

# Appendix B: Comparison between Green Wedge Zone & Green Wedge A Zone

## GREEN WEDGE ZONE (GWZ) PURPOSE

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve Green Wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

## GREEN WEDGE A ZONE (GWAZ) PURPOSE

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for the use of land for agriculture.
- To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.
- To ensure that use and development promotes sustainable land management practices and infrastructure provision.
- To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.
- To recognise and protect the amenity of existing rural living areas productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

## GWZ & GWAZ TABLE OF USES

USE	GWZ	GWAZ
Abattoir	Permit required	Prohibited
Agriculture	Crop raising and aqua culture no permit required	Crop raising and aqua culture no permit required
	Other agriculture including animal keeping, apiculture, intensive animal husbandry, rice growing and timber production permit required	Other agriculture including animal keeping, apiculture, intensive animal husbandry, rice growing and timber production permit required
Animal boarding	Permit required	Permit required
Animal keeping	No more than 5 animals without a permit	No more than 2 animals without a permit
Bed and breakfast	No more than 10 persons without a permit	No more than 10 persons without a permit
Camping and caravan park	Permit required	Permit required
Crop raising	No permit required	Permit required
Dwelling	Permit required, only 1 per lot	Permit required, only 1 per lot
Extensive animal husbandry	No permit required	Permit required

USE	GWZ	GWAZ
Funeral parlour	Prohibited	Prohibited
Horse stables	Permit required	Permit required
Hospital	Prohibited	Prohibited
Informal outdoor recreation	No permit required	No permit required
Intensive animal husbandry	Permit required	Prohibited
Manufacturing sales	Permit required, must be incidental part of Rural industry	Prohibited
Market	Permit required	Permit required
Materials recycling	Permit required & only in conjunction with Refuse disposal or Transfer station	Prohibited
Milk depot	Permit required	Prohibited
Mineral extraction	Permit required	Permit required
Motor racing track	Prohibited	Prohibited
Office	Prohibited	Prohibited
Place of assembly	Other than carnival, circus, exhibition or function centre, hall, nightclub, place of worship of restricted place of assembly. Permit required must not be used for more than 10 days a year	Prohibited
		Other than carnival, circus, exhibition or function centre, hall, nightclub, place of worship of restricted place of assembly.

USE	GWZ	GWAZ
Plant nursery	Permit required	Permit required
Primary produce sales	No permit required if within 100m of a dwelling. Display/sale area must have gross floor area less than 100 sqm.	Permit required
Primary School	Permit required	Permit required
Refuse deposal	Permit required	Prohibited
Rural store	No permit required if used in conjunction with agriculture. Must not be in a dwelling with gross floor area of less than 100 sqm. Must be the only Rural store on the lot.	No permit required if used in conjunction with agriculture. Must not be in a dwelling with gross floor area of less than 100 sqm. Must be the only Rural store on the lot.
Research and development centre	Permit required, must be in conjunction with agriculture, natural systems, rural industry or winery	Prohibited
Sawmill	Permit required	Prohibited
Shop	Prohibited	Prohibited
Secondary School	Permit required	Permit required
Solid fuel depot	Permit required	Prohibited

USE	GWZ	GWAZ
Transfer station	Permit required, must not include scrap or demolition materials	Prohibited
Transport terminal	Permit required	Prohibited
Vehicle store	Permit required	Prohibited unless in a building and used to store vehicles by a resident on the lot
Veterinary centre	Permit required	Permit required