

Melbourne 2030 based on outdated Green Wedge Plan

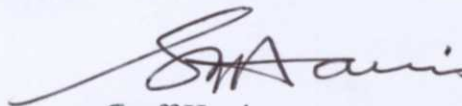
According to the Victorian Department of Infrastructure's report, *Melbourne 2030* October 2002 "*Melbourne 2030* reaffirms and strengthens the policy of focusing fringe development in growth areas based around major regional transport corridors--." (p.33) *Melbourne 2030* later says "The corridor pattern of development will allow the retention of areas of open land close to most development areas. These green wedges, identified in the 1971 report "*Planning Policies for the Metropolitan Region*", are a valued feature of metropolitan Melbourne and have practical and aesthetic benefits".--- "Statutory protection will be provided for the green wedges including the Yarra Valley, the Dandenong and Yarra Ranges, Westernport and the Mornington Peninsula to protect those areas from uncontrolled growth." (p.34)

Whilst the government's intent to continue the growth corridor/ green wedge concept is supported, reversion to outdated provisions is totally unacceptable. The plans and statements contained in the 1971 MMBW report related to a **proposed** Metropolitan Planning Scheme, and the final form of that Planning Scheme, prior to transfer of metropolitan planning powers to State Government, contained material changes, and those changes must be taken into account.

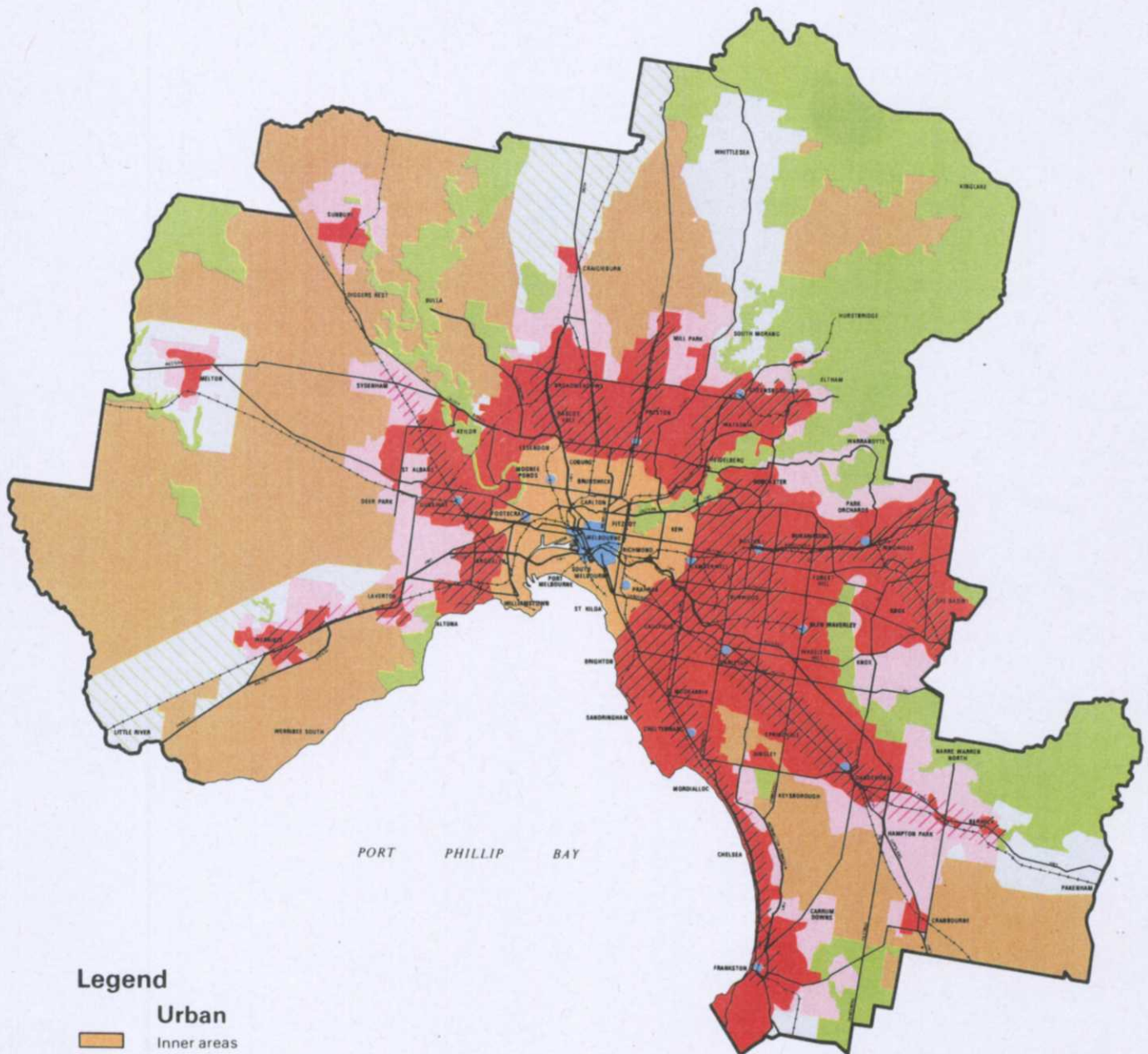
In particular, a **Strategic Framework Plan** was introduced into the Melbourne Metropolitan Planning Scheme on 21 September 1983, which amongst other things, contained a "green wedge" (non-urban area, of high ecological and landscape interest value) along the Yarra River, extending inwards to include the Kew Cottages land. Within that area, the stated objective was "to conserve the resources of soil, flora and fauna and the significant natural features." (Reprint No. 5, pages 19, 25)

