

# Principles, Issues and Guidelines



For the  
preparation of  
Green Wedge  
Management Plans

This document has been compiled from information prepared by **Research Planning Design Group** consultants for the Port Phillip Region of the Department of Sustainability and Environment (DSE).

It has been prepared by referring to the policies of Melbourne 2030, an examination of other relevant reports and policies, submissions to the Melbourne 2030 Strategy, discussions with representatives from most Councils, submissions made to this document in draft form, notes from a workshop held to discuss this document in draft form and analysis of the Green Wedge areas and the planning schemes that apply.

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This '*Principles, Issues and Guidelines*' document has been made available as additional support material, to assist Councils in the preparation of their Green Wedge Management Plans.

This is an edited version of the document circulated for comment between November 2004 and early 2005. It was distributed to Councils in the Green Wedges and to interested groups and organisations. The document was used to inform the preparation of a General Practice Note called '*Preparing a Green Wedge Management Plan*'.

The General Practice Note was published in August 2005.

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# 1 Introduction

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These principles, issues and guidelines seek to provide an overall framework within which a series of Green Wedge Management Plans (GWMP) can be prepared in partnership between the Port Phillip Region of the Department of Sustainability and Environment and the respective Councils or groups of Councils in the Green Wedges.

This document is designed to provide a basis for an appropriate level of consistency in the preparation of GWMP and in particular to ensure that the processes used in the preparation of such plans are transparent, inclusive and provide for wide ownership of such plans and their implementation.

## 2 Background

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### 2.1 **Green Wedges and *Melbourne 2030***

This document has been prepared to assist Councils in the preparation and development of GWMPs. Management Plans for Melbourne's Green Wedges are to assist in the implementation of the Policy Framework provided by the Government's Metropolitan Strategy, *Melbourne 2030 Planning for Sustainable Growth*.

An integral component of the *Melbourne 2030* strategy is the implementation of an Urban Growth Boundary and the establishment of Green Wedges that are to be set aside for a range of non-urban uses. *Melbourne 2030* identifies 12 Green Wedges. The Green Wedges are situated on Melbourne's

Metropolitan fringe, outside of the Urban Growth Boundary.

*Melbourne 2030* states that the role of the Green Wedges includes:

- Providing opportunities for agricultural uses, such as market gardening, viticulture, aquaculture, farm forestry and broad acre farming
- Preserving rural and scenic landscapes
- Preserving conservation areas close to where people live
- Preserving renewable and non-renewable resources and natural areas (such as water catchments)
- Providing and safeguarding sites for infrastructure that supports urban areas

(such as airports and sewage treatment plants)

- Allowing industries such as sand and stone extraction to operate close to major markets
- Enabling the development of networks of open space; And
- Providing opportunities for tourism and recreation.

Direction 2 "Better Management of Metropolitan Growth" of the *Melbourne 2030* Strategy, states that *Melbourne 2030* will encourage the proper management of the Green Wedges and will protect them for non-urban uses. It also states that the Government will work closely with Councils and communities to ensure the proper protection, management and planning of these areas.

The long term land resource management and planning of the Green Wedge areas is designed to support the Metropolitan Strategy and is a critical element in the implementation of *Melbourne 2030*. This has been addressed as a priority matter by the Minister for Planning's *Melbourne 2030* Implementation Reference Group.

Following the release of the *Melbourne 2030* Strategy and the designation of the urban growth boundary (UGB), 12 Green Wedge areas and new VPP (Victorian Planning Provisions) zones which specifically apply in the Green

Wedge areas, the Green Wedge Councils were in a position to evaluate and identify a strategic planning response relevant to their needs. Most Councils recognised that further strategic work would need to be undertaken which would address; the appropriate application of Green Wedge zones; the appropriate application of other VPP tools such as overlays and local policies; and the articulation of strategies and objectives through revisions to their Municipal Strategic Statement (MSS).

A targeted fund scheme was established to support Councils to begin implementation of priority *Melbourne 2030* initiatives. Councils prepared detailed proposals, seeking funds from the Department of Sustainability and Environment (DSE) to match their resources.

GWMPs are designed to:

- Enhance knowledge of the environmental, social and economic attributes of the non-urban parts of the Shire, including addressing issues of environmental degradation and economic viability of traditional farming methods.
- Enhance community knowledge and awareness of non-urban land use, development and management issues; And
- Identify initiatives to be undertaken by Councils, other bodies and a range of partnerships to ensure improved long term sustainable management of land and other resources in the Green Wedge areas.

## 2.2 Green Wedge Management Plans

The development of Green Wedge Management Plans is designed to fully embrace a long-term land and resource management plan for the various areas and issues in the Green Wedges and how such plans will be implemented. The plans are to be prepared at Council and/or at group of Councils levels. The long term sustainable management of the Green Wedges is the critical element and central focus of the GWMPs. While the Plans will fully embrace land use planning considerations, their content, output and implementation will not be primarily driven from the basis of land use planning outcomes as represented in a planning scheme.

Green Wedge Plans provide an opportunity for a whole of government approach in partnership with Councils and landholders to prepare and implement a plan which fully embraces and reflects the wider context of land use and natural resource management objectives set out in Section 4 of the *Planning and Environment Act*. While the Green Wedges share a range of common values and characteristics, there are also specific values and characteristics that relate to particular Green Wedges, as set out in the *Melbourne 2030* Strategy document. Management plans will provide the foundation for appropriate potential change by defining the preferred direction of future non-urban land use, the land and resource management regime and the environmental qualities to be conserved and

enhanced. The Plan will articulate how this change will be managed, facilitated and implemented. Change may embrace new non-urban land uses, environmental enhancement and long-term sustainable resource management initiatives. Significantly, a planning scheme and its implementation is only part of a range of implementation tools and actions available to ensure the long term sustainable management of Green Wedges.

As described earlier (in the 'background' section), there are a range of resource management and investment opportunities in the Green Wedges. Green Wedges must be planned, developed and managed so as to maximise their potential and to create opportunities for conservation and investment that is based on their features and characteristics. This must be balanced with careful consideration of the existing conditions of the Green Wedges and what aspects and features are valued by the community. Management plans will set out how the Green Wedges will be managed sustainably and how opportunities may be realised. The actions and initiatives that may be required to improve the management of the resource base in the Green Wedges may go beyond the traditional role that many Councils have played in terms of land use and resource management. This will require knowledge of existing land management and farming practices, of the values and qualities of the natural resources and environmental features and of the funding sources and

partnerships which operate in terms of land and resource management. Such initiatives and concepts are beyond strategic land use planning and implementation through policies, zoning and overlays in the planning scheme. Councils will increasingly be expected to rely upon and work with landowners, natural resource managers in government and community based organisations.

