discretion*

- When deciding on applications for use or development that relate to open space, considering, as appropriate:
- Reference documents listed in the State Planning Policy Framework at clause 11.03 (Open space)
- When developing Precinct Structure Plans and Township Strategies, considering the issue of open space.

#### *Application of zones and overlays*

- Including open space of high environmental value in a Public Conservation and Resource Zone.
- Including other public open space within the Public Park and Recreation Zone.
- Including land to be acquired for the Cardinia Creek Parklands in a Public Acquisition Overlay.
- Applying the Development Contributions Plan Overlay in areas within the urban growth area to fund the acquisition and development of district open space and linear open space along major waterways.

#### *Other actions*

- Providing a requirement for a minimum 8% unencumbered public open space contribution for the subdivision of land in urban residential areas into the schedule to Clause 52.01.

#### *Further strategic work*

- Integrating open space within all precinct structure plans within the urban growth area.
- Preparing detailed development contribution plans for areas within the urban growth area and integration within Precinct Structure Plans.

### **Reference documents**

Equestrian Strategy (2001)

Cardinia Creek Parkland Future Direction Plan, Parks Victoria, 2002

Recreation Open Space Strategy 2000

Cardinia Growth Corridor Sports Strategy (2005)



Any listed at clause 11.03 (Open space) of the State Planning Policy Framework

## 21.02-6 Post-contact heritage

17/03/2016  
C462 Proposed  
C215

This section provides local content to support Clause 15.03 (Heritage) of the State Planning Policy Framework.

### Overview

The rich and diverse cultural heritage of Cardinia Shire illustrates the historic use, development and occupation of the land. This history is demonstrated by a wide range of heritage places that include buildings and structures, monuments, trees, landscapes and archaeological sites. These places give Cardinia a sense of historic continuity as well as demonstrating the economic, social and political circumstances of the time.

### Key issues

- Protecting recognised sites and precincts of heritage significance with State, Regional and Local Significance.
- Defining the extent of heritage places to be included in a Heritage Overlay.
- Recognising and protecting significant trees.

### Objective

To provide for the protection and appropriate management of sites of heritage significance.

### Strategies

- Protect sites of State, regional and local heritage significance.
- Promote the conservation of sites of local heritage interest.
- Encourage and support the reuse of existing heritage places for appropriate land uses.
- Give consideration to the heritage context of sites which adjoin sites of heritage significance.
- Provide the opportunity for a permit to be granted for a use that might otherwise have been prohibited if that use will assist in the preservation of the heritage site.
- Recognise the significance of heritage buildings and sites in contributing to the character of townships within the municipality.
- Recognise and protect the cultural significance of war memorials and avenues of honour in the municipality.
- Recognise and protect the cultural significance of the Western Port Green Wedge, particularly the significance of the former Dalmore and Koo Wee Rup swamp environs and the Western Port coastline.

### Implementation

The strategies in relation to post-contact heritage will be implemented through the planning scheme by:

***Use of policy and exercise of discretion***

- When deciding on applications for use or development that may impact on sites of heritage or cultural significance, considering, as appropriate:
  - The development’s response to the recognised heritage sites and precincts in the heritage place and precinct citations of the relevant Cardinia Heritage Studies.
  - The relevant Conservation Management Guidelines in the Cardinia Local Heritage Study Review – Volume 3: Heritage Place & Precinct Citations (November 2008).
  - The comments of the Returned Serviceman’s League (RSL) in relation to any proposal that may impact on a war memorial or avenue of honour in the municipality.
  - The comments of the National Trust on any proposal which may have a significant impact on places classified by the National Trust.
  - The objectives and strategies outlined in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance (1999).
- When developing Precinct Structure Plans and Township Strategies, considering the issue of post-contact heritage.

***Application of zones and overlays***

- Applying a Heritage Overlay to protect sites of State, regional or local heritage significance.

***Further strategic work***

- Implementing the recommendations of the *Cardinia Local Heritage Study Review (November 2008)*, requiring the inclusion of additional heritage places and precincts within the municipality and incorporation of documents, including the review of the current schedule to the Heritage Overlay.
- Developing a ‘significant tree register’ to be incorporated into the planning scheme or used for other protective purposes.
- Developing and implementing a Cultural Heritage Strategy for the municipality.
- Developing Incorporated Plans to guide the management of individual heritage sites and precincts identified in the *Cardinia Local Heritage Study Review 2007* as appropriate, in accordance with Clause 43.01-2.

**Reference documents**

Cardinia Shire (North) Heritage Study – Volume 1 Heritage Program (1996)

Cardinia Shire (North) Heritage Study – Volume 2 Environmental History (1996)

Cardinia Shire (North) Heritage Study – Volume 3 Heritage Places (1996)

Cardinia Shire (Emerald & Cranbourne Districts) Heritage Study – Volume 1 Environmental History (1998)

Cardinia Shire (Emerald & Cranbourne Districts) Heritage Study – Volume 2 Heritage Places (1998)

Cardinia Local Heritage Study Review – Volume 1: Executive Summary (May 2013) (Sept 2015)

Cardinia Local Heritage Study Review – Volume 2: Key Findings & Recommendations (May 2013) (Sept 2015)

Cardinia Local Heritage Study Review – Volume 3: Heritage Place and Precinct Citations (November 2013) (Sept 2015)

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance (1999)

Cardinia Shire Council, Significant Tree Study, 2009

Old Emerald Bakehouse – 1 Kilvington Drive (rear), Emerald (December 2012)

Cardinia Shire Council Significant Tree Study – Volume 1 (May 2009)

14/06/2012  
C124

## **Aboriginal cultural heritage**

This section provides local content to support Clause 15.03 (Heritage) of the State Planning Policy Framework.

### **Overview**

The Cardinia Shire Council acknowledges that the municipality contains Aboriginal heritage sites and places of cultural significance, some of which have been identified and formally recorded but many have not. All Aboriginal heritage sites, whether formally registered or not, are protected under the *Aboriginal Heritage Act 2006*. Aboriginal heritage sites and places are highly valued by traditional and contemporary Aboriginal groups and should also be valued by the broader Australian community. The Cardinia Shire Council wishes to promote best heritage practices by ensuring heritage sites and places are preserved for current and future generations.

### **Key issue**

- Identifying and protecting sites of significant Aboriginal heritage.

### **Objective**

To provide for the protection and management of significant Aboriginal heritage sites, material culture, and places of historical and spiritual significance to relevant contemporary Aboriginal people.

### **Strategies**

#### ***Use and development***

- Ensure Cultural Heritage Management Plans are prepared where required under State legislation.

#### ***Consultation***

- Work in partnership with Registered Aboriginal Party/s and any other relevant stakeholders to manage and protect indigenous cultural heritage values
- Develop a process of consultation with Registered Aboriginal Party/s which will allow them to have input into development decisions at a strategic planning level.

#### ***Conservation sites***

- Use public open space or linked corridors of public open space, within and between development areas, where possible, to conserve Aboriginal heritage sites, taking into account and balancing other community and environmental needs.

## Implementation

The strategies in relation to Aboriginal cultural heritage will be implemented through the planning scheme by:

### *Use of policy and exercise of discretion*

- When deciding on applications for use or development which may affect Aboriginal cultural heritage, considering, as appropriate:
  - The requirements of the Aboriginal Heritage Act 2006.
- When developing Precinct Structure Plans and Township Strategies, identifying and considering the issue of Aboriginal cultural heritage.

### *Further strategic work*

- Considering the application of a Heritage Overlay to protect sites of Aboriginal heritage significance.

## Reference documents

Shire of Cardinia Urban Growth Corridor Aboriginal Heritage Study (2004)

## 21.02-8

14/06/2012  
C124

## Resource conservation

This section provides local content to support Clause 14.02 (Water) and 15.02 (Sustainable Development) of the State Planning Policy Framework.