It is my view, that in the consideration of any proposal for the rezoning of such lands for housing, this strategic matter is one which should be taken into account, and this information should have been drawn to attention prior to approval of Governor in Council, particularly in that *Melbourne 2030* implies continuance of past wedge policy. It may be that, in the absence of such a disclosure, a significant procedural defect has arisen.

Copies of relevant provisions of the "(Melbourne Metropolitan) "**Planning Scheme Ordinance**" reprint no. 12 are attached.



Geoff Harris
(Former Acting Director of Planning, MMBW)
12.02.08



Legend

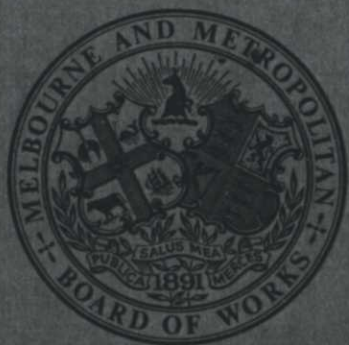
- Urban**
- Inner areas
 - Outer areas
 - Established areas
 - Central Melbourne
 - District centres
 - High public transport accessibility within established and outer areas
 - Potential urban
 - Deferred potential urban

- Non urban**
- High ecological and landscape interest value
 - Broadscale mixed or intensive farming
 - Planning boundary

SCALE
0 10 Kms

MELBOURNE METROPOLITAN PLANNING SCHEME 1984

Strategic Framework Plan



MELBOURNE METROPOLITAN PLANNING SCHEME

PLANNING SCHEME ORDINANCE

REPRINT No.

12


SA

MELBOURNE METROPOLITAN PLANNING SCHEME

PLANNING SCHEME ORDINANCE

EXTRACTS

NOTE


The Planning Scheme which on the 31st of December, 1984, has been amended and varied by the Instruments as referred to herein is constituted by the Planning Scheme Ordinance and Planning Scheme Map together with any designated plans and was approved by the Governor in Council on the 30th of April, 1968, and the requisite notice thereof was published in the Government Gazette on the 22nd of May, 1968.

Copies of the documents comprising the Planning Scheme are available for inspection free of charge at the office of the Board of Works and at the office of the Ministry for Planning and Environment and as to so much of the Planning Scheme as relates to land in the municipal district of any municipality at the office of such municipality.

PART 1A
STATEMENT OF OBJECTIVES

- 5B. (1) The statement of objectives contained in this Planning Scheme is intended to encourage and facilitate the proper use and management of the resources of the metropolitan area and to ensure that development within the area is carried out in a manner which will most effectively promote the health, safety, convenience and general welfare of the people of the various communities of the area with particular regard for balanced consideration of energy, efficiency, employment, environment and equity.
- (2) The statement of objectives comprises the objectives set out in this Ordinance and the strategic framework plan so marked and such plan shall form part of this Ordinance.
- (3) All objectives applicable to a particular consideration shall be read together and each shall be given due weight and consideration in any particular case.
- (4) The objectives of this Ordinance are divided into the following Divisions -
- | | |
|------------|-------------------------|
| Division 1 | Metropolitan Objectives |
| Division 2 | Strategic Objectives |
| Division 3 | Zone Objectives |

Inserted by
AM. No. 150 Part 1

DIVISION 2 - STRATEGIC OBJECTIVES

Inserted by
AM. No. 150 Part 1

5D. (1) The overall strategic objectives are -

- (a) to encourage and facilitate urban development within areas shown as urban on the strategic framework plan;
- (b) to maintain rural activity and to preserve the opportunity to accommodate future outward urban development when required within areas shown as potential urban and deferred potential urban on the strategic framework plan; and
- (c) to conserve and permanently maintain the rural activities and significant natural features and resources of areas shown as non-urban on the strategic framework plan.