### 2.3 This Document

The aim and content of this document is directed towards preparing a package of material to support a capacity building and partnership program between DSE and the relevant Councils, so as to assist in the preparation of management plans for Green Wedge areas.

This document is designed to achieve four purposes.

1. Provide Guidelines on the process to be pursued by each Council or group of Councils in relation to GWMP consultation with all relevant stakeholders and the landowners in the area. It is important that the general community, as well as the groups and organisations with a particular interest in GWMP, know that the process to be used in the preparation of the Plan is fundamental to the development and successful implementation of these Plans.
2. Provide a Generic Brief (see Appendix A) for the preparation of GWMP. Each Council or groups of Councils that prepare such

plans is expected to use a range of means to undertake the preparation of such work, such as; in-house studies, consultant studies, partnership programs with relevant groups and organisations. While individual briefs will be prepared by the Councils that are relevant to local needs and issues, it is useful to ensure that there is consistency in relation to the key elements that are addressed.

3. Identify the full range of issues and opportunities relating to the management of land and resources in the Green Wedges (see Appendix B). The identification of the full range of issues is designed to ensure that all Councils or groups of Councils, when preparing GWMPs, take into account the full scope of matters that are relevant. The Paper will provide a consistent checklist of issues that require addressing across all green wedge areas, as well as issues that may be relevant to some green wedge areas and not others.
4. To provide the basis for the preparation of the Practice Note on GWMPs (\*now published on DSE's planning web site).

The intention of the detailed issues section (Appendix B) is to identify and, where relevant, provide an overview discussion of the range of issues specifically relating to the ongoing sustainable management of Melbourne's Green Wedges. This listing of issues covers the whole of the Green Wedges, but the issues may not



necessarily apply to each of the Green Wedge areas. It is not the intention to resolve or provide a definitive position on those issues; each Council will work through those issues relevant to their needs.

## **2.4 What Issues and Opportunities Should Management Plans Address?**

For a detailed description of the issues relevant to the preparation of GWMPs, please refer to the appendix of this document.

Management plans for Green Wedges should seek to:

- Set the strategic framework, including the vision, role and purpose for each Green Wedge
- Identify the agreed values within each Green Wedge that are to be protected and enhanced
- Support existing plans, strategies and activities that align with *Melbourne 2030* and Green Wedge policies, including Regional Catchment Strategies, Regional Management Plans and Natural Resource Plans
- Reflect *Melbourne 2030's* policies and objectives for Green Wedges and performance criteria
- Focus on the opportunities for agricultural and alternative land use options within the *Melbourne 2030* framework
- Involve key stakeholders and landowners in developing the plans to reflect a range of expertise and knowledge
- Involve a high degree of community participation and ownership of the values and actions for each Green Wedge
- Outline a series of actions to protect and enhance the agreed values of the Green Wedges
- Promote environmentally sustainable development and land management
- Integrate resource development and management with fire management and protection plans
- Have a monitoring process for actions built into the overall management process
- Develop and expand land management programs and support mechanisms for landholders in achieving improved land stewardship
- Develop new, and expand upon current, environmental enhancement initiatives; And
- Identify and set priorities for investment in land uses and developments consistent with the *Melbourne 2030* policy framework.

# 3 The Principles that Should Underpin the Preparation of Green Wedge Management Plans

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There are a number of critical principles that should underpin the preparation of GWMP.

## 3.1 Consistency with *Melbourne 2030*

- Each GWMP should implement the relevant policy framework provided by *Melbourne 2030*.
- Each GWMP should assist in the implementation of *Melbourne 2030* by demonstrating consistency with the strategies, objectives and initiatives.
- Each GWMP should reflect the specific regional and local circumstances and needs of each Green Wedge for which the plan is prepared, as well as the circumstances and needs that are shared with other relevant Green Wedge areas and should provide a clear purpose that Council is able and willing to implement and defend.

## 3.2 The Basis for the Preparation of Plans

- Preparation of the GWMP is to be based on a partnership approach between

government and Councils, and landowners and community.

- Preparation of GWMPs will take into account the varying levels of knowledge about each Green Wedge area shared between the relevant Councils, government departments and agencies, community groups and organisations, landowners and the general public.
- Preparation of GWMPs is an incremental, interactive and ongoing process that will be linked to ongoing government and Council plans and strategies. Each GWMP will be refined and developed as it is monitored and evaluated for its effectiveness.

## 3.3 Plan Preparation Process

- The process to prepare each of the GWMPs is to acknowledge the widely varying levels of base information available for Green Wedge areas. Information held by government sources will be provided in a coordinated, cost effective and timely manner to assist in the preparation of Plans. While referral to a range of external

information sources, such as Regional Catchment Strategies, Regional Management Plans, and ABS data is critical in developing the GWMP, it should be acknowledged that there remains a wide diversity in the depth of material available, particularly in regard to the condition of the environment and quality of land resources.

- The process for the preparation of GWMPs must involve an active process of engagement of the full range of stakeholders and partnership organisations, and the landowners and the wider community so as to assist in the long term resourcing and implementation of the GWMP. Any previous relevant consultation can be reflected in the final plan.
- The processes used in the preparation of GWMPs should be able to demonstrate transparency, inclusiveness and consultation and seek to build partnerships and shared ownerships.

#### Plan Adoption and Implementation

- The processes used in the development, adoption and implementation of GWMPs should be tailored to suit local economic, social and environmental needs, recognising the specific circumstances that exist in each Council.
- Each GWMP will identify a series of actions and measures that need to be undertaken, and identify resource requirements, roles and responsibilities, timelines, outcomes and evaluation. This implementation program will include government, government agencies, relevant organisations, landowners and the community. A range of partnership agreements, memorandums of understanding and implementation tools can be utilised.