### Overview

Conserving, reducing and effectively managing the resources we use are essential to achieving ecological sustainable development. The use of fossil fuels, particularly in electricity generation and transport has been the major source of greenhouse gas emissions resulting in climate change. The community needs to respond to climate change through strategies to reduce greenhouse gas emissions and the implementation of adaptation strategies to reduce vulnerability to projected future impacts of climate change. Three key areas for reducing the impact on the environment within the municipality are air, water and general waste.

### Key issues

- Minimising greenhouse gas emissions and developing greenhouse adaptation strategies.
- Reducing water consumption and improving water quality.
- Reducing waste generation and minimising waste going to land fill.

### Objective

To develop and promote more environmentally sustainable ways of living and working, including greenhouse gas emission reductions.

### Strategies

#### *General*

- Support the implementation of key regional activities identified through Western Port Greenhouse Alliance to reduce greenhouse gas emissions.

***Reduction of greenhouse gas emissions***

- Encourage developments that are based around public transport and alternative forms of transport including walking and cycling.
- Promote sustainable communities through appropriate urban design that encourages alternate forms of transport to reduce energy consumption.

***Reduction in water consumption***

- Ensure water sensitive urban design principles for all developments and subdivisions including the use of the third pipe recycled water systems and the use of water tanks where appropriate.
- Encourage the use of recycled or alternative water in the construction of roads in all subdivision and in other works and ongoing maintenance activities, where this water is available.

***Design and construction***

- Encourage the use of environmentally sustainable construction materials and techniques.
- Encourage development that incorporates sustainable building design including design that promotes the health and well being of occupants.
- Provide and preserve landscaping that enhances amenity and maintains ecosystems.

**Implementation**

The strategies in relation to resource conservation will be implemented through the planning scheme by:

***Use of policy and exercise of discretion***

- When deciding on applications for use and development, considering, as appropriate:
  - The development's impact in terms of its sustainability and impact on the environment through the use of appropriate design guidelines and general sustainability principles.
  - Implementation of the Cities for Climate Protection™ Program.
  - Best practice sustainable building guidelines for developers and general community as a means of improving the sustainability of the built environment.
  - The Sustainable Water Use Plan 2006 that identifies water consumption targets for Council and the community.
  - Implementation of the Sustainable Development and Greenhouse Reduction Strategy – Local Action Plan 2006.
- When developing Precinct Structure Plans and Township Strategies, considering the issue of resource conservation.

***Other actions***

- Replacing globes for public lighting to be more energy efficient.
- Supporting action and education programs to encourage more sustainable agricultural practices.
- Programs to provide revegetation of appropriate areas which may be used for carbon offsets.

***Further strategic work***

- The development of local sustainable buildings guidelines.

**Reference documents**

Sustainable Development and Greenhouse Reduction Strategy – Cardinia Local Action Plan 2006

Sustainable Water Use Plan (2006)

Cardinia Shire Council Stormwater Management Plan (2002)

Any listed at clause 14.02 (Water quality) of the State Planning Policy Framework

## 21.04 ECONOMIC DEVELOPMENT

14/06/2012  
C124

This clause provides local content to support Clause 11 (Settlement) and Clause 14 (Natural Environment) and Clause 17 (Economic Development) of the State Planning Policy Framework.

### 21.04-1 Employment

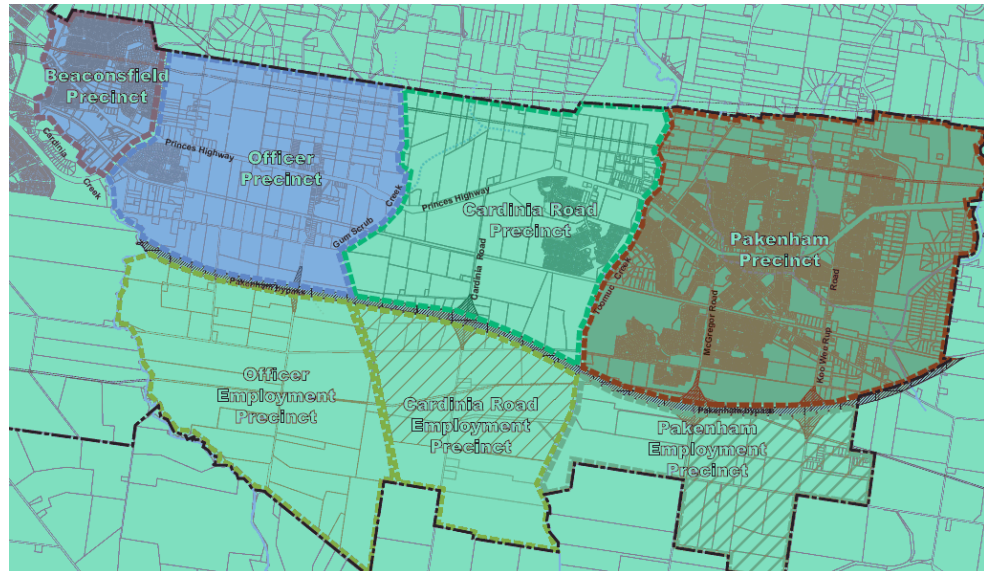
14/06/2012  
C124

#### Overview

Economic development is critical to the overall wellbeing of the municipality, both in terms of providing employment opportunities for residents and in attracting business investment. The *Casey-Cardinia Growth Area Framework Plan* identifies a large employment corridor of approximately 2,500 hectares to the south of the Pakenham Bypass in Pakenham and Officer as well as activity centres to assist in providing opportunities for local employment for the growing resident population in the area.

The seven precincts that make up the Cardinia Urban Growth Area are shown in Figure 3 below.

**Figure 3: Cardinia Urban Growth Area**



#### Key issues

- Recognising the need to diversify, improve and develop employment opportunities and a strong employment base within the municipality to meet the demands of the growing population.
- Supporting the development and enhancement of economically sustainable businesses within the municipality including within rural townships.
- Staging and timing of the release of land for employment and providing for high quality urban design to encourage investment.
- Providing infrastructure to service future employment land.
- Improving access to employment areas by residents.
- Acknowledging the high level of commuting by residents for employment to areas outside the municipality.
- Improving provision and access to higher education and skills development for residents.

- Providing additional east-west linkages to connect employment precinct with Melbourne's south-east.

### **Objective**

To develop diverse local employment opportunities to meet the needs of a growing residential population.

### **Strategies**

#### *Employment opportunities*

- Assist in meeting local and regional employment needs in terms of the supply, type, quality and availability of employment land by facilitating appropriate development.
- Encourage development that provides a diverse mix of employment opportunities including for 'new economy' workers and people with business, professional and management skills.
- Encourage development that provides sufficient local jobs to meet the needs of the existing and future community.
- Retain and develop businesses in rural townships to ensure access to a range of commercial services is available to local residents and to provide for local employment.
- Provide the opportunity for people to work from home where the activity undertaken does not adversely impact on the amenity of the local area.

#### *Infrastructure*

- Provide appropriate and timely infrastructure including water, sewerage, drainage, and roads to support the development of employment land.
- Ensure a timely and adequate supply of serviceable land for business and industrial activities both within urban growth area and rural townships.
- Recognise the significant industrial and employment activity areas in Dandenong, Monash and Kingston as opportunities for employment and work with government agencies to improve transport access and connections to these major employment areas.
- Improve the telecommunication capacity within the municipality through broadband and fibre optic infrastructure.

#### *Skills and education*

- Advocate for access to education and training, especially for young people.
- Support the establishment of tertiary and vocational facilities with links to the local economy.

### **Implementation**

The strategies in relation to employment will be implemented through the planning scheme by:

#### *Use of policy and exercise of discretion*

- When deciding on applications for use or development of land designated for employment, consider, as appropriate, the relevant Precinct Structure Plans.
- When developing Precinct Structure Plans and Township Strategies, considering the issue of employment and any relevant employment strategies.

#### *Application of zones and overlays*

- Including land in business, mixed use and industrial zones to facilitate appropriate development that will encourage employment within the municipality.