(2) The residential strategic objectives are -

- (a) to encourage and facilitate opportunities for diversity in dwelling density, type and tenure within the areas shown as urban on the strategic framework plan;
- (b) to encourage and facilitate development and selected rehabilitation of residential development within the areas shown as inner areas on the strategic framework plan subject to the capacity of essential services and community facilities and such development being compatible with the locality and the use of adjoining land;
- (c) to encourage and facilitate residential development within the areas shown as inner areas on the strategic framework plan on sites where industrial and commercial development is no longer required;
- (d) to encourage and facilitate the residential use of existing buildings originally used for non-residential purposes and the provision of residential accommodation on the upper floors of commercial buildings subject to such development being compatible with the locality and the use of adjoining land;
- (e) to encourage and facilitate increased residential densities adjacent to centres of commercial and community activity, to parkland and Port Phillip Bay and within areas shown as areas of high public transport accessibility within established and outer areas on the strategic framework plan subject to the capacity of essential services and community facilities and such development being compatible with the locality and the use of adjoining land; and
- (f) to locate residential development within areas shown as outer areas on the strategic framework plan only where essential services and community facilities are or can be made available, and with particular regard to public transport needs.

(3) The industrial strategic objectives are -

- (a) to encourage the maintenance and further development of industrial activity within areas shown as inner and established areas on the strategic framework plan subject to the capacity or provision of essential services;
- (b) to locate industrial development within areas shown as outer areas on the strategic framework plan where essential services are or can be made available;
- (c) to enable uses providing for limited employment to establish within residential areas where they are compatible with the character of the locality and will not cause loss of amenity to adjoining land; and
- (d) to enable industry to establish within commercial areas provided it is compatible with the character of the locality and will not cause loss of amenity to adjoining land.

(4) The activity centre strategic objectives are -

- (a) to recognise, encourage, facilitate and reinforce the function of Central Melbourne as the dominant administrative, political, legal, financial, commercial, cultural, recreational, tourist and entertainment centre of the metropolitan area;
- (b) to encourage and facilitate the function of areas shown as district centres on the strategic framework plan as secondary administrative, commercial, cultural and entertainment centres within the metropolitan area to serve the needs of the population of the surrounding districts;

5D. (7) Cont'd...

- (b) to encourage continued occupation and maintenance of buildings of architectural or historic significance; and
 - (c) to provide for new development which is compatible with areas containing groups of buildings or features of special character, including parks, special gardens or landscapes and ensure that new uses do not adversely affect the amenity of these areas.
- (8) The natural conservation strategic objectives are -
- (a) to conserve the resources of soil, flora and fauna and the significant natural features especially within areas shown as areas of high ecological and landscape interest value on the strategic framework plan;
 - (b) to provide for the existing and potential functions of watercourses and floodways for drainage, ecological and recreational purposes;
 - (c) to facilitate the management and development of areas of proven stone resources and to protect such areas from competing land uses; and
 - (d) to ensure the conservation and protection of designated archaeological sites and areas within the meaning of the Archaeological and Aboriginal Relics Preservation Act 1972.
- (9) The non-urban land management strategic objectives are -
- (a) to encourage the use of areas shown as areas suitable for broadscale, mixed or intensive farming on the strategic framework plan for such purposes;
 - (b) to minimise the need for urban works and services in the non-urban area;
 - (c) to encourage community services required by residents of the non-urban area to be located in existing townships; and
 - (d) to encourage uses compatible with the physical capability of the land.
- (10) The transport strategic objectives are -
- (a) to encourage transportation schemes that support and positively assist the desired future pattern and nature of development in the metropolitan area;
 - (b) to encourage the development of a balanced transport system which has regard to the roles of the various modes of transport, including convenient and safe facilities for pedestrians, cyclists and public transport users;
 - (c) to encourage the development of transportation systems in a manner that is integrated with the pattern of land use development, has regard to the relationship between activities and the need to move people and goods at reasonable cost;
 - (d) to ensure that conflict between transport and land use activities is minimised in the pursuit of high levels of both mobility and environmental quality;
 - (e) to ensure that sufficient land is set aside for the present and future transport needs of the metropolitan population; and
 - (f) to encourage the provision of roads within the non-urban area which are compatible with rural land use and the rural environment and which serve the expected needs of rural and inter-urban traffic.

