

## Green Wedge Management Plan Factsheet - Land

Part of the Whittlesea Green Wedge Management Plan 2011-2021

Version 5.0, July 2011

### Topics of Interest

The Whittlesea Green Wedge Management Plan (Management Plan) explores a range of themes important to the Green Wedge including land, biodiversity, water and its people.

A series of fact sheets have been developed for each topic. This fact sheet focuses on the land of the Green Wedge.

### Land

The Whittlesea Green Wedge contains land of agricultural value with scenic views that stretch towards the Kinglake Ranges, the hills of Eden Park, Quarry Hills and those surrounding Whittlesea Township.

### Goal

The goal for our Green Wedge land is:

*Healthy land used sustainably, productively and innovatively.*

The chapter on land in the Management Plan includes five sub-themes:

- Rural Productivity and Agribusiness
- Rural Land Stewardship
- Landscape Qualities and Rural Design
- Boundaries and Buffers
- Extractive Industry

**Council Offices**  
25 Ferres Boulevard  
South Morang VIC 3752  
Locked Bag 1  
Bundoora MDC VIC 3083

**Tel** 03 9217 2170  
**Fax** 03 9217 2111  
**TTY** 133 677 (ask for 9217 2170)  
**Email** [info@whittlesea.vic.gov.au](mailto:info@whittlesea.vic.gov.au)  
[www.whittlesea.vic.gov.au](http://www.whittlesea.vic.gov.au)

### Free Telephone Interpreter Service

عربي	9679 9871	Hrvatski	9679 9872
廣東話	9679 9857	Ελληνικά	9679 9873
Italiano	9679 9874	Türkçe	9679 9877
Македонски	9679 9875	Việt-ngữ	9679 9878
普通话	9679 9876	Other	9679 9879

## Rural Productivity & Agribusiness

Our communities have expressed their thoughts on rural productivity and agribusiness within the Whittlesea Green Wedge in the following way:

*Rural residents want to give living on the land a go, but it is becoming tougher.*

Issues such as lack of farm succession and limited support from government are becoming increasingly important. Farming on the urban-rural interface has a greater variety of pressures and less access to assistance than in regional locations.

The objective for this sub-theme is:

*To secure and promote the ongoing productive capacity of the Whittlesea Green Wedge for sustainable agriculture and resource utilisation into the future.*

A diverse range of traditional rural activities and new and innovative rural enterprises will be encouraged to support local economic development and employment.

To meet this objective, the following key actions are proposed:

<b>GWMP Action</b>	<b>Rural Productivity &amp; Agribusiness Priority Actions</b>
L1	Continue to provide business support and advice to keep farmers on the land. This includes continued networking, promotion and business development opportunities for owners and managers of our agricultural enterprises.
L2	Employ an <b>Agribusiness Officer</b> , who would demonstrate Council leadership and best practice through the provision of sound business advice (subject to funding).
L4	Explore options for financial support and partnerships to develop a publicity campaign aimed at demonstrating the <b>value of farming communities</b> to the social, economic and environmental health of the municipality and Melbourne as a whole.
L5	Investigate further options to alter Council's <b>farm rate</b> to better support agribusiness on the urban fringe
L7	Set up a pilot program to support the production of <b>local food</b> and consideration of food links through innovative sustainable land use practices, to increase food security within the municipality.
L8	Investigate any economic development linkages between the relocation of the <b>Melbourne Wholesale Fruit and Vegetable Market</b> to Epping and the usage of

<b>GWMP Action</b>	<b>Rural Productivity &amp; Agribusiness Priority Actions</b>
	agricultural land in the municipality.
L9	Update land capability information in support of both new/innovative and traditional rural enterprises.
L11	Review local planning provisions to identify and evaluate controls relating to agribusiness and the ' <b>right to farm</b> ' in rural areas.
This is a list of priority actions only. For a full range of proposed actions refer to the draft Whittlesea Green Wedge Management Plan.	

## Rural Land Stewardship

Our communities have expressed their thoughts on rural land stewardship within the Whittlesea Green Wedge in the following way:

**Many Whittlesea farmers are supportive of whole farm planning and good rural stewardship practices.**

Links between existing and new farming families should be encouraged, whilst greater access to the EcoMarkets concept is required before active and broad uptake is achieved.