#### *Further strategic work*

- Developing precinct structure plans for the employment precincts south of the Pakenham Bypass with the priority being Pakenham and Cardinia Road Employment precincts.



- Considering developing a local policy for guiding development and land use in mixed use precincts.

### Reference documents

Cardinia Employment Lands: Stage 1 Assessment Macroplan Australia Pty Ltd , 2007

Regional Economic Strategy for Melbourne's South East (2003 – 2030), 2003

Any listed in Clause 11 (Settlement) of the State Planning Policy Framework

## 21.04-2

14/06/2012  
C124 Proposed  
C215

### Agriculture

This section provides local content to support Clause 14.01 (Agriculture) of the State Planning Policy Framework.

### Overview

The annual gross value of agricultural production from the Port Phillip and Western Port Region is estimated at around \$1 billion which is 15 per cent of Victoria's annual gross value of agricultural production. The average gross value of agricultural production per hectare from the Port Phillip and Western Port Region's farms is the highest of any catchment management region in Victoria and is around four times greater than the State average. The general distribution of land capability for agriculture in Cardinia Shire is shown in Figure 4.

The Koo Wee Rup Swamp area contains a peaty clay soil which is recognised as being of high quality agricultural land of State significance. This area now produces 90% of Australia's asparagus crop and approximately 50% of this production is exported annually (Casey-Cardinia Agricultural Audit).

The Gembrook area in the northern part of the municipality has also been a significant producer of potatoes historically. This area has been affected by dieldrin contamination and the Potato Cyst Nematode (PCN) which places restrictions on cattle grazing and potato distribution. The Gembrook Rural Review addressed this issue and has identified a number of actions to maintain agriculture as a viable activity in the area.

### Key issues

- Maintaining and protecting high value of agricultural land within the municipality.
- Protecting productive agricultural land from incompatible uses and inappropriate development and subdivision, including non-soil based farming on lands with high soil quality.
- Accessing sustainable water supplies for agricultural activities.
- Implementing the four key areas for action towards achieving the longer-term outcomes desired for Gembrook including; attracting new industries, companies and lifestyle investors to the area; assisting potato growers to make decisions about their future; enhancing environmental and landscape values; and building local support.
- Recognising the impact of intensive farming on surrounding uses.
- Developing Green Wedge Management Plans to fulfil statutory, strategic, environmental, economic and social requirements.

### Objective

To maintain agriculture as a strong and sustainable economic activity within the municipality.

## Strategies

### *Sustainability of agricultural land*

- Protect agricultural land, particularly areas of high quality soils, from the intrusion of urban uses, inappropriate development and fragmentation which would lead to a reduction in agricultural viability, the erosion of the right of farmers to farm land, and ultimately the loss of land from agricultural production.
- Recognise the growing demand for food, both domestically and internationally, and capitalise on opportunities to export fresh produce and processed food products.
- Encourage the establishment of value added industries to process local agricultural produce.
- Provide for the restructuring of lots in agricultural areas to reduce the impact of old and inappropriate subdivisions on the agricultural viability of the area.
- Ensure the use or development, including subdivision, of agricultural land takes into consideration land capability.
- Encourage the establishment of economically and environmentally sustainable farming practices.
- Encourage sustainable water supply to agricultural areas including the use of recycled water.

### *Agricultural use*

- Discourage non-soil based uses (eg: poultry farms) being located on soils which are of high agricultural quality and, recognising the economic importance of such uses, encourage their location on land with a lesser soil quality.
- Encourage the establishment of alternative and innovative agricultural activities such as herb farming or small nurseries, particularly in areas where fragmented lot sizes limit opportunities for broadacre agricultural activities.

### *Access*

- Ensure efficient transport access to agricultural areas by heavy vehicles with particular attention to road system improvements and the structural capacity of bridges.

### *Environmental risk*

- ~~Minimise the risk of flooding which impacts on agricultural activities in the Koo Wee Rup Flood Protection District.~~

### *Amenity*

- Ensure that any agricultural development proposal is appropriately located in terms of buffer distances of surrounding uses.
- Provide for the establishment of intensive agricultural activities (eg: poultry farms and green houses) in a location and manner which minimises the impact on nearby residents and the environment.
- Encourage responsible land management to minimise environmental degradation by pest plants and animals.

## Implementation

The strategies in relation to agriculture will be implemented through the planning scheme by:

### *Use of policy and exercise of discretion*

- Request any application for agricultural development provide the following information as appropriate:
  - An assessment in relation to the buffer distances in the EPA publication *AQ 2/86 - Recommended Buffer Distances for Industrial Residual Air Emissions* and any relevant code of practice for the agricultural activity.

- When deciding on applications for use and development related to agriculture, considering, as appropriate:
  - The actions set out in the *Casey and Cardinia Regional Agricultural Audit and Action Framework 2004*.
  - *The Land Capability Study for the Shire of Cardinia (1997)*.

***Application of zones and overlays***

- Applying a Special Use Zone to preserve the peaty clay soils of State significance in the Koo Wee Rup Swamp area for horticultural production by preventing the intrusion of urban and non soil based uses and the fragmentation of land.
- ~~▪ Applying the Green Wedge and Green Wedge A Zones to rural land surrounding the urban growth corridor.~~
- ~~▪ Specifying a 40 hectare minimum lot size for the Green Wedge Zone (Schedule 1) and 15 hectare minimum for Green Wedge Zone (Schedule 2) to apply to general agricultural areas based on land capability for low intensity agricultural uses such as grazing.~~
- ~~Applying a Restructure Overlay to reduce the impact of old and inappropriate subdivisions on agricultural land.~~

***Further strategic work***

- Reviewing the planning framework for Gembrook to facilitate potential investment in more intensive agricultural enterprises.
- Reviewing the appropriateness of the Rural Conservation Zone within the municipality particularly land south of South Gippsland Highway.
- Preparing Green Wedge Management plans for the ~~three green~~ Northern Ranges Green Wedge and the Southern Ranges Green Wedge wedges in conjunction with the relevant councils and government departments.

**Reference documents**

[Cardinia Western Port Green Wedge Management Plan \(May 2017\)](#)