THIS PLANNING SCHEME HAS BEEN VARIED BY THE INSTRUMENTS REFERRED TO HEREUNDER

DESCRIPTION OF INSTRUMENT		DATE PUBLISHED IN GOVERNMENT GAZETTE
Melbourne Metropolitan Planning Scheme Amendment No. 114 Part 2 (Map)		22-7-81
Melbourne Metropolitan Planning Scheme Amendment No. 115 Part 1A (Map)		30-7-80
Melbourne Metropolitan Planning Scheme Amendment No. 115 Part 1B (Map)		19-11-80
Melbourne Metropolitan Planning Scheme Amendment No. 115 Part 1C (Map)		1-12-82
Melbourne Metropolitan Planning Scheme Amendment No. 115 Part 2A (Map & Ordinance)		1-10-80
Melbourne Metropolitan Planning Scheme Amendment No. 115 Part 2B (Ordinance)		19-8-81
Melbourne Metropolitan Planning Scheme Amendment No. 116 Part 1 (Map)		30-1-80
Melbourne Metropolitan Planning Scheme Amendment No. 116 Part 2 (Map)		24-9-80
Melbourne Metropolitan Planning Scheme Amendment No. 117 (Map)		20-4-79
Melbourne Metropolitan Planning Scheme Amendment No. 118 (Map)		21-2-79
Melbourne Metropolitan Planning Scheme Amendment No. 119 (Map)		4-4-79
Melbourne Metropolitan Planning Scheme Amendment No. 120 Part 1A (Map)		25-2-81
Melbourne Metropolitan Planning Scheme Amendment No. 120 Part 1B (Map)		16-9-81
Melbourne Metropolitan Planning Scheme Amendment No. 120 Part 2 (Map)		6-1-82
Melbourne Metropolitan Planning Scheme Amendment No. 120 Part 3A (Map & Ordinance)		18-3-81
Melbourne Metropolitan Planning Scheme Amendment No. 120 Part 3B (Map & Ordinance)		1-12-82
Melbourne Metropolitan Planning Scheme Amendment No. 120 Part 4 (Map & Ordinance)		13-5-81
Melbourne Metropolitan Planning Scheme Amendment No. 120 Part 5 (Map)		18-3-81
Melbourne Metropolitan Planning Scheme Amendment No. 120 Part 6 (Map & Ordinance)		8-6-83
Melbourne Metropolitan Planning Scheme Amendment No. 120 Part 7 (Map)		8-4-83
Melbourne Metropolitan Planning Scheme Amendment No. 121 (Map)		28-3-79
Melbourne Metropolitan Planning Scheme Amendment No. 122 (Ordinance)		11-4-79
Melbourne Metropolitan Planning Scheme Amendment No. 123 (Map)		16-5-79
Melbourne Metropolitan Planning Scheme Amendment No. 124 (Map)		25-7-79
Melbourne Metropolitan Planning Scheme Amendment No. 125 (Map)		3-10-79
Melbourne Metropolitan Planning Scheme Amendment No. 126 (Map)		5-3-80
Melbourne Metropolitan Planning Scheme Amendment No. 127 (Ordinance)		5-9-79
Melbourne Metropolitan Planning Scheme Amendment No. 128 (Ordinance)		19-11-80
Melbourne Metropolitan Planning Scheme Amendment No. 129 (Map)		17-10-79
Melbourne Metropolitan Planning Scheme Amendment No. 130 (Ordinance)		24-11-82
Melbourne Metropolitan Planning Scheme Amendment No. 131 Part 1 (Map)		22-7-81
Melbourne Metropolitan Planning Scheme Amendment No. 131 Part 2 (Map)		22-7-81
Melbourne Metropolitan Planning Scheme Amendment No. 132 (Ordinance)		10-10-79
Melbourne Metropolitan Planning Scheme Amendment No. 133 (Ordinance)		11-10-79
Melbourne Metropolitan Planning Scheme Amendment No. 134 (Ordinance)		5-12-79
Melbourne Metropolitan Planning Scheme Amendment No. 135 (Map)		7-1-81
Melbourne Metropolitan Planning Scheme Amendment No. 136 (Ordinance)		19-12-79