## 4 Key Elements in the Process to Prepare a Green Wedge Management Plan

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It is recognised that there are substantially different circumstances in each Green Wedge, that the nature of land uses are diverse, that the number of landowners and stakeholders vary significantly, that the level of knowledge about the quality of the natural resource base is wide ranging between and within Green Wedges and that the resource levels of Councils varies. Each of these circumstances will influence the scope, detail and timing of the process to be used in the preparation of GWMP. The following listed elements are designed to provide a generalised check list of the core components that are likely to be used in such a process:

- Council(s) discuss with the Port Philip Region DSE office the requirements and general nature of a GWMP for the respective municipality or area shared with other municipalities.
- Council(s) to form a Steering Committee (Chaired by the Council), with representatives from key stakeholders, including landowners:
  - to oversee the preparation of a GWMP
  - to prepare a project plan for the preparation of the GWMP
  - to oversee publicity and promotion about the preparation of the GWMP and the process to be used
- to oversee project briefs for tasks to be undertaken to assist in the preparation of the GWMP
- to establish relevant and practicable levels of engagement and consultation to assist in research and preparation of the GWMP
- to oversee a publicised program of public display of draft plans and for formal input to the development of the GWMP.
- Council(s) to form a project working group (which could be made up of Council Officers and DSE Green Wedge Officers) to assist the project steering group in preparing the GWMP.
- Council to formally adopt a GWMP.
- Council to establish suitable mechanisms to implement a GWMP, including partnership agreements with a range of organisations, agencies and community groups.
- Councils to establish an Action Plan to progressively implement the adopted GWMP.
- Councils to establish an appropriate mechanism to oversee, monitor and evaluate the implementation and effectiveness of the Action Plan.

## 5 Stakeholder Involvement

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A critical element in preparing the Management Plans is to ensure a comprehensive exercise is undertaken to identify all relevant stakeholders and to implement a program to engage with all of these stakeholders. There is immense diversity in the Green Wedge areas in the number and range of landholders, and with the range of groups and organisations with direct and indirect interests in the ongoing management of particular areas and attributes. It is essential that the GWMP process identifies these groups and that they are regularly informed on how they can participate. These guidelines seek to ensure all relevant stakeholders will be identified and can contribute.

Suitable publicity about the preparation of Management Plans through local media, Council newsletters and Council websites needs to be undertaken. Material should be prominently displayed on the Council's website. Suitable material should be prepared and distributed, with a covering letter, to all groups and organisations within the municipality that have an actual or potential interest in the preparation of the Management Plan. An invitation to register an interest in the process should be provided to landowners in the Green

Wedge area. General information and publicity on the preparation of the Management Plans should indicate:

- An outline of the process to be used
- The timelines for the project
- How input may be made to the preparation of the Plan
- Roles and responsibilities in respect to the preparation, adoption and implementation of the Plan; And
- Identification of contact persons in respect to the preparation process.

It is critical that publicity clearly identifies that the purpose is not a review of the *M2030* policy framework on Green Wedges.

## 6 The Information Needs, Context and Content of Green Wedge Management Plans

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### 6.1 Information and Research

The preparation of each GWMP will be based on the readily available information and existing research base on the nature of the specific Green Wedge area. It is acknowledged that the quality and quantity of information available both between and within municipalities varies widely. The preparation of each plan will need to make judgements between the available information and the cost and time in meeting the ideal information needs. Core information in the preparation of the Plan should ideally include land capability, vegetation and habitat mapping, land ownership, land use, land condition and potential productive uses. Location of significant natural sites and elements, landscape values, heritage sites and attributes, specific resources and hazards. Where possible this information should be mapped at common scales and evaluated for its relevance to each Plan.

### 6.2 Sourcing Information

Government and government agencies as part of the whole of government commitment to the ongoing implementation of *Melbourne 2030* will readily make available all relevant information to assist Councils. In the preparation of a GWMP the first step in most cases will be collation and evaluation of all readily available information and

an identification of what additional information needs can be realistically and cost effectively addressed in the preparation of the Plan.

### 6.3 The Context for Each Green Wedge Area

The specific context of GWMPs will vary according to the particular circumstances of each Green Wedge. The generic context relevant to government and Councils should be generally consistent between GWMPs. The Plans form part of government's ongoing commitment to the implementation of *Melbourne 2030*. GWMPs may include partnership agreements, memorandums of understanding between government, government agencies and Councils in terms of ongoing resourcing and implementation arrangements. GWMPs may be included or referenced in Local Planning Policy Frameworks.

The content of each GWMP will reflect the particular circumstances found in each Green Wedge. Content is expected to vary considerably reflecting the scale and complexity and their relative importance of issues. The detail of each GWMP will reflect the range of information available, the interests of various stakeholders and the land ownership pattern.

The GWMP will set out the different actions and initiatives that need to be undertaken to reflect the issues, and the goals and objectives that are developed for the particular Green Wedge. Against this background of tailoring the plan for the local circumstances it is expected that GWMPs will embrace the following core contents:

**Context** – the context of the GWMP in respect to other government plans and strategies, eg. *Melbourne 2030*, Regional Catchment Strategy, and Councils own plans eg. Corporate Plan, Planning Scheme, specific local area plans and strategies, Environmental Management Plans, Fire Management Plans, Roadside Vegetation Management Plans etc. and the ongoing strategic program of the Council.

**Overall Vision** – the GWMP should clearly establish a strategic management vision for the area and articulate a set of goals and objectives to be pursued and achieved.

**Key Issues** – the GWMP will provide a comprehensive description and analysis of the various components of the Green Wedge area including the known attributes and values of the area, its land uses, land ownership pattern, the social and economic conditions, the environmental qualities and the values, conditions and issues associated with the natural resource base (see Appendix B).

**Key Themes** – the GWMP will address the key issues and opportunities in terms of the capacity to further develop and improve the management of the area through a range of land use planning techniques, environmental and native resource initiatives, infrastructure improvements, community and landowner actions, partnerships with various government programs, grants and funds and local government programs and schemes.

**Key Topics** – while the GWMP is primarily addressing current and future land use and environmental and natural resource management it is anticipated that the Plan will address a wide range of issues, ideas and initiatives. The following should be considered; agricultural diversification, land uses compatible with and supportive of the policy framework of *Melbourne 2030*, tourism and recreation, economic development, cultural heritage, fire management and the improved management of land use conflicts such as the impact of urban development on agricultural land uses and production.

**Actions** – the GWMP will set out a comprehensive set of actions to be taken by government, various relevant government agencies and authorities, Council, community based organisations and landowners. It is expected that this set of actions will be the expression of a negotiated series of agreements and partnerships developed as part of the preparation of the Plan.

The Action Plan will clearly define roles, responsibilities, timelines, funding requirements and budget allocations. The Action Plan should be designed so that it can form the basis of a series of partnership agreements or memorandums of understanding that can be

used for the ongoing implementation of the Plan. The Action Plan should include a monitoring and review process that ensures an ongoing consultative approach between Council, relevant stakeholders and landowners.