As a result, the objective for this sub-theme is:

*To support and promote the local capacity of communities and individuals to actively manage and sustain the Whittlesea Green Wedge through informed land stewardship practices.*

Policy, education and regulation will emphasise the 'duty of care' to all landholders and land managers, but will also recognise the particular difficulties of managing land at the Melbourne metropolitan interface and the need for assistance and resourcing from all levels of Government.

To meet this objective, the following key actions are proposed:

<b>GWMP Action</b>	<b>Rural Land Stewardship Priority Actions</b>
L13	Work in partnership with government departments and agencies to promote and facilitate the uptake of <b>environmental market mechanisms</b> , such as ecoMarkets, to rural residents.

<b>GWMP Action</b>	<b>Rural Land Stewardship Priority Actions</b>
L14	Review current <b>sustainable land management programs</b> to better support small rural properties, promote land stewardship practices including the management of pest plants and support property owners required to prepare a Land Management Plan in accordance with the Whittlesea Planning Scheme.
L15	<p>L15 Commit to permanent funding for an <b>Environmental Protection Officer</b> to ensure ongoing compliance with:</p> <ul style="list-style-type: none"> <li>• The Whittlesea Planning Scheme</li> <li>• Whittlesea’s Pest plant Local Law</li> <li>• Planning permit conditions</li> <li>• Land management plan directives</li> </ul>
L16	Develop guidelines on the <b>Land Management Plan</b> process as it relates to planning assessment processes.
L17	Further develop a monitoring system that flags <b>Land Management Plans</b> associated with planning permits issued for rural properties. Showcase success stories and follow-up non-complying properties with the offer of assistance and expertise as required.
L20	Develop further mechanisms to discourage and regulate <b>soil dumping, filling of land</b> and native vegetation removal through education, policy development and enforcement and compliance processes.
L22	<p>Amend planning provisions to address environmental hazards within the City of Whittlesea as follows:</p> <ul style="list-style-type: none"> <li>• Application of a new overlay, the <b>Salinity Management Overlay</b>, to areas of dryland salinity;</li> <li>• Application of a new overlay, the <b>Erosion Management Overlay</b>, to areas of stream, gully and sheet erosion; and</li> </ul> <p>Reassess the boundaries of the existing <b>Wildfire Management Overlay</b> in response to the Government’s implementation of the 2009 Victorian Bushfires Royal Commission.</p>

<b>GWMP Action</b>	<b>Rural Land Stewardship Priority Actions</b>
This is a list of priority actions only. For a full range of proposed actions refer to the draft Whittlesea Green Wedge Management Plan.	

## Landscape Qualities & Rural Design

Our communities have expressed their thoughts on landscape qualities and rural design within the Whittlesea Green Wedge in the following way:

**Our rural landscape is the most valued feature of the green wedge and should be protected from urban development and infrastructure.**

There is a real sense of place and a pride in our landscapes. Areas must remain rural in nature, without urban housing or infrastructure.

As a result, the objective for this sub-theme is:

*To conserve and enhance the rural and natural landscape character of the Whittlesea Green Wedge.*

The Whittlesea Green Wedge contains the convergence of a number of Victorian landforms: from the elevated Kinglake Ranges to the River Red Gum Woodlands. The natural and cultural values associated with these diverse landscapes is to be acknowledged and respected in the use and development of land.

To meet this objective, the following key actions are proposed:

<b>GWMP Action</b>	<b>Landscape Qualities &amp; Rural Design Priority Actions</b>
L23	Further develop community appreciation of the rural landscape through a variety of <b>landscape exploration events</b> .
L24	Investigate partnership arrangements with key groups for the sponsorship of two new annual events: <ul style="list-style-type: none"> <li>• <b>'Best Rural Design'</b> for the promotion of residential architectural excellence in a rural setting</li> <li>• <b>'Best Rural Land Management'</b> for the promotion of best whole property design and management.</li> </ul>