Melbourne Metropolitan Planning Scheme Amendment No. 137 Part 1A (Map)		17-12-80
Melbourne Metropolitan Planning Scheme Amendment No. 137 Part 1B (Map)		27-5-81
Melbourne Metropolitan Planning Scheme Amendment No. 137 Part 1C (Map)		9-9-81
Melbourne Metropolitan Planning Scheme Amendment No. 137 Part 2 (Map)		29-7-81
Melbourne Metropolitan Planning Scheme Amendment No. 138 Part 1 (Map)		24-4-81
Melbourne Metropolitan Planning Scheme Amendment No. 138 Part 2A (Map & Ordinance)		10-2-82
Melbourne Metropolitan Planning Scheme Amendment No. 138 Part 2B (Map & Ordinance)		13-10-82
Melbourne Metropolitan Planning Scheme Amendment No. 138 Part 3 (Map)		25-11-81
Melbourne Metropolitan Planning Scheme Amendment No. 139 Part 1A (Map)		14-1-81
Melbourne Metropolitan Planning Scheme Amendment No. 139 Part 1B (Map)		16-9-81
Melbourne Metropolitan Planning Scheme Amendment No. 139 Part 2 (Map)		19-8-81
Melbourne Metropolitan Planning Scheme Amendment No. 140 Part 1 (Map)		5-8-81
Melbourne Metropolitan Planning Scheme Amendment No. 140 Part 2A (Map & Ordinance)		5-8-81
Melbourne Metropolitan Planning Scheme Amendment No. 140 Part 2B (Map & Ordinance)		21-7-82
Melbourne Metropolitan Planning Scheme Amendment No. 140 Part 2C (Map & Ordinance)		8-9-82
Melbourne Metropolitan Planning Scheme Amendment No. 140 Part 2D (Map)		1-6-83
Melbourne Metropolitan Planning Scheme Amendment No. 140 Part 3 (Map & Ordinance)		7-4-82
Melbourne Metropolitan Planning Scheme Amendment No. 141 Part 1A (Map)		1-7-81
Melbourne Metropolitan Planning Scheme Amendment No. 141 Part 1B (Map)		23-9-81
Melbourne Metropolitan Planning Scheme Amendment No. 141 Part 2A (Map)		28-10-81
Melbourne Metropolitan Planning Scheme Amendment No. 141 Part 2B (Ordinance)		9-12-81
Melbourne Metropolitan Planning Scheme Amendment No. 141 Part 2C (Map)		7-4-82
Melbourne Metropolitan Planning Scheme Amendment No. 142 Part 1 (Map)		30-9-81
Melbourne Metropolitan Planning Scheme Amendment No. 142 Part 2 (Map)		23-9-81
Melbourne Metropolitan Planning Scheme Amendment No. 142 Part 3 (Map & Ordinance)		10-3-82
Melbourne Metropolitan Planning Scheme Amendment No. 142 Part 4 (Map & Ordinance)		13-10-82
Melbourne Metropolitan Planning Scheme Amendment No. 143 Part 1 (Map)		23-9-81
Melbourne Metropolitan Planning Scheme Amendment No. 143 Part 2A (Map & Ordinance)		26-5-82
Melbourne Metropolitan Planning Scheme Amendment No. 143 Part 2B (Ordinance)		22-9-82
Melbourne Metropolitan Planning Scheme Amendment No. 143 Part 3 (Map & Ordinance)		7-4-82
Melbourne Metropolitan Planning Scheme Amendment No. 143 Part 3B (Map)		25-7-84
Melbourne Metropolitan Planning Scheme Amendment No. 144 (Map & Ordinance)		28-5-80
Melbourne Metropolitan Planning Scheme Amendment No. 147 (Map)		6-8-80
Melbourne Metropolitan Planning Scheme Amendment No. 148 (Map)		23-7-80
Melbourne Metropolitan Planning Scheme Amendment No. 150 Part 1 (Ordinance)		21-9-83
Melbourne Metropolitan Planning Scheme Amendment No. 150 Part 2 (Ordinance)		18-4-84
Melbourne Metropolitan Planning Scheme Amendment No. 150 Part 3 (Ordinance)		30-5-84