# 7 The Status and Implementation of Green Wedge Management Plans

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A GWMP should be adopted by Council. Where relevant, it is anticipated that aspects of the Plan will be included or referenced in the Local Planning Policy Framework and within the context of *Melbourne 2030*, will provide the strategic basis for reviewing existing planning provisions of the green wedge. Any proposed changes to a planning scheme will require a planning scheme amendment which involves separate consultation processes and other requirements specified under the *Planning and Environment Act 1987*. Similarly, any proposed changes to a Council's municipal laws will also require statutory processes required under the *Local Government Act 1989*.

Where a GWMP has been prepared and it is consistent with the Practice Note, Government and government agencies should recognise and reference the GWMP in their ongoing programs. As GWMPs are developed across the Port Phillip Region they are also likely to be recognised and referenced in other relevant land and resource management plans, such as Regional Catchment Strategies.

## 7.1 Role of the Department of Sustainability and Environment

Officers from the DSE's Port Phillip Region are available to assist Councils in the preparation of a GWMP. DSE will provide support and assistance to Councils by:

- Participating in the project steering and working groups as needed
- Liasing with Councils and groups of Councils; And
- Contributing to partnership arrangements or funding programs where possible.

It is anticipated that DSE will be involved in the development of each GWMP and will be provided with an opportunity to comment on the draft GWMP prior to it being adopted by Council. For further information on GWMPs contact the DSE Port Phillip Regional Office.

# Appendix A:

## 8 Key Contents for a Generic Brief for the Preparation of Green Wedge Management Plans

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Any Brief prepared for tasks designed to assist in the preparation of GWMPs, or as input to such a Plan, should address the following elements in addition to the usual legal and contractual details:

1. The background to the project
2. The purpose of the project
3. The designated area to which the Overall Plan will apply – the designated study area for the project if it is not the same
4. The required process to be followed including:
  - Relationship between the Steering Committee, the Project Working Group and any other groups
  - The responsibilities for consultation
  - The meetings to be attended
  - The degree of liaison and consultation to be undertaken
  - The departments, agencies, groups and organisations to be contacted
  - The product or outputs to be produced and the form that it is to be in
  - The timetable to be followed and the reporting requirement within that timeframe
  - The required management and reporting procedures
  - The requirements for responding to a brief
  - The criteria used to evaluate submissions to undertake project work
  - The budget for the tasks to be undertaken; And
  - The information that is available to undertake the project.

# Appendix B:

## 9 Scoping of Issues

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### 9.1 Introduction

The purpose of this section is to provide an overview of the range of issues and opportunities that relate to the long-term sustainable management of Melbourne's Green Wedges. In setting out this range of issues, it is important to note that regardless of the existence of *Melbourne 2030* and its Policy Framework for the Green Wedges, the vast majority of these issues have existed for many years.

The Green Wedges represent an area about equivalent to the whole of the contiguous built up urban area of Melbourne, excluding major public land areas. There is a vast array of land uses and land conditions in the Green Wedges and it is inevitable that there will be conflicts between some uses and some landowners. There is a tendency in the current debate to link all conflicts and management issues to *Melbourne 2030* and its planning strategy for the Green Wedges and the choice and application of zones. However, most of the issues were present prior to that Strategy and would continue to be present if the Strategy was not in place. Conversely, the often proposed 'solution' for parts of the Green Wedges, subdivision of land, does not remove these ongoing issues. The

overall responsibilities and need for resource management, environmental rehabilitation and enhancement and realisation of the potential opportunities for the Green Wedges within the *Melbourne 2030* framework will not be removed by subdivision of land. Subdivision of land within the Green Wedges contradicts underpinning principles such as curbing urban sprawl and providing 'the lungs' for the surrounding urban areas. Subdivision will increase the density of development, exacerbate many of the land management issues and increase land use conflicts.

The issues relating to Green Wedges have been scoped to meet three distinct purposes:

1. To provide a basic documentation of the range of issues and opportunities so as to better inform all persons and organisations with a stake and interest in the future of the Green Wedges.
2. To group and categorise those issues, to the extent possible, so as to provide ideas about the potential importance and impact of each issue across the Green Wedges. This will assist individual Councils to identify relevant and legitimate issues and opportunities.

3. To ensure that the GWMPs recognise and comprehensively address each of the identified issues that are relevant to each Green Wedge area and utilise an open and inclusive process to prepare the GWMP.

## 9.2 How the Issues were Identified

An initial discussion paper was prepared which provided the basis for extensive consultation which has enabled the issues to be explored and developed into a comprehensive assessment. The issues covered are not a definitive list. They are intended as a list that may be added to over time, should new issues arise, to ensure that management and implementation plans remain relevant.

The list is a summary of issues that were identified following reference to a wide range of material, including:

- Submissions to the Melbourne 2030 Strategy
- The planning schemes of the 17 municipalities included in the Green Wedge areas
- A stakeholder workshop held in May 2004
- The written submissions responding to the first draft version of this document
- Numerous newspaper articles and web pages, and a number of publications including:

- Melbourne 2030 - Response to Submissions (November 2003), DSE
- Maintaining Melbourne's Green Wedges (December 2002), Michael Buxton and Robin Goodman
- Green Wedges and Non-urban Issues - Technical Report 2 (September 2000), Alastair Kellock and Associates
- Managing Natural Resources in the Port Phillip and Western Port Region - Past, Present and Future (2002), Port Phillip and Western Port Catchment and Land Protection Board
- Port Phillip and Westernport Regional Catchment Strategy (1997), Port Phillip and Western Port Catchment and Land Protection Board
- A workshop held in December 2004 with representatives from Councils in the green wedges; And
- Comments and submissions from organisations represented on the *Melbourne 2030* Implementation Reference Committee.

## 9.3 An Overview of the Issues in the Green Wedge Areas

Each of the twelve green wedge areas identified in the *Melbourne 2030* Strategy has a unique set

of social, environmental and economic circumstances as well as natural features. These all contribute to and influence the types of potential land uses resource attributes, environmental features and opportunities. Factors such as climate, rainfall, water accessibility and quality, soil type and structure, land capability, geology, distance to transport routes, proximity to urban areas, allotment sizes, predominant land use, amount and quality of native vegetation cover, land ownership and community involvement all contribute to the complex and diverse nature of each Green Wedge area. Additionally, within each Green Wedge area, there are subsets of these factors. The Green Wedge areas comprise important economic components at municipal and metropolitan level. The social and community role of Green Wedges areas is a critical element that must be understood and provided for. Large numbers of people live in the Green Wedges, in some cases landholdings extend back several generations. Many people derive all or part of their livelihood from the Green Wedges.

