



GREEN BELTS, GREEN WEDGES OR DISPUTED GROUND



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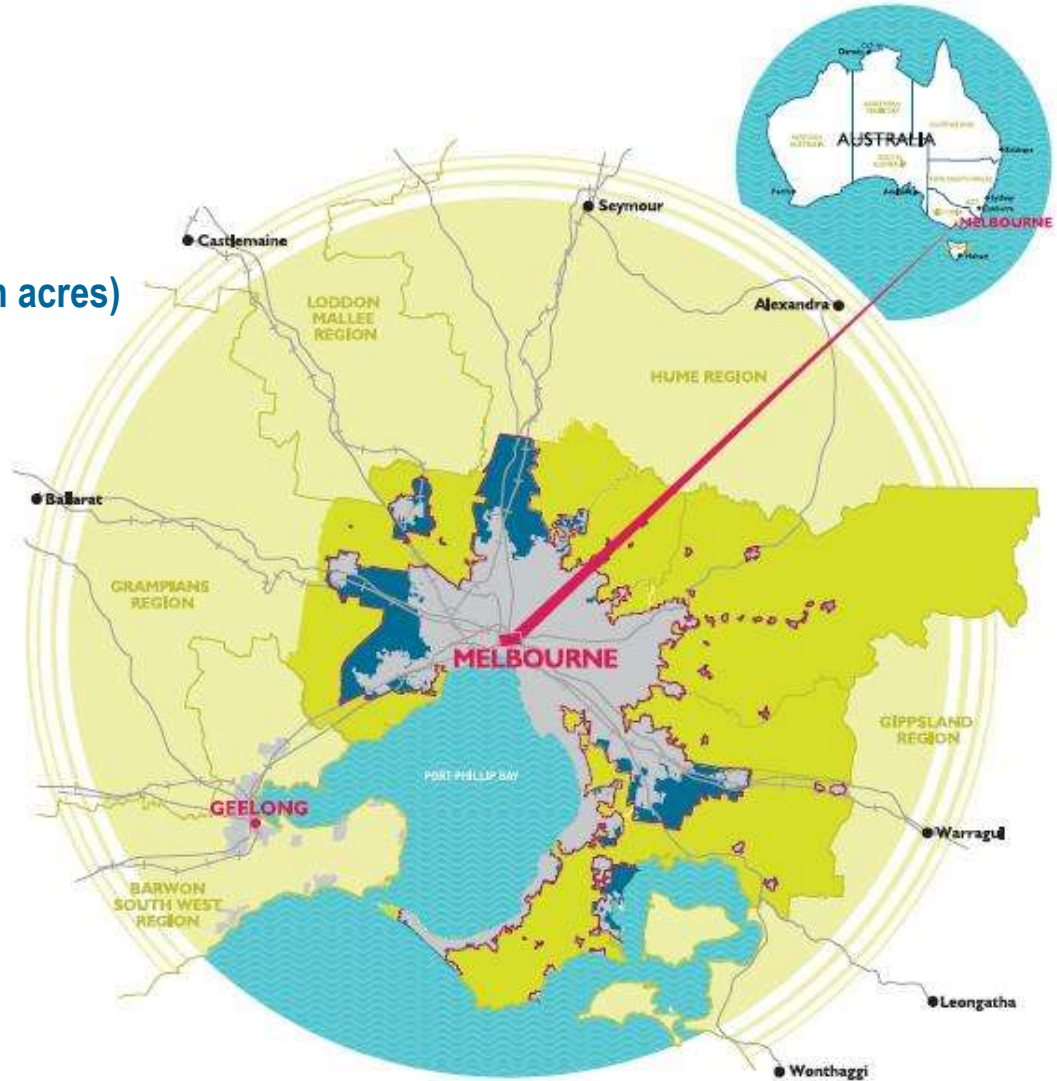
Greenbelts: Local Solutions for Global Challenges Conference
Toronto Canada March 2011

THE HEART OF THE HINTERLAND



Introduction

-  **Green Wedges:**
 - 600,000 hectares (1.5m acres)
-  **Hinterland:**
 - 100 kilometres (approx)
-  **Growth Area**
-  **Urban Area & Urban Growth Boundary**



MELBOURNE'S GREEN WEDGES



Hinterland key facts

- **Population - 617,000**
 - (700,000 in broader peri urban region)
- **Number of lots - 477,000**
- **Number of settlements - 103**
- **Multiple values and land uses**

- **Business as usual paradigm:**
 - **Decline of habitat and biodiversity**
 - **Loss of productive land and open space**

- **Choice:**
 - **Pathways and actions to a preferred future**



Green wedge and hinterland values – environment & amenity

MELBOURNE'S GREEN WEDGES



Biodiversity & Conservation

Lifestyle



Landscape

Open Space

Recreation



Green wedge and hinterland values - economic



Agriculture & Food Security



Buffers



Tourism



Viticulture



Protected Catchments



Sensitive Land Uses



Melbourne planning - early years

1837

- Melbourne was officially settled
- Surveyor Robert Hoddle's street grid plan →
- Parks and gardens were provided for
- Constraints were recognised

1929 - Landmark report

Plan of General Development

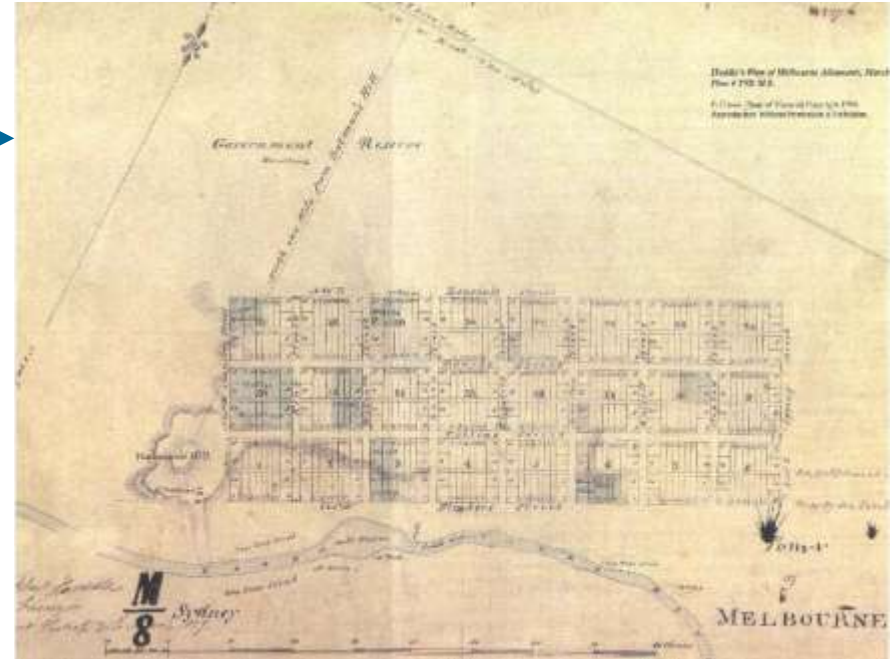


Addressed:

- transport and traffic congestion
- distribution of recreational open space
- haphazard intermingling of land uses

Proposed:

- planning and land-use zoning scheme – business, residential & industrial uses
- recreational scheme – open space, playgrounds, parks and 'parkway drives'