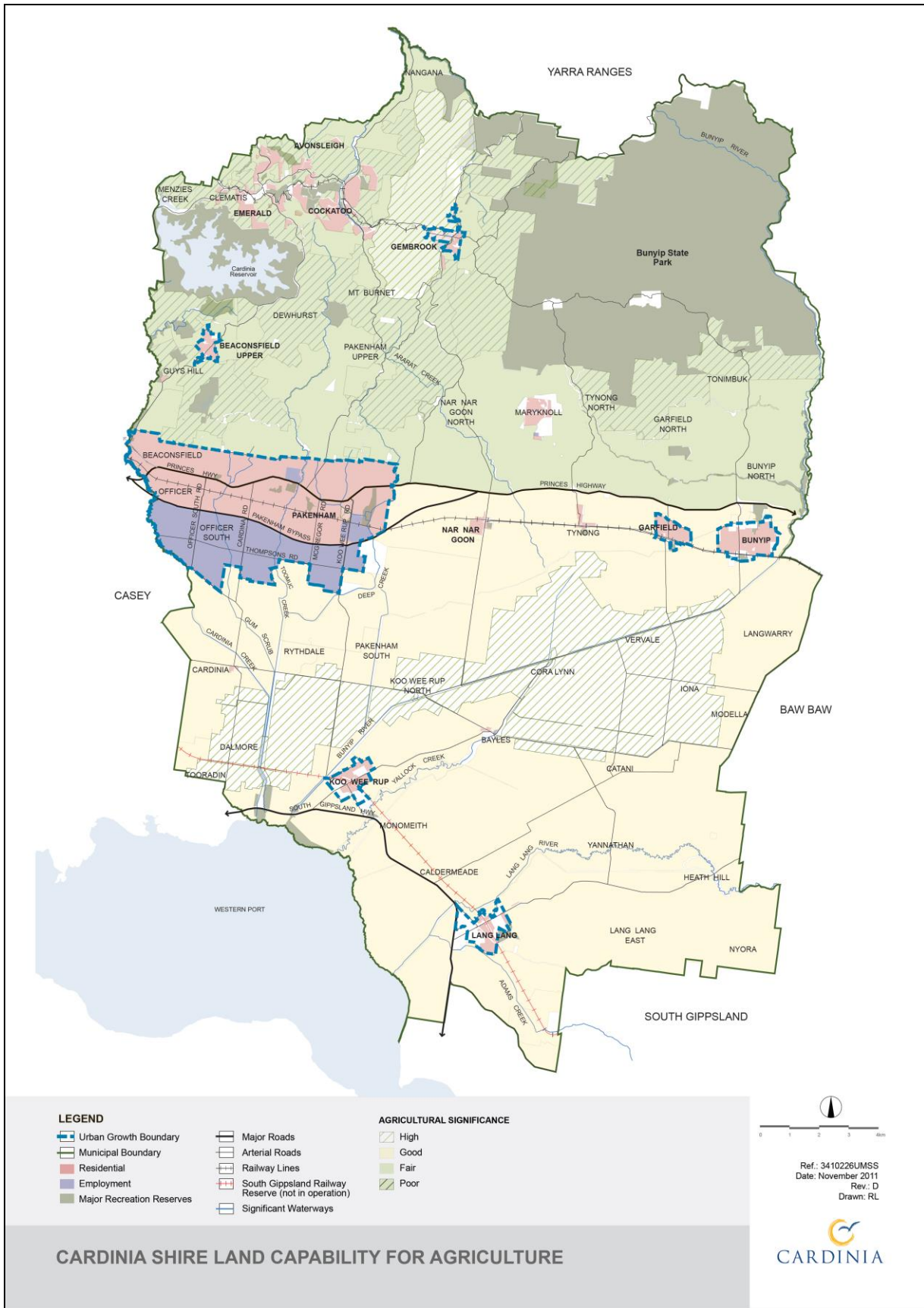
~~Casey and Cardinia Regional Agricultural Audit and Action Framework 2004.~~

~~Gembrook Rural Review – Action Plan 2004.~~

A Land Capability Study for the Shire of Cardinia 1997

Any listed in Clause 14.01 (Agriculture) of the State Planning Policy Framework

Figure 4: Land Capability for Agriculture



**21.04-3 Activity centres**14/06/2012  
C124

This section provides local content to support Clause 11.01 (Activity Centres) and Clause 11.04 (Metropolitan Melbourne) of the State Planning Policy Framework.

**Overview**

Activity centres provide a range of retail, commercial, entertainment and community services activities integrated with housing in a location which is highly accessible by road, public transport, foot and bicycle. Activity Centres are a focus for community activity and interaction in a location with a strong sense of place and urban character.

The municipality has an established Major Activity Centre at Pakenham, with Officer and Beaconsfield currently the larger Neighbourhood Activity Centres within the urban growth boundary. Emerald in the north of the municipality and Koo Wee Rup in the south of the municipality provide larger Neighbourhood Activity Centres within the townships areas with smaller centres dispersed throughout the municipality.

The Cardinia Growth Area Retail Review 2007 provides some guidance on the type of activity centres required to service this growth including the provision of new neighbourhood activity centres, bulky goods activity centres and considering upgrading Pakenham from a Major to a Principal Activity Centre. The Casey-Cardinia Growth Area Framework Plan identifies Officer as a future Major Activity Centre.

**Key issues**

- Facilitating the creation and expansion of activity centres proportionate with population growth within the municipality.
- Recognising and developing the existing and future retail hierarchy of activity centres in the growth area.
- Facilitating development of retail, commercial, community, residential and entertainment activities within activity centres, to meet the needs of the existing and future community.
- Ensuring appropriate links between activity centres and surrounding residential communities.
- Controlling the orderly expansion and management of the Pakenham Town Centre.
- Managing the establishment of bulky goods retailing precincts.
- Developing and implementing urban design frameworks to facilitate high quality development within activity centres.

**Objective**

To establish a network of activity centres in the growth area creating opportunities for a range of activities including retail, commercial, community, residential and entertainment to meet the needs of the community.

**Strategies*****Activity centres***

- Facilitate the staged development of the activity centre network within the growth area consistent with the retail hierarchy shown in Figures 5 and 6.
- Develop structure plans for urban precincts and activity centres within the growth area with a focus on retail, commercial, community, entertainment and residential activities.
- Facilitate the development of medium density housing (average of 20 dwellings per hectare) within Major activity centres and as an interface between activity centres and surrounding residential areas.

- Encourage higher order retail at Pakenham and Officer Major Activity Centres supported by high quality pedestrian access, public transport and urban design.

***Design and location***

- Encourage development that enhances and complements the identity of the activity centres and facilitates improved urban design outcomes.
- Optimise the provision of adequate, integrated, accessible and functional car parking as an integral part of activity centres.
- Ensure the provision of safe and accessible pedestrian, cycle and local traffic links between the activity centres and the surrounding residential neighbourhoods.
- Encourage main street development as the standard form of retail development in activity centres.
- Encourage two story development along main streets of activity centres.

***Bulky goods***

- Facilitate the future establishment of associated commercial activities such as bulky goods retailing within the Pakenham Homemaker Precinct and facilitate its effective integration within the Lakeside activity centre.

***Neighbourhood centres***

- Ensure that the development of the proposed neighbourhood centre at Cardinia Road is integrated with the establishment of a new railway station.

**Implementation**

The strategies in relation to activity centres will be implemented through the planning scheme by:

***Use of policy and exercise of discretion***

- When deciding on applications for use or development within activity centres, considering, as appropriate:
  - Any relevant Precinct Structure Plan.
  - Any relevant Urban Design Framework or urban design guideline.
  - Any relevant Township Strategy.
- When developing Precinct Structure Plans and Township Strategies, considering the role and function of activity centres.

***Application of zones and overlays***

- Applying a Business 1 Zone to encourage the intensive development of business centres for retailing and other complementary commercial, entertainment and community uses.
- Applying a Business 2 Zone to encourage the development of offices and associated commercial uses.
- Applying a Business 4 Zone to encourage the development of a mix of bulky goods retailing and manufacturing industry and their associated business services.
- Applying a Mixed Use Zone to designate activity centres with a mixed use function and community activity clusters.
- Applying Development Plan Overlays to areas of development to ensure appropriate development and design principles are employed.

***Future strategic work***

- Developing car parking precinct plans and a local schedule for car parking provision in activity centres
- Preparing precinct structure plans for the urban growth area and structure plans or urban design frameworks for existing and future activity centres.
- Investigating the possibility of establishing activity centres in the employment precincts to the south of Pakenham and Officer to provide employment related services and facilities.

- Investigate the redesignation of Pakenham as a Principal Activity Centre.

**Reference documents**

Cardinia Urban Growth Area – Retail Review March 2007

Pakenham Town Centre Urban Design Framework 2004

Pakenham Homemaker Precinct Urban Design Framework 2004

Pakenham Rail Station Urban Design Framework 2005

Cockatoo Town Centre Urban Design Framework 2007

Any listed in Clause 11.01 (Activity Centres) and Clause 11.04 (Metropolitan Melbourne) of the State Planning Policy Framework.