It is recognised that the Green Wedge areas embrace an extensive variety in the forms and type of land uses such as; broadacre grazing, intensive productive horticulture, 'hobby' and lifestyle farming, tourist/recreation uses such as golf courses and other stand alone attractions, utilities and infrastructure such as the Melbourne Airport, waste treatment plants, sand and stone extraction and limited commercial uses. The

Green Wedges also contain significant opportunities for continuing investment in uses and resource management consistent with the *Melbourne 2030* framework. Some of the existing land uses within the Green Wedges are not necessarily compatible with the *Melbourne 2030* framework. The nature and type of land uses that are found in the Green Wedges have changed over time, the social and economic forces which impact on them will lead to further changes in the future.

In some cases, residents have had expectations that they would be able to subdivide or further develop their properties. Additionally, some people and organisations have bought land and speculated that future subdivision would be likely to occur. These expectations may have been based on a number of events or assumptions, none the less, whether a property is located in a Green Wedge area or not, rezoning land so as to subdivide or further develop this land, is subject to a lengthy process that does not have a guaranteed outcome. An amendment to the local Council's planning scheme would be required and this process is subject to: strategic justification and support for the amendment - as set out in the State Planning Policy Framework and then in the Council's Planning Scheme, a period of public exhibition, receipt of submissions that may or may not support the amendment, and, ultimately, approval of the Minister for Planning. As such, for many landowners and speculators, the potential to subdivide and further develop

their land has never been assured, even before the introduction of the UGB and Green Wedge Zones.

The Green Wedges contain extensive areas of important environmental features and natural resources, including native vegetation held in both public and private ownership, areas of important wetlands and extensive biodiversity resources including native grasslands. The Green Wedges are also a significant landscape and visual resource which contribute to Melbourne's overall liveability and appeal for residents and visitors and has related links to local and state economies. The Green Wedges provide ongoing opportunities for investment in land and resource management which will contribute to Melbourne's sustainability and liveability.

While the Green Wedge areas comprise diverse uses and landscapes, they also cross municipalities and comprise areas with common features. For instance, in the west, north-west and, to some extent, the north there are extensive flat volcanic grassland landscapes with incised valleys. In the north east and east bushland areas with more extensive valleys are dominant. In the south east the areas are often lower lying, in some cases relatively poorly drained and comprise areas with extensive coastal plains and former coastal dunes resulting in extensive sand deposits. In the Dandenong Ranges and Mornington Peninsula higher elevations provide a different climate and

soil base that support a wider range of agricultural land uses while many areas are still heavily forested. These natural land units straddle municipal boundaries while some areas comprise more than one municipality.

There is significant productive agricultural land within the Green Wedges which, with further investment, can contribute to Melbourne's economy, local economies and the sustainable management of the Green Wedges. These uses contribute, in various forms, to the economic, environmental and social role of particular areas and to the opportunities for enhanced management. In some cases continuing agricultural land use is being impacted by adjacent or nearby urban development.

Predominant land uses contrast significantly between Green Wedge areas, with implications for tailoring appropriate action and implementation plans for these areas. For example, the Yarra Valley and Yarra and Dandenong Ranges Green Wedge area takes in a substantial portion of national and state park and a strong viticulture industry, the Westernport Green Wedge takes in a variety of rural industries, particularly poultry and intensive horticulture, as well as containing the sensitive Westernport Bay mudflats and mangroves which are RAMSAR wetlands, and the Mornington Peninsula Green Wedge takes in a range of rural industries, a national park, viticulture, a range of tourism developments and uses as well

as about a dozen golf courses. In the west there are areas of important vegetation such as grasslands together with some of the most intensive agriculture in the state.

The level of readily available research which exists on the land uses, the characteristics and quality of the resource base across Melbourne's Green Wedges varies enormously. In some cases Councils can draw upon extensive studies and research while others have very limited information and there are extensive gaps in the available material which cannot be readily addressed.

#### **9.4 Issues Relevant to the Preparation of Green Wedge Management Plans.**

The issues raised in the written submissions and at the stakeholder workshop were based on a diverse range of individual values and opinions. As expected, many of the issues raised conflicted with each other and some conflicted with state government policy, while some of the issues raised were not relevant to the specific issues of sustainable management of the Green Wedges. A summary of the issues that this document has identified as concerning the sustainable management of the Green Wedges follows:

##### **Better Communication of the Purpose of Green Wedges**

The purpose of the Green Wedges and the core principles that underpin this purpose needs to be

more clearly and widely communicated. This will help ensure that the GWMPs are based on achieving this purpose and that all interested parties have a clear understanding of what the Green Wedges strive to achieve within this context the purpose of individual Green Wedge areas needs to be clearly articulated and widely communicated.

##### **Lack of Information about Green Wedge Areas**

A lack of adequate and consistent information including mapping, land capability and suitability studies, vegetation studies etc is a critical issue. It is imperative that information is collated and gaps are identified as part of the development of management plans, and that there is a central point from which the collated information can be accessed. A related issue is ensuring that existing relevant studies are referred to in the development of the management plans. It is also important that the status of GWMPs be clearly stated, with regard to their relationship with other legislation, policies and planning controls so as to clarify the requirements and responsibilities of involved parties.

##### **Widely Varying Resource Base for Councils**

The differing levels of information about the Green Wedges, the Capacity of different Councils to comprehensively tackle the preparation of GWMPs the level of priority for such plans against other competing priorities and the scale and demands in preparing such plans must be recognised. Many Councils will

find that the preparation of a credible plan will require extensive resources, for some Councils this is currently seen as a relatively low priority.

### **Better Consultation and Collaboration**

A closer partnership is needed between local and state government, landowners, government agencies, community interest groups and a range of stakeholders in the Green Wedges. A transparent process that includes genuine community consultation and landowner engagement must be utilised in preparing the GWMPs. The consultation process should include a broad range of stakeholders. All communication should use clear and concise language and should be widely circulated so as to reach all community members.

There is a significant desire amongst landowners and some Councils to be consulted further. Developing an improved partnership with landowners, Councils and other organisations and interested parties would ultimately lead to better implementation of the management plans. Private, community and government stakeholders need to work together in providing information, education and funding resources towards developing and implementing the management plans. Landowners – particularly those farming areas in the Green Wedges, are important stakeholders as they are critical land managers. They must be engaged and their knowledge and experience utilised.