GWMP Action	Landscape Qualities & Rural Design Priority Actions
L26	<p>Amend planning provisions targeted at protection of significant landscapes and significant vistas as follows:</p> <ul style="list-style-type: none"> <li>• Ensure the <b>Significant Landscape Overlay</b> is correctly applied to all visually sensitive areas within the Whittlesea Green Wedge;</li> <li>• Develop local policies as part of the Planning Scheme review process to guide development adjacent to <b>visually sensitive hilltops</b>;</li> <li>• As part of the Planning Scheme review process develop a <b>road setback policy</b> for visually significant roadside corridors and include in the Local Planning Policy Framework; and</li> <li>• Implement changes to the LPPF to insure that the design, siting and form of new dwellings and other buildings within green wedge areas are appropriately and sensitively integrated within rural and natural environments.</li> </ul>
<p>This is a list of priority actions only. For a full range of proposed actions refer to the draft Whittlesea Green Wedge Management Plan.</p>	

## Boundaries & Buffers

Our communities have expressed their thoughts on boundaries and buffers within the Whittlesea Green Wedge in the following way:

**Greater certainty is required regarding boundaries between the urban and rural areas of Whittlesea.**

The Whittlesea Township lacks a boundary to delineate rural uses from the township area. As a result, the objective for this sub-theme is:

*To ensure that the interface between the Whittlesea Green Wedge and urban and rural communities is clearly defined and planned to reduce conflict.*

Boundaries and buffers are to be enduring features in order to preserve the integrity of both urban and rural areas. Interface conflicts must be appropriately managed, particularly considering the recent expansion of the UGB.

To meet this objective, the following key actions are proposed:

<b>GMMP Action</b>	<b>Boundaries &amp; Buffers Priority Actions</b>
L27	Investigate <b>innovative land use options</b> which support sustainable land use and management, particularly at the urban rural interface.
L29	Undertake a review of the Whittlesea Township Local Structure Plan with an emphasis on <b>defining the township boundary</b> and interface issues between urban and rural areas.
This is a list of priority actions only. For a full range of proposed actions refer to the draft Whittlesea Green Wedge Management Plan.	

## **Extractive Industry**

Our communities have expressed their thoughts on extractive industry within the Whittlesea Green Wedge in the following way:

**Locate extractive industries in areas of low environmental significance and manage buffer zones for conservation purposes.**

Networks between extractive industries and Council are encouraged to satisfy other green wedge objectives such as environmental protection and community liveability.

As a result, the objective for this sub-theme is:

*To ensure the needs of extractive industries are identified and protected in the context of broader green wedge values.*

To meet this objective, the following key actions are proposed:

<b>GWMP Action</b>	<b>Extractive Industry Priority Actions</b>
L31	Review and report on the status of all <b>current extractive industry operations</b> within the Green Wedge.
L32	Strengthen communication between interactive industry operators and Council, Government Departments and local stakeholders in order to create an environment that allows the open discussion of issues and opportunities such as land management, buffers and threat mitigation.
This is a list of priority actions only. For a full range of proposed actions refer to the draft	

<b>GWMP Action</b>	<b>Extractive Industry Priority Actions</b>
Whittlesea Green Wedge Management Plan.	

## Actioning the Plan

The success of the Whittlesea Green Wedge Management Plan relies on Local Government, State Government, Federal Government, agencies, organisations, community groups and residents working together.

Council will actively pursue the funding and delivery of these actions over time through a combination of direct funding, officer hours, advocacy and establishing partnerships with businesses, non-government agencies and the community. The community is also encouraged to champion areas of interest within the Management Plan.

## Where to get more information

Visit Council's website [www.whittlesea.vic.gov.au](http://www.whittlesea.vic.gov.au)

Send an email [Green.Wedge@whittlesea.vic.gov.au](mailto:Green.Wedge@whittlesea.vic.gov.au)

Speak to a Council Planner

- Call a Council Planner on 9217 2164.
- Call the Strategic Planning Department on 9217 2346.

Documents

1. Whittlesea Green Wedge Management Plan
2. Whittlesea Green Wedge Management Plan: Community Views Final Report

Copies of these documents can be found at Council Offices or by calling a Council Planner.