**Figure 5: Cardinia Urban Growth Area Future Retail Hierarchy**

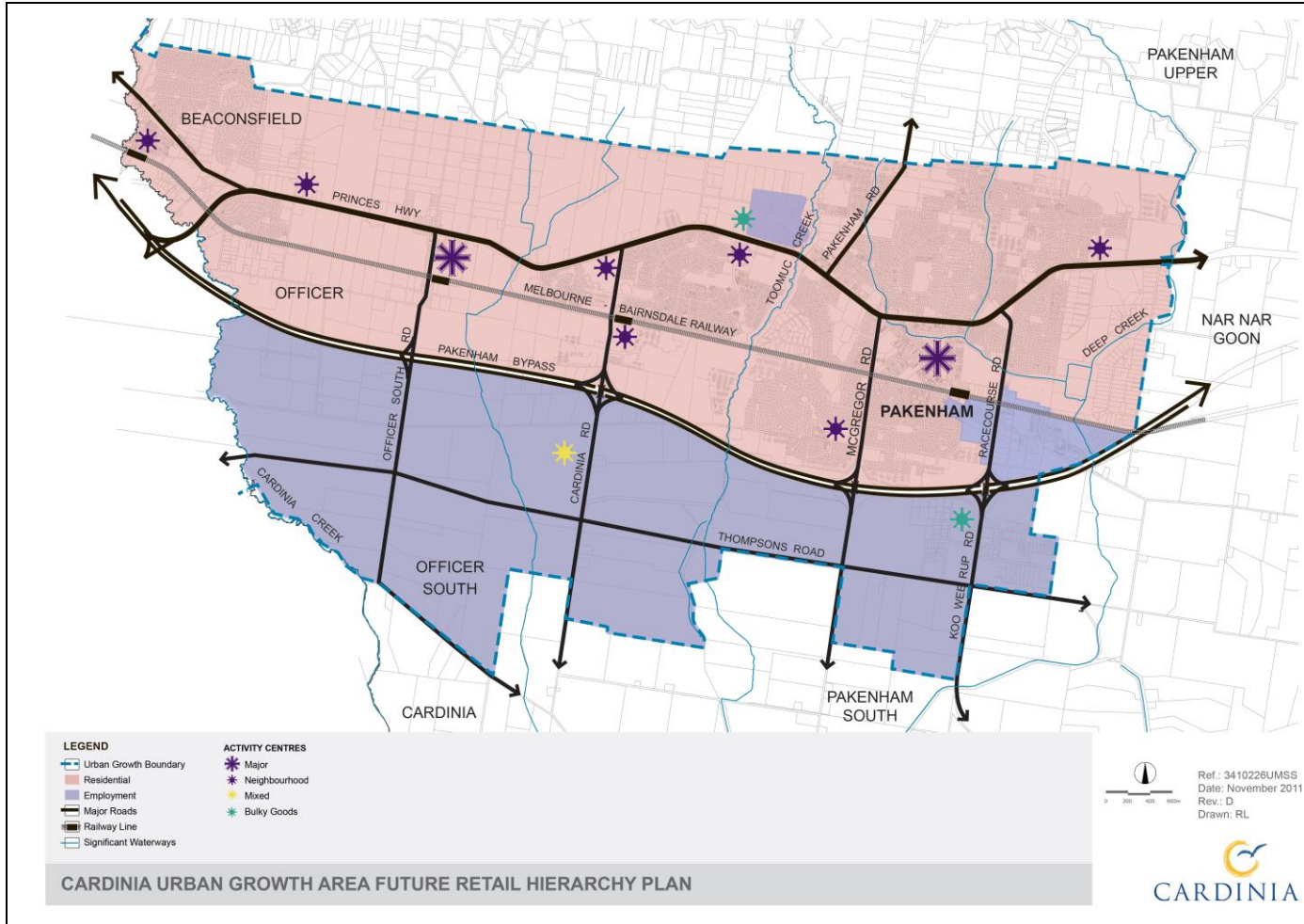
(Adapted from the Cardinia Urban Growth Area: Retail Review, March 2007)

Future Retail Floorspace (square metres)	Existing		Future	
	2007	2011	2016	2021
<b>Major Activity Centre (MAC)</b>				
<b>Pakenham Town Centre</b>	26,700	35,000	50,000	60,000
<b>Officer Town Centre</b>	400	5,000	15,000	40,000
<b>Neighbourhood Activity Centres (NACs)</b>				
<b>Lakeside Pakenham</b>	4,000	10,000	10,000	10,000
<b>Cardinia Lakes</b>		4,000	7,000	7,000
<b>Lakeside Railway</b>		5,000	10,000	10,000
<b>Officer</b>			5,000	5,000
<b>Beaconsfield</b>	5,600	9,500	9,500	9,500
<b>Henry Road</b>	5,000	5,000	5,000	5,000
<b>Princes Highway – Cardinia Road</b>			5,000	5,000
<b>Bulky Goods Centre</b>				
<b>South East Business Park</b>		20,000	40,000	Up to 60,000
<b>Lakeside Bulky Goods Centre</b>		10,000	15,000	25,000
<b>Specialised/Mixed Use Centres</b>				
<b>Cardinia Road Employment Precinct</b>			5,000	10,000



**Figure 6: Cardinia Urban Growth Area Future Retail Hierarchy Map**

(Source: Cardinia Urban Growth Area: Retail Review, March 2007)





**21.04-4 Industry**14/06/2012  
C124

This section provides local content to support Clause 17.02 (Industry) of the State Planning Policy Framework.

**Overview**

The main industrial area within the municipality is established within Pakenham with smaller industrial precincts also located in Emerald, Maryknoll, Beaconsfield, Officer, Bunyip, Koo Wee Rup and Lang Lang. A number of existing industries add value to the process of agricultural production.

In the Casey-Cardinia Growth Area, 2,500 additional hectares have been set aside for employment uses, including industry and commerce. South East Industrial Business Park (located at the intersection of Bald Hill Road and Koo Wee Rup Road, Pakenham), will provide 167 hectares of industrial land to support more jobs to be created near Pakenham.

**Key issues**

- Enhancing the appearance and functionality of existing industrial areas and the design of future industrial development to create an attractive, functional and safe business environment.
- Providing for investment and development both for local businesses and larger industries.
- Facilitating the development of the Pakenham and Cardinia Road Employment Precincts.
- Facilitating linkages between industry and agricultural uses particularly in terms of transport networks.
- Locating future industry to ensure appropriate access from the transportation network.
- Recognising that future industry development will be increasingly linked to a range of knowledge-based services.

**Objective**

To develop manufacturing and service industries that provide services to local residents and businesses, support local employment and reflect a high standard of urban design.

**Strategies***Subdivision*

- Encourage a range of lot sizes to meet the needs of different users, including the encouragement of larger lots for major developments on main or arterial roads.
- Encourage subdivision that is consistent with relevant precinct structure plans and urban design frameworks.

*Use*

- Provide for limited retailing (restricted retail and trade supplies) in industrial areas along arterial roads provided the retailing activities do not conflict with nearby activity centres.
- Provide for office and research and development in association with industrial activities in appropriate locations.
- Encourage the establishment of industries which add value to local agricultural produce.
- Consider the establishment of rural industries in green wedges if they are directly related, or contribute, to agricultural production.
- Encourage the establishment of service industries in townships to meet the needs of local residents and to provide for local employment.
- Encourage appropriate industrial development within both the Pakenham and Cardinia Road Employment Precincts consistent with relevant structure plans.

- Encourage development that is consistent with relevant precinct structure plans and urban design frameworks.

#### ***Design***

- Encourage a high standard of building design that contributes to the overall streetscape character to create an attractive working environment.
- Ensure developments provide a functional layout in terms of access, carparking and loading.
- Ensure that development adjacent to arterial roads provides active frontages to the road network.

#### ***Infrastructure***

- Ensure appropriate vehicle, bicycle and pedestrian access and parking is provided within industrial developments.
- Ensure appropriate services are provided for industrial development.

#### **Implementation**

The strategies in relation to industry will be implemented through the planning scheme by:

#### ***Use of policy and exercise of discretion***

- When deciding on applications for use and development in relation to industry, considering, as appropriate:
  - Any relevant Precinct Structure Plans.
  - Any relevant structure plans.
  - Any relevant Urban Design Frameworks and other urban design guidelines.
  - Best practice urban design principles where specific urban design guidelines are absent.
- When developing Precinct Structure Plans and Township Strategies, considering the location and provision of industry.

#### ***Application of zones and overlays***

- Applying the Industrial 1 Zone to land in close proximity to the proposed interchange of the Princes Freeway and Koo Wee Rup Road in Pakenham.
- Applying the Urban Growth Zone to undeveloped land identified for employment within the urban growth area.
- Specifying a minimum leasable floor area for restricted retail premises of 500 square metres in the Industrial 1 Zone.

