1. Setting the scene
2. Distinctive Areas & Landscapes Program
3. Strategic Agricultural Land Initiative
4. Breakout Sessions
5. Feedback
What do we mean by peri-urban?
Melbourne’s Peri Urban Region
Population growth 1991 - 2018

Melbourne's Peri-Urban Population Growth

Estimated Residential Population

+54%
Projected population growth 2011 - 2031

Victoria

+40%

Melbourne’s Peri-Urban Areas

+54%

Victoria in Future
Peri-Urban Values

- Infrastructure
- Resources
- Biodiversity
- Ecosystem Services
- Lifestyle & tourism
- Heritage
- Landscapes
- Productive Land
Peri-Urban Pressures

- Urban development
- Visitation
- Infrastructure and services
- Local jobs
- Climate change
- Environmental risk (bushfire, coastal erosion, flooding)
Shaping Peri-Urban Areas

Plan Melbourne & Plan Melbourne Refresh

Regional Growth Plans

Localised Planning Statements
Overview

Outline

1. Background and Recap
2. Objectives of DALs
3. Declaration requirements
4. Statement of Planning Policy
5. Settlement Planning
6. Implementation
Background and Recap

- **2014**
  - Election Commitment to protect the Macedon Ranges

- **2015**
  - Ministerial Advisory Committee appointed

- **2017**
  - Ministerial Advisory Committee recommendations accepted by the Minister

- **2018**
  - Distinctive Areas and Landscapes Bill enacted
  - Declaration of Macedon Ranges
  - Final Draft Macedon Ranges SPP
  - Election Commitment to declare Bass Coast, Bellarine Peninsula and Surf Coast

- **2019**
  - Macedon Ranges SPP Finalised
  - Commencement of Bass Coast, Bellarine Peninsula and Surf Coast community engagement
DALs Objectives

• Recognise the **connection and stewardship** of traditional owners to land in declared areas
• Provide for **greater certainty** for areas for protection and conservation and areas for sustainable development
• Enhance the **conservation** and the environment in the declared areas
• Address the **identified gaps** in existing planning policy and the **unique challenges** facing declared areas
• Enable the **integration** of policy development and decision making under an Statement of Planning Policy
A declared area must:

- Have the **majority** of the following attributes:
  - outstanding environmental significance
  - significant geographical features, including natural landforms
  - heritage and cultural significance
  - natural resources or productive land of significance
  - strategic infrastructure or built form of significance

- Under **threat** from significant or irreversible land use change, whether that threat arises from:
  - land use conflict
  - multiple land use changes over time
  - any land use threat prescribed for the purposes of this section
An SPP must:

• Set a vision for a period of at least **50 years**
• State the parts that are **binding** on responsible public entities and parts which they must have regard
• Include a declared area **framework plan** that:
  • identifies areas for **protection and conservation**
  • may specify **protected settlement boundaries**
• Set out **Aboriginal cultural heritage** values both tangible and intangible
• An SPP may set protected settlement boundaries which require an approved amendment to be ratified by Parliament (similar to the UGB)
• Does not stop development – provide clear guidance for managed sustainable growth
• Values-based approach to identify areas for growth and development
• An SPP sets a 50 year vision which should inform settlement planning (not a 50 year land supply)
• An SPP must be reviewed every 10 years
• Incorporated document in the Planning Scheme
• Responsible public entities (RPEs) must not act inconsistently with any provision expressed to be binding
• RPEs which implement policies or programs must:
  • Consult all level of government relevant to the decision
  • Use best practice measures to protect and conserve distinctive features
  • Undertake continuous improvement to enhance conservation
Protecting Strategic Agricultural Land around Melbourne

MAV Rural and Regional Planning Forum
31 May 2019
The value of green wedge and peri-urban agriculture

10% of Victoria’s gross value of agricultural production

59% of Victoria’s vegetables

78% of Victoria’s strawberries are produced in the Yarra Valley

Over 90% of the nation’s asparagus is grown in Koo Wee Rup

Over 10,000 people employed on-farm
Cycle of agriculture displacement and relocation

DONCASTER
1945

DONCASTER
2015
Policy 1.4.1
Protect agricultural land and support agricultural production

Action 17
Support strategic planning for agriculture
Assessment of Agricultural Land Capability in Melbourne’s Green Wedge and Peri-urban Areas
Agriculture Victoria Research Final Technical Report
Updated October 2018

Land Suitability Assessment in Melbourne’s Green Wedge and Peri-Urban Areas

Madeleine Johnson, Research Fellow (Spatial Modelling)
Victor Sposito, A/Professor (Strategic Spatial Planning)
Robert Faggian, A/Professor (Climate Change Adaptation)
Criteria to identify strategic agricultural land

**LAND CAPABILITY**
Naturally fertile land with minimal constraints.

**RESILIENCE & ADAPTABILITY**
Highly versatile for a range of commodities now and in the future.

**WATER ACESS**
Farmland with access (or potential access) to a secure water supply.

**EXISTING LAND USE AND INTEGRATION WITH INDUSTRY**
Land currently used for intensive agricultural purposes, or supports the viability of an agricultural area.

**POTENTIAL CONSTRAINTS**
Inhibiting factors that may prevent land that from being identified as strategic agricultural land.
Timeline

- Technical research and creating draft criteria
  - 2018

- Consultation opens
  - 12 March 2019

- Regional workshops
  - Late March - Early April 2019

- Consultation closes
  - 17 May 2019

- Findings summary shared with the community
  - July 2019

- Develop the planning response
  - Late 2019

- Further consultation
  - On strategic agricultural land and improving green wedge planning
    - Late 2019

- Implement the planning controls
  - 2020
• 424 Submissions, further ~ 400 at workshops

• More people agreed (50%) than disagreed (34%) with criteria to identify strategic agricultural land.

• **Water** – access is important but also affordability and quality

• **Farming viability** - maintaining farm viability is a challenge due to high land values, high council rates and existing land use pressures and fragmentation.

• **Unintended consequences** - Concern that identifying only some agricultural land as strategic will weaken the value of other agricultural land.

• **A Victorian-wide approach** - need to address the issue consistently across Victoria.

• **Future Technology and Innovation** - allowing flexibility for future practices.
For further information, please contact us:

planning.implementation@delwp.vic.gov.au

Two concurrent sessions to find out more:

1. Distinctive Areas and Landscapes Program
2. Strategic Agricultural Land