### **Social and Cultural issues**

Green Wedges have a significant social and cultural role for the many communities that use and enjoy them. Issues that should be addressed in the GWMPs include:

- Recognition and protection of Aboriginal heritage and cultural sites and the need for improved information, mapping, on Aboriginal heritage and cultural sites
- Recognition of the broader environmental role and the opportunity to participate in social networks such as Landcare and Friends of Groups etc.
- Need for ways to identify land for the extension to metropolitan parks or planned open space links and the impact of such uses on existing landowners
- Public open space links and recreation - links to community health - providing for and promoting passive as well as active recreation - catering for different members of community
- Retention of sense of place and character, including landscape values - to ensure community connection and engagement with the landscape and features of the Green Wedges; And
- The diversity in land ownership including length of ownership, family inter-generational commitment, property succession and the social networks that exist.



### Addressing Conflicting Land Uses

Given the wide range of current and potential land uses within the Green Wedges, the mixture of public and private land and the proximity of urban land uses within the Urban Growth Boundary, conflicting land uses are a critical issue. A key issue in managing Green Wedge areas will be managing the conflicts between the diverse ranges of uses in Green Wedge areas and balancing the competing environmental, economical and social objectives for each of these Green Wedge areas. Some land use conflict issues include:

Residential and rural residential development and its compatibility with:

- Intensive agriculture/horticulture use
- Native flora and fauna habitat areas
- Tourism/recreation areas
- Waterways
- Urban infrastructure such as sewerage treatment farms and airports
- Wildfire Management Overlays and wildfire prone areas

Agriculture/Horticulture use and its compatibility with:

- Residential development that has encroached into traditional farming areas

- Native flora and fauna habitat
- Tourism/recreation areas
- Waterways; And
- Public land (fire risk, weed control).

There is also the potential for significant conflict between land uses and developments within Green Wedge areas and those within the urban growth boundary, that is, in Green Wedge/urban 'interface' areas. These conflicts are particularly evident in the interface between residential/urban areas and farming areas (eg. vandalism, dogs, spray/dust/noise complaints) and between residential/urban areas and native flora and fauna habitats on either private or public land (eg. pest plants, feral cats, dogs)

### Funding

Long term sustainable management of the Green Wedge areas will require significant and ongoing funding commitments. It is important to clarify, as soon as possible, what these costs will be and to clearly state who is responsible for bearing these costs. The GWMPs should include a prioritisation of actions and detail the costs involved and identify where the funding can be sourced. Opportunities for sourcing funds from a range of organisations and government agencies should be thoroughly investigated. Financial incentives for landowners, may include initiatives by Federal and State governments as well as Council rates reductions and other incentives. It is critical that

sufficient funding has been identified and allocated to allow for full implementation of the completed GWMP.

### **Resource Management**

The ongoing long-term management of the resources in the Green Wedge will provide greater certainty and security in the sustainable use and development of the resources found in the Green Wedges. Providing greater certainty in the environmental condition and the management of resources will provide a much more conducive setting for investment. Local government and government departments have varying responsibilities and capabilities in addressing a range of resource management issues relating to Green Wedges. For local government the range of tasks may go beyond those that they have a statutory requirement to undertake. In some cases community interest has prompted Councils to take on wider roles while in others the inter-relationship between land and resource management and general community well-being has prompted Councils to act. Generally the protection and enhancement of existing biodiversity and conservation values, including remnant vegetation and habitat corridors, leads to improved social, community and economic returns. Recognising the critical role green wedges have as a natural resource that provides "the lungs of Melbourne" is consistently raised as an issue.

**Water:-** Water supply and quality is a significant issue that will impact upon future non-urban

land uses and the management of that land in the Green Wedges. Water supply and quality impacts on a range of land uses, including: agriculture, intensive agriculture, agricultural value adding, tourism and recreational uses. Specific issues include:

- Improving water quality and riparian habitats in rivers, streams and watercourses and particularly in areas acting as water catchments
- The ongoing viability of low rainfall farming areas (broad acre cropping, grazing) - without irrigation
- Water supply and pricing issues in future - affecting ongoing viability of a range of uses
- Water quality - and suitability for a range of uses
- Availability of, and access to, suitable water supplies for fire fighting; And
- Identifying opportunities for accessing and utilising recycled water.

**Extraction:-** Extraction of resources such as sand are significant land uses in some Green Wedge areas. Maintaining their location close to potential markets keeps transport costs down and also provides substantial employment opportunities. Issues relevant to the GWMPs include:

- Protecting identified resources for future use

- Ensuring adequate buffers required for the 'life of the resource'
- Managing existing and potential conflicts with urban areas; And
- Managing impacts on the natural environment.

**Farming:-** Significant areas of the Green Wedges are used for farming purposes. Types of farming vary significantly across and within the Green Wedges, based on water supply, soil type and other factors such as climate. Issues relevant to the GWMPs include:

- In some Green Wedge areas, the land is not considered by landowners to be economically viable for long-term farming. Decreasing rainfall, soil degradation, weed infestation, lack of opportunities for expansion and encroaching urban land uses are significant issues faced by farmers in some Green Wedge areas. If the land use is to remain agricultural, the GWMP will need to address how farmers facing these issues will be able to achieve long term sustainable land use options
- In some cases the land has already been subdivided into small separately held lots that are too small for commercial scale farming and too large for a managed rural residential use
- There is a need for codes of practice for some agricultural uses, such as vegetable

growing, that protect against incompatible land uses, such as landfills, by providing for adequate buffer zones

- There is a need for continuing and extended research, development and extension into long term sustainable farming and a need for land capability studies covering agricultural land across all Green Wedge areas; And
- Impact of farming on other uses and natural environment features - e.g. on Westernport Bay.

**Forestry:-** Forestry is an important land use in parts of the Green Wedges and has significant links to the local, state and national economy, while providing a number of jobs for local residents. Issues relevant to the GWMPs include:

- Impacts of harvested areas on landscape values of Green Wedges and liveability and tourism values
- Impacts of harvesting of some areas on conservation values
- Impacts on passive recreation – walking, cycling, horse riding trails
- Traffic impacts on roads – residential roads and tourist roads – potential safety issues, particularly as surrounding urban areas become increasingly taken up for residential purposes.

- Fire management and conflicts between plantation areas and more populated areas: hobby farms, residential uses, commercial uses, tourism and recreation uses; And
- Impacts of spraying on surrounding areas.