#### ***Future strategic work***

- Considering a local policy on Design Guidelines for Industrial Development or the application of a Design and Development Overlay to ensure appropriate development of existing and future industrial land.
- Preparing structure plans for both the Pakenham Employment Precinct and the Cardinia Road Employment Precinct.
- Reviewing the industrial zoned land in Officer south of the railway line.
- Considering the application of a Business 4 Zone along some arterial roads where there is industrial development.

#### **Reference documents**

Cardinia Employment Lands: Stage 1 Assessment Macroplan Australia Pty Ltd March (2007)

Regional Economic Strategy for Melbourne's South East, 2003-2030 (2003)

Design Guidelines for Industrial Development (2002)

*The Design Guidelines for Industrial Development (2000).*

Any listed in clause 17.02 (Industry) of the State Planning Policy Framework

## 21.04-5 Tourism

14/06/2012  
C124  
Proposed  
C215

This section provides local content to support Clause 17.03 (Tourism) of the State Planning Policy Framework.

### Overview

Tourism is defined as a multi-faceted industry which combines diverse activities including travel, leisure, recreation, entertainment, hospitality, business and conferences, and is supported by activities in a range of sectors including visitor attractions, visitor accommodation, retailing, transport and other services. Although Cardinia is not generally considered a tourist destination, the municipality offers opportunities for visitors to experience the area's boutique farm produce, arts and crafts, cultural and historic locations, and the natural environment.

### Key issues

- Acknowledging that tourism is an important economic activity in the municipality.
- Recognising that Puffing Billy Tourist Railway is an asset of cultural, historic and economic significance and is a major attractor of tourists to the municipality.
- Protecting and enhancing the scenic and environmental values of the landscape in Cardinia, including the rural outlook from key tourist routes.
- Minimising the adverse impacts of development on the landscape and environment through appropriate scale and design.
- Linking with neighbouring tourism regions especially Yarra Ranges, South Gippsland and West Gippsland.
- Undertake a balanced approach between supporting new and growing businesses and protecting the Green Wedge environment and rural assets upon which the business is based.

### Objective

To provide support for the maintenance and development of tourism related activities.

### Strategies

#### *Assets*

- Support the Puffing Billy Tourist Railway and associated facilities as a tourist attraction of State significance.
- Ensure that the visual corridor along the railway is protected from inappropriate development.
- Protect areas of high scenic value and landscape quality, especially the rural outlook from key tourist routes.
- Support better linkages with both Dandenong Ranges and Gippsland tourism regions by establishing local tourism infrastructure and facilities to complement major regional attractions.

#### *Activities*

- Encourage the establishment of tourism activities in rural townships within the municipality through the establishment of activities including accommodation, restaurants, cafes, galleries, markets, and through undertaking streetscape improvements and upgrading public amenities.
- Develop Gembrook township as a major tourism destination based on a heritage theme and the scenic qualities of the area.
- Support the development of tourist accommodation within the municipality which does not adversely impact on the environment or affect the amenity of local residents.
- Ensure that tourism development is of a scale and design that is compatible with the locality and minimises adverse impacts on the environment.

- Recognise the importance of and opportunities for links between tourism and agriculture (eg: wineries, host farms and rural displays).
- Facilitate the development of complimentary facilities at golf courses including accommodation, conferencing and dining facilities where appropriate.
- Facilitate the development of recreational facilities and events that attract people into the municipality.

### Implementation

The strategies in relation to tourism will be implemented through the planning scheme by:

#### *Use of policy and exercise of discretion*

- Using the Highway Development Policy (Clause 22.04) to guide development along highways, which are key tourism corridors.

#### *Application of zones and overlays*

- Including the Puffing Billy Railway land in a Public Use Zone to allow the operation of the railway as provided for under the Emerald Tourist Railway Act.
- Applying the Special Use Zone Schedule 2 (Recreation and Tourism) to areas to preserve and enhance the establishment of tourism and recreation facilities.
- Applying a Significant Landscape Overlay to protect the scenic corridor of the Puffing Billy Tourist Railway.
- Applying a Vegetation Protection Overlay, Significant Landscape Overlay and Environmental Significance Overlay to protect significant landscapes and areas of landscape quality generally.

## 21.04-6

### Extractive industry

14/06/2012  
C124Proposed  
C215

This section provides local content to support Clause 14.03 (Resource exploration and extraction) of the State Planning Policy Framework.

#### Overview

In Cardinia Shire, there are areas identified as extractive industry interest areas, which significantly overlap with areas of high environmental and landscape values. These areas contain significant stone resources, being hard rock which is extracted primarily from the hills north of the Princes Highway, and sand resources in the Lang Lang area. The Department of Primary Industries has identified extractive industry interest areas within the Cardinia Shire (shown in Figure 7).

#### Key issues

- Protecting resources from development that may impact on the extraction of these resources.
- Acknowledging the potential amenity impacts of extractive industry operations including noise, dust, transport and blast vibration.
- Recognising that Lang Lang - Grantville area is expected to become the major source of concrete sand for the Melbourne supply area over the next 10 to 20 years as resources in the Heatherton - Dingley area are exhausted.
- Providing for the extraction of resources and rehabilitation of sites in a manner which minimises the impact on the environmental, economic and social values of the area.
- Providing for the rehabilitation of sites consistent with the expected end use/s of the site including detail of the proposed rehabilitation works.
- Appreciating the transport requirements of extractive industry operations.

## Objective

To recognise and protect significant sand and stone resources in the municipality and allow the extraction of these resources if it can be demonstrated that the extraction operation will not adversely impact on the environment or community.

## Strategies

### *Protection of resources*

- Protect sand and stone resources and existing extractive industry operations from inappropriate development which may impact on their viability.
- Support potential future extractive industry, particularly in the north area of the Western Port Green wedge.

### *Amenity impacts*

- Ensure that developments mitigate potential impacts of extractive industry on surface water, ground water, biodiversity (Flora and Fauna), visual landscape, transport infrastructure, residents amenity (i.e. noise dust, transport blast vibration) and cultural heritage (notably Aboriginal Heritage).
- Ensure the provision of appropriate buffer distances from surrounding sensitive uses to ensure minimal conflict of uses and amenity impacts.

### *Rehabilitation*

- Ensure that rehabilitation details (including progressive requirements) are included as an integral part of the extractive industry approval.
- Ensure that the proposed end use is compatible with adjacent land-use and development.

### *Transport*

- Designate transport routes between extractive industry sites and the arterial road network, and require contributions towards the upgrading and maintenance of transport routes from extractive industry sites.

## Implementation

The strategies in relation to extractive industry will be implemented through the planning scheme by:

### *Use of policy and exercise of discretion*

- Using the local planning policy Clause 22.02 Sand Extraction in the Lang Lang to Grantville Region when assessing development and subdivision applications in this region.
- When deciding on applications for extractive industry or for any use or development which may impact on the future extraction of resources, considering, as appropriate:
  - The *Environment Management Strategy (2004-2007)*.
  - The *Regional Sand Extraction Strategy, Lang Lang to Grantville (1996)*.
  - The need to prepare an Environmental Effects Statement for extractive industry operations in areas of environmental significance to comprehensively assess the value of the resources, the environmental impact and the impact on the community.

### *Further strategic work*

- Completing the planning and design of the Lang Lang Bypass for sand truck traffic.
- Preparing a strategy for the Lang Lang region to outline the preferred adaptive re-use of land once sand extraction has been completed.

## Reference documents

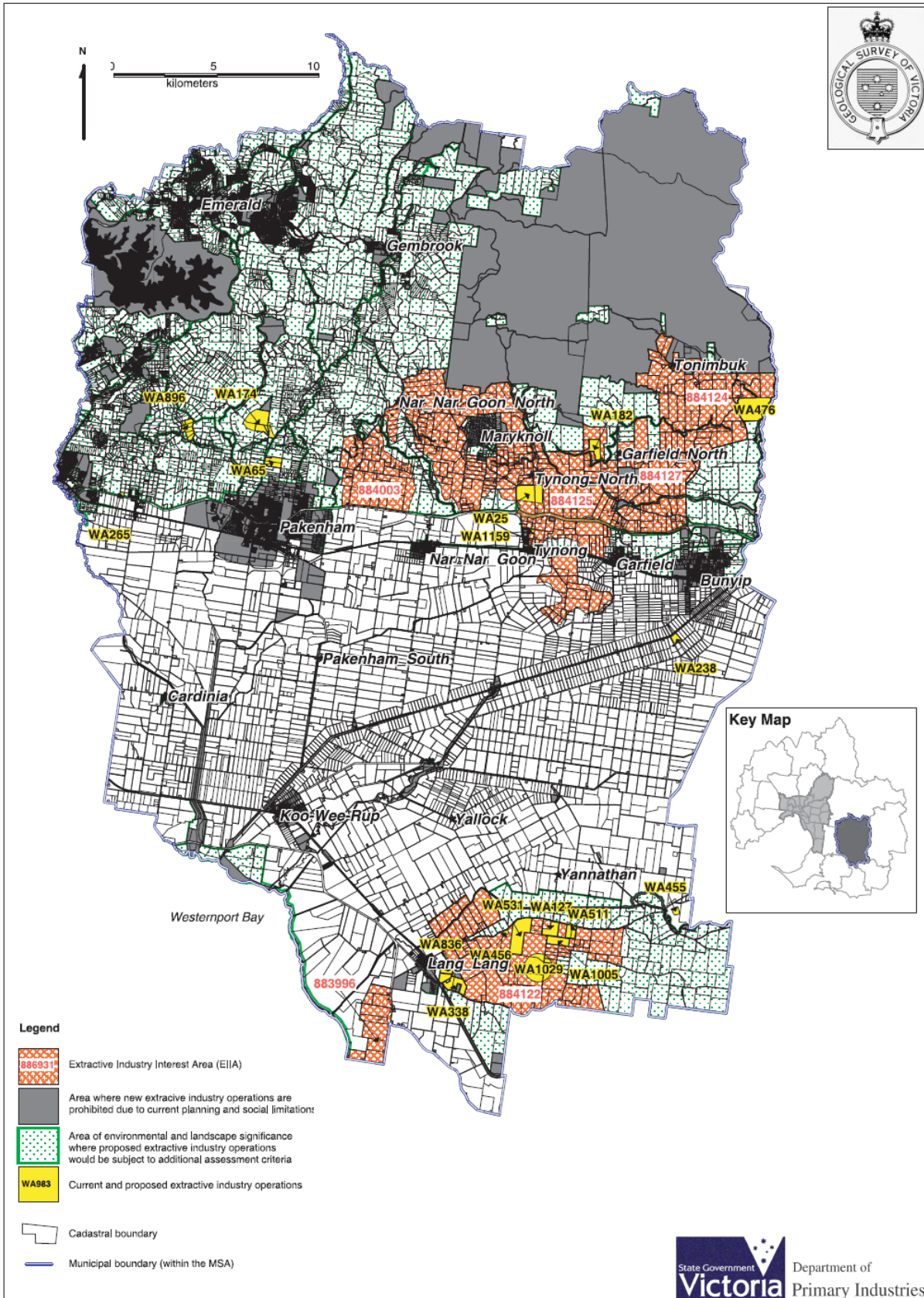
Regional Sand Extraction Strategy, Lang Lang to Grantville (1996)

Environment Management Strategy (2004-2007)

Any listed in Clause 14.03 (Resource exploration and extraction) of the State Planning Policy Framework.

**Figure 7: Extractive Industry Interest Areas**

(Source: Melbourne Supply Area - Extractive Industry Interest Areas Review, GSV Technical Record 2003/2, Figure 8)





**22.05 WESTERN PORT GREEN WEDGE POLICY**

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Proposed  
C215

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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Proposed  
C215

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 (July-April 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

--/120--  
Proposed  
C215

- 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.

## 22.05-3 Policy

--/120--  
Proposed  
C215

It is policy that:

All use and development proposals within the green wedge ~~must~~should:

- ~~o Demonstrate how the proposal responds to the Cardinia Western Port Green Wedge vision as detailed at Clause 22.05-1.~~
- ~~o Demonstrate how the proposal responds to the precinct vision and future directions / preferred land uses as detailed in Table 1 of this policy.~~

### 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.

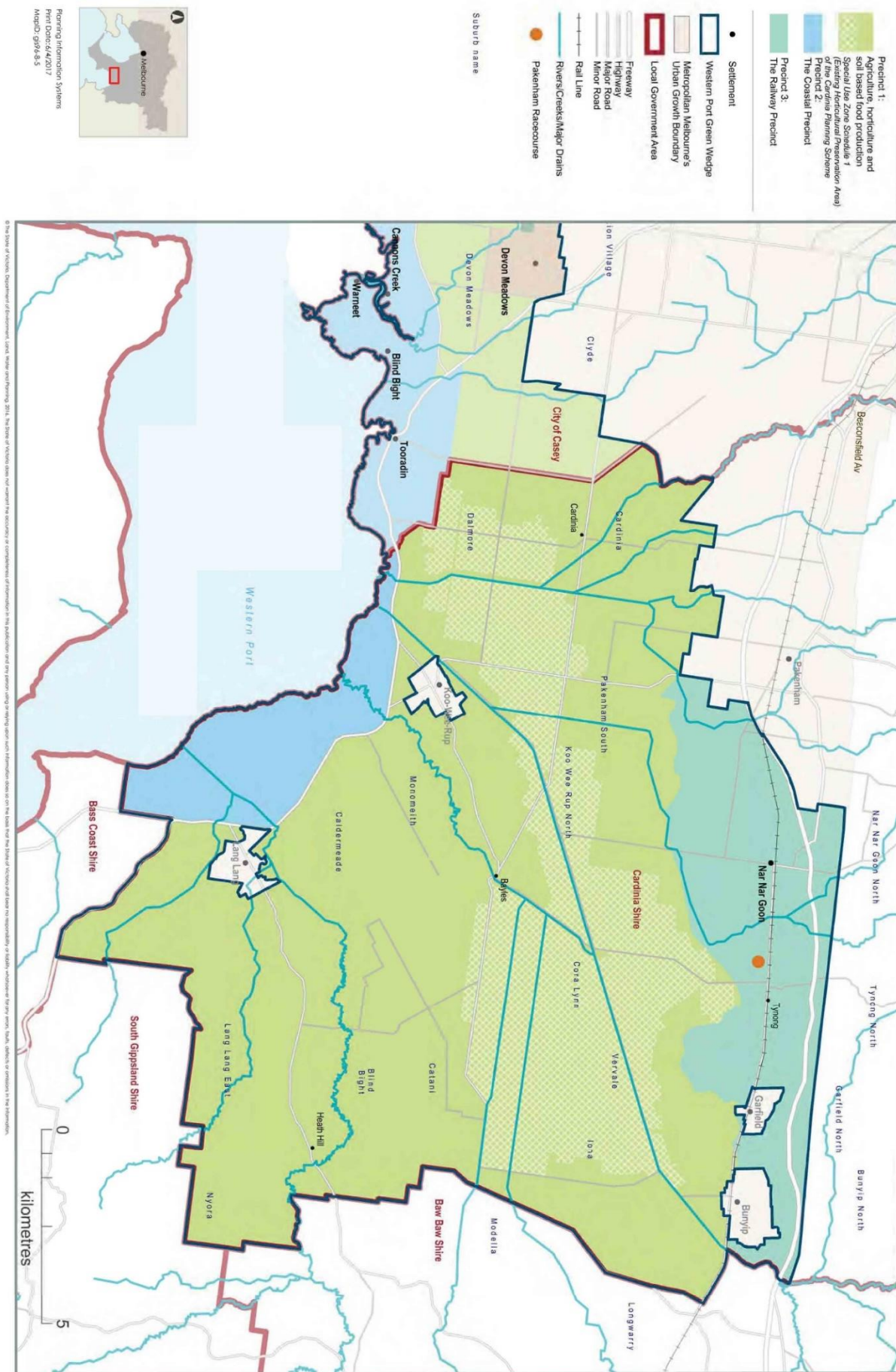
### Land use

- 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.