### **Infrastructure**

The Green Wedges provide space for some of the existing and future infrastructure that supports Melbourne's urban areas. Locating infrastructure such as landfills and sewage treatment plants within Green Wedges, reduces the impacts of such uses on urban areas and helps minimise the cost of service provision by keeping the service and the customer within a close distance. Issues relevant to the GWMPs include:

- Managing existing and potential conflicts with urban areas
- Managing impacts on the natural environment
- Potential incompatibility of freeways and Green Wedge land in some Green Wedge areas
- Impact of road network upgrades on prevention of incidents involving vehicles and people
- Location of facilities handling dangerous goods
- Access and the provision of water for emergency response to fire, dangerous

goods, vehicle accidents and other rescue incidents

- Appropriate sites for fire stations or co-location with other emergency service providers; And
- Provision of infrastructure for emergency response e.g. mains, hydrants, residential sprinklers etc.

### **Environmental Protection**

Protection of natural conservation areas and environmental qualities is one of the primary purposes of the Green Wedges. The protection and enhancement of existing biodiversity and conservation values, including remnant vegetation, habitat corridors, and waterways is a critical issue to address in the sustainable management of the Green Wedges. This is particularly important given the wide range of current and potential non-urban land uses and how these impact upon biodiversity and conservation values. Many areas within the Green Wedges have degraded natural environments with low biodiversity and conservation values, while other areas have significant conservation values that require protection from surrounding conflicting land uses if they are to be preserved as intended. Some of the conservation areas in Green Wedges are particularly vulnerable, based on the proximity of other land uses, such as residential, industrial, agricultural etc. Issues relevant to the GWMPs include:

## Native Flora and Fauna

- Protection, enhancement and connection of existing remnant vegetation and habitat areas on private and public land
- Identification and protection of habitats of threatened species
- Better use of overlays and zoning, review of planning controls may be required
- Need for wider application of environmental impact studies
- More focus required on protection of biodiversity
- Managing interfaces with conflicting uses both in and out of the Green Wedge area
- Fire risk - particularly from public forested land. Inhibiting development in fire prone areas
- Weeds - weed management on public land and private land
- Protection of landscape values
- Access to appropriate native plants to suit site
- Impacts of adjoining land uses, both within and outside of the Green Wedge, on conservation values; And
- Impact of tourism on natural environment.

## Water

- Water diversion and extraction - effect on waterways and ecosystems
- Impact of land uses on waterways and ecosystems - water quality levels are reported to be very low within the Port Phillip and Westernport Catchment area. The Westernport Catchment is particularly degraded (depletion of seagrass)
- Floodplains and flooding issues
- Need for improved drainage systems - including constructed wetlands and retarding basins - to contribute to flood management and to improve water quality and ecosystems
- Protection and enhancement of existing important wetlands (Mordialloc Creek), including RAMSAR wetlands; And
- Impacts of land uses on ground water levels and salinity.

## Landscape

- Recognition of link between landscape values and economic sustainability, e.g. Mornington Peninsula Shire.
- Need for assessment of landscape values in some areas to guide appropriate land use, development and rehabilitation; And

- Need for mechanisms to determine how new developments are compatible with landscape values.

### Education

The role of education is critical to the success of the GWMPs. A co-ordinated and detailed approach to providing education, including: comprehensive educational resources using a range of mediums (manuals, fact sheets, web pages); workshops, courses, seminars, mentor programs and 'hands on' extension officers is required to ensure landowners, councils, community groups and other interested parties have the capacity to achieve successful management and implementation of the plans. It also ensures that all parties can share a consistent level of knowledge and understanding. Education programs may include: facilitating development of more sustainable farming systems in the region, combining economically viable and environmentally sustainable farming practices, weed and pest animal management, developing new skills across a range of areas that support landowners, and increasing awareness of adjoining residents of what to expect from normal farming practices.

### Economic Development

Green Wedges play a critical role in the economic development of local government areas, entire regions and Melbourne as a whole. Specific issues relating to managing Green

Wedges and their economic development role include:

- Acknowledging that there is a wide range of agricultural land that produces important and significant crops to feed Melbourne and beyond including export markets. Much of the produce is value added through processing and manufacture which in turn generates significant employment
- Promotion of passive recreation and links to liveability of residential areas inside the UGB
- Protecting and enhancing the values of Green Wedges that attracts residents and visitors to the area - e.g. Casey foothills in the South West Green Wedge area act as a rural backdrop to the urban area and are seen as valuable in attracting new residents to the area
- Acknowledging the intrinsic value of ecological diversity and its preservation for future generations
- Sustainable and innovative farming - support required to assist landowners in implementing innovative and sustainable farming practices that are economically viable
- Providing greater certainty, to encourage and support enhanced investment in the productive use of Green Wedge land

- Intensive farming - e.g. relationship with, water supply, and market demands. Some farmers shifting to intensive farming as more economically viable, particularly for small allotments. Urban development impacts on intensive agriculture
- Ensuring that sustainable resource management is linked to productive investment
- Tourism - protection of values and assets that contribute to tourism
- Government investment into the improved resource management of Green Wedges - leading by example
- Extractive industries - need to protect and provide adequate long term buffers.
- Siting of landfills and other services - close to market = reduced cost
- Siting of market gardens etc - close to market
- Role as employment provider - farming, rural industries, tourism, recreation; And
- Impact of Green Wedges on values of surrounding urban land.

### **Fire Management**

Fire management and protection on both private and public land is a critical issue. Ensuring adequate water and road access for the

purposes of fire-fighting and other rescue operations needs to be built into management and implementation programs. Municipal Fire Prevention Plans need to be integrated with the GWMPs. Fire management of public land is a key concern for many adjoining land owners. Controlling new residential development in fire prone areas was raised as a critical issue by the Country Fire Authority. GWMP that provide for revegetation programs need to take into account adequate fire management and protection plans and the need for periodical fuel reduction programs.

### **Defining who is Responsible for Green Wedges**

An increased level of co-ordination between Government and the community, organisations and landowners is required in order to successfully manage the Green Wedges. Issues relating to the GWMPs include:

- Should there be one or many people or organisations governing the Green Wedges?
- Ensuring that GWMPs embrace the needs, capacities and capabilities of the various landowners
- The role of incentives, encouragement, education and other support to regulate land management
- How will management and implementation of the GWMPs be facilitated and enforced? Consideration of resource and staffing

levels required for effective implementation, monitoring and enforcement will be critical

- Managing the interfaces between municipalities co-operatively via co-ordinated GWMPs
- Volunteer resources - role of community and interest groups in management of Green Wedge areas and capacity to undertake management; And
- There are a large number of government departments and agencies that each have different roles and responsibilities, viewing management from different perspectives rather than undertaking a holistic and integrated approach.

What role and status would a GWMP have? Clarification and description of the relationship of GWMPs to other relevant legislation, regulation, policies and planning controls is important. For example how will GWMPs relate to planning schemes and the Port Phillip and Westernport Bay Regional Catchment Strategy?

### **Varying Capabilities to Manage Land**

The varying capacities and capabilities of landholders to manage their land, according to the requirements of the management plans, is an issue that concerns the successful management of Green Wedge land. The varying abilities related to managing land may be related to a range of constraints including knowledge, finance, time and physical ability.

### **Governance**

A significant issue in the management of Green Wedge areas is who will manage the land and what is their capacity to do so. Large numbers of people live in the Green Wedge areas. What can or cannot be supported in any Green Wedge area is also influenced by a range of organisations that includes local government, state government agencies, catchment management authorities and a wide range of community and interest groups. At both an individual and organisational level, there is a wide range of capacities represented. Additionally, there is a diversity of organisations that have an interest in managing Green Wedge areas. It is possible that not all landholders will have the capability to manage their land, according to the requirements of the GWMPs. In these instances, it should be stated where support can be accessed to assist in land management.

Lack of support and integration between public and private agencies and organisations is a significant issue in managing Green Wedge areas. There is often a limited link or nexus between land use planning (particularly statutory planning) and overall sustainable natural resource management and environmental protection. Increased involvement by the community and community groups in the management of areas within the Green Wedges should be encouraged and facilitated, so as to increase 'ownership', appreciation and



understanding of Green Wedge areas and to share in the required management tasks.

### **Planning Controls**

The State Government has provided the strategic planning and policy framework for the Green Wedges through the adoption of *Melbourne 2030*. This framework has been implemented by the application of specific standard zones – Green Wedge, Green Wedge A and Rural Conservation, to areas within the Green Wedges. This has resulted in a consistent statutory base across the Green Wedges. While land use planning is not the only management and implementation tool available or appropriate, it is the primary tool available to Councils and communities for managing changes of kinds of uses and new developments. As such, each Council will, in due process, have to undertake reviews and amendments to their Local Planning Policy Framework – both the Municipal Strategic Statement to reflect the strategic direction that has been set for Green Wedges and the development or refinement of particular local Planning Policies. In some cases Councils have spent considerable resources in developing local Planning Policies for areas in the Green Wedges. This fact needs to be acknowledged and it should be recognised that for some Councils, extensive Policy refinement in the short term is not an option.

Some Councils will choose to prepare Local Planning Policies in respect to particular land use and development matters, in respect to areas within their Green Wedge area. Based on existing information or information gathered in the future, some Councils will seek to amend their planning scheme in respect to schedules to the zones and to apply relevant Overlays. While the overall strategic framework has been set by *Melbourne 2030*, there will be ongoing work in refining the application of particular planning provisions. Some municipalities such as Yarra Ranges and Mornington Peninsula have an extensive information base on environmental and natural resource issues and already have in place detailed planning provisions through Local Planning Policies and Overlays in their planning schemes.

In contrast, a number of Councils with large areas in the Green Wedges have very little detailed information on the land resource base, on environmental conditions and priorities and the planning scheme provides little strategic direction or planning provisions to address these issues. As such, the basis for the preparation of a comprehensive Green Wedges Management Plan for some municipalities is largely in existence, while for others there is an extensive amount of research, consultation and consideration of the relevant planning provisions to be undertaken. Significantly, though the planning schemes are only a part of a Management Plan. Much of the long-term sustainable management of Green Wedges will

rely on a series of actions and initiatives at the local and regional level. Issues relevant to the GWMPs include:

- Need for ongoing strategic work to develop and better understand agricultural land capability, environmental qualities and other features, culminating in appropriate and effective use of zoning, overlays and new LPPS and amendments to MSS
  - Need for review of Local Provisions and Policies in time across all Green Wedge municipalities to support and align with *Melbourne 2030*, with GWMP and zoning changes
  - Many Planning schemes allow significant discretion and this may contribute to the values and objectives of Green Wedges being compromised
  - Need to refer to current strategic work and studies that are already in place, e.g. City of Kingston, City of Hume
  - Inconsistency in the current application of overlays, zoning and local planning policies between municipalities across and within Green Wedge areas (see Appendix 5.4)
  - The preparation of GWMP will clearly establish that the planning scheme is not the principal tool for the management of Green Wedges. The planning scheme is only one of the means to assist in long term resource management
- A more consistent and wider use of specific resource management overlays in the planning schemes of the Green Wedge municipalities
  - Planning controls are only one tool in managing land in Green Wedges - industry codes of practice and management plans are more suitable tools to control particular land uses and the sustainable resource management of areas
  - Staffing resource implications and the capacity of Councils and a range of organisations and agencies to provide staff to work on the ongoing management of Green Wedges; And
  - Integration of GWMPs into each green wedge municipality Planning Scheme and ensuring the plans are afforded appropriate level of status as an essential part of each Scheme.

#### **Range of Values Attributed to Land**

A significant issue in the management of Green Wedges will be how these areas are perceived by the general community, landholders, developers and government agencies. In some cases, the value of a Green Wedge may be largely based on its aesthetic appeal and its impact on, and contribution to, the overall landscape and 'green space'. Frequently, Green Wedge areas perceived to have low

value in this regard are considered 'feral' or 'wasteland'.

Some values may be attributed to the historic impermanence of some Green Wedge areas. A history of inconsistent decisions regarding land use and development in Green Wedge areas has contributed to a perception that Green Wedge land is transient or perhaps simply a 'holding zone' for future urban growth. A perception of impermanence may lead to low value being attributed to the land by the general community, encouraging a "what does it matter?" attitude. It also contributes significantly to speculative buying and land value increases. In some areas, this perception of impermanence can also contribute to the landholder and community attitudes having a negative attitude to adopting and promoting sustainable land management methods.

The GWMPs should include on-going education programs that contribute to a better understanding of the overall purpose and objectives of Green Wedges in the context of *Melbourne 2030*, for individual Green Wedge areas, and for the community, landowners, council staff and councillors.

For more information refer to website: [www.melbourne2030.vic.gov.au](http://www.melbourne2030.vic.gov.au)

This site provides a link to the General Practice Note: *Preparing a Green Wedge Management Plan*