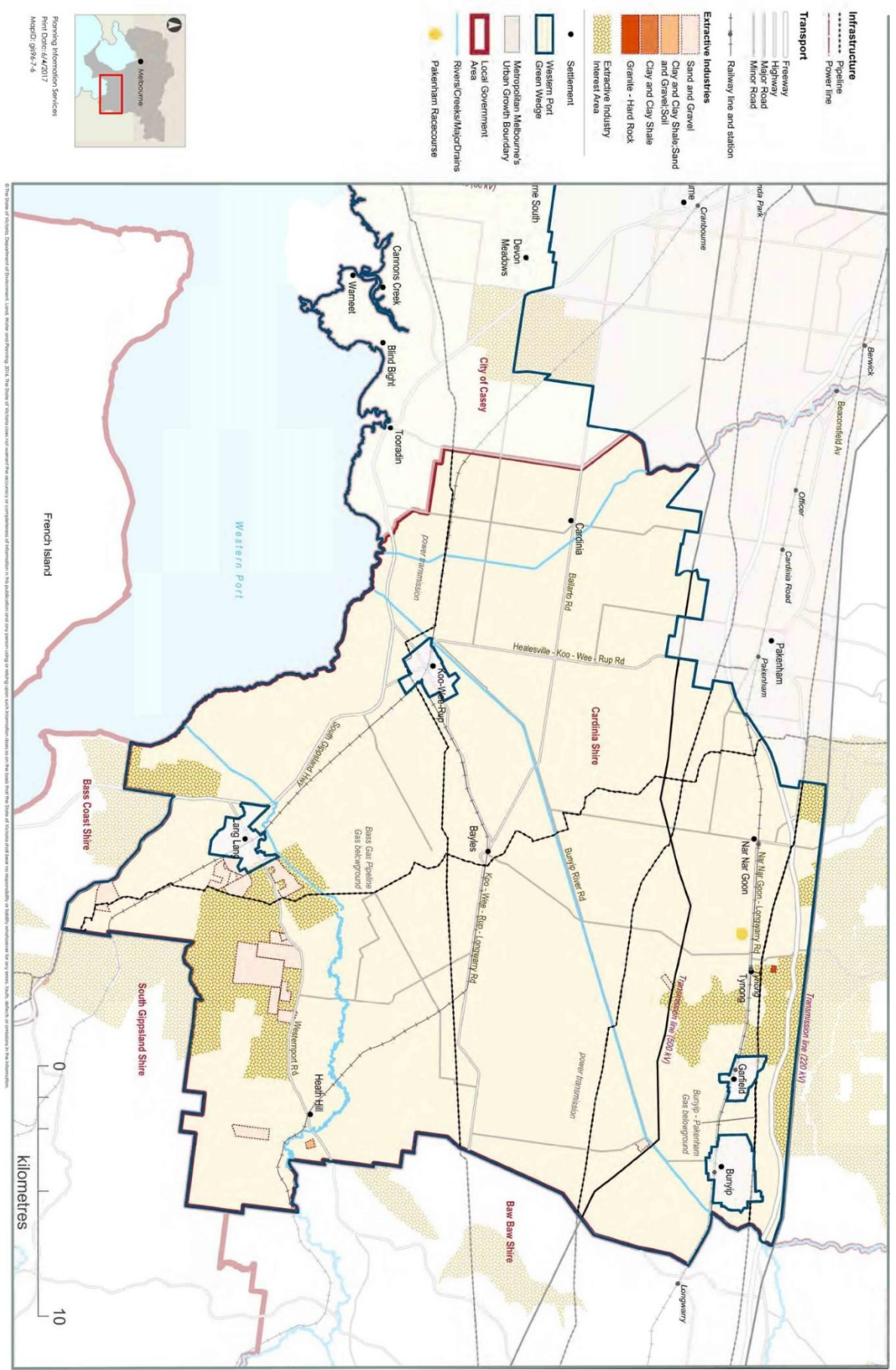
Map 1: Cardinia Green Wedge precincts



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Map 2: Extractive industries



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

Precinct	Precinct vision	Future directions / preferred land uses
<p>Precinct 1: Soil based agriculture and 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"> <li>• Soil-based agriculture to be the primary activity within the Special Use Zone – Schedule 1</li> <li>• 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.</li> <li>• 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.</li> <li>• Discourage non-rural uses such as primary, secondary schools and places of worship from locating within the precinct (particularly in the SUZ1) and <u>locate these</u> types of uses within the existing townships and <u>along the UGB, at the within the green wedge land that adjoins the UGB transition point from urban land to rural land.</u> subject to strategic justification.</li> <li>• Support and protect the existing vegetable industry, in particular the asparagus growing region.</li> <li>• Support rural industry to allow farmers to value add to their produce.</li> <li>• Encourage lot consolidation through the entire precinct to increase the economic viability of agricultural land.</li> </ul>

		<ul style="list-style-type: none"> <li>• Support subsidiary visitor related activity, including farm gate sales of crops and goods produced in situ, cellar door sales and ancillary farm stay accommodation.</li> <li>• Support potential future extractive industry in the area nominated as an extractive industry interest area within Precinct 1. 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.</li> </ul>
<p>Precinct 2: The coastal precinct</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"> <li>• Enhance and encourage agriculture on land situated outside environmentally sensitive coastal areas and outside of land containing coastal acid sulphate soils.</li> <li>• Protect and enhance biodiversity.</li> <li>• Discourage non-rural uses such as primary, secondary schools and places of worship from locating anywhere within Precinct 2.</li> <li>• Support the investigation and operation potential future extractive industry in the area nominated as an extractive industry interest area within Precinct 2.</li> <li>• 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</li> </ul>

		<p>is compatible with local amenity, landscape, flora and fauna.</p>
<p>Precinct 3: The railway precinct</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 the precinct, or expansion of their boundaries should 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>	<ul style="list-style-type: none"> <li>• Discourage non-rural uses such as primary, secondary schools and places of worship within the precinct and locate these types of uses within the existing townships and <u>the within the green wedge land that adjoins the UGB along the UGB at the transition point from urban land to rural land</u>, subject to strategic justification.</li> <li>• Encourage non-soil based agricultural uses.</li> <li>• Retain the rural character of the precinct.</li> <li>• Retain and protect the existing character and the unique identities of the railway towns.</li> <li>• Allow only limited growth for all Green Wedge settlements, where supported by an adopted township strategy and / or policy.</li> <li>• 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.</li> <li>• Protect the values and assets of the green wedge by preventing further encroachment of urban development into the Western Port Green Wedge.</li> <li>• Ensure that appropriate land use zones are applied at the edge of townships that ensure a low density / rural transition to the</li> </ul>

		<p>surrounding green wedge land.</p> <ul style="list-style-type: none"> <li>• Encourage and support the use of the precinct for agriculture and biodiversity to ensure that land use is compatible with the adjacent Precinct 1.</li> <li>• Support potential future extractive industry in the area nominated as an extractive industry interest area within Precinct 3.</li> <li>• 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.</li> </ul>
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**22.05-4**

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**Application requirements**

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 ~~broader~~ State and Local Policy Framework including policies on recreation, economic development, tourism and town development.
- An application to use land for a tourism use ~~must-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.

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**Decision Guidelines**

It is policy that the responsible authority considers, as appropriate:

- The State Planning Policy Framework and the Local Planing Policy Framework including the Municipal Strategic Statement and local planning policies.
- The Cardinia Western Port Green Wedge Management Plan (May2017)
- 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.

**22.05-7      References**

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*Cardinia Western Port Green Wedge Management Plan (~~July~~ May 2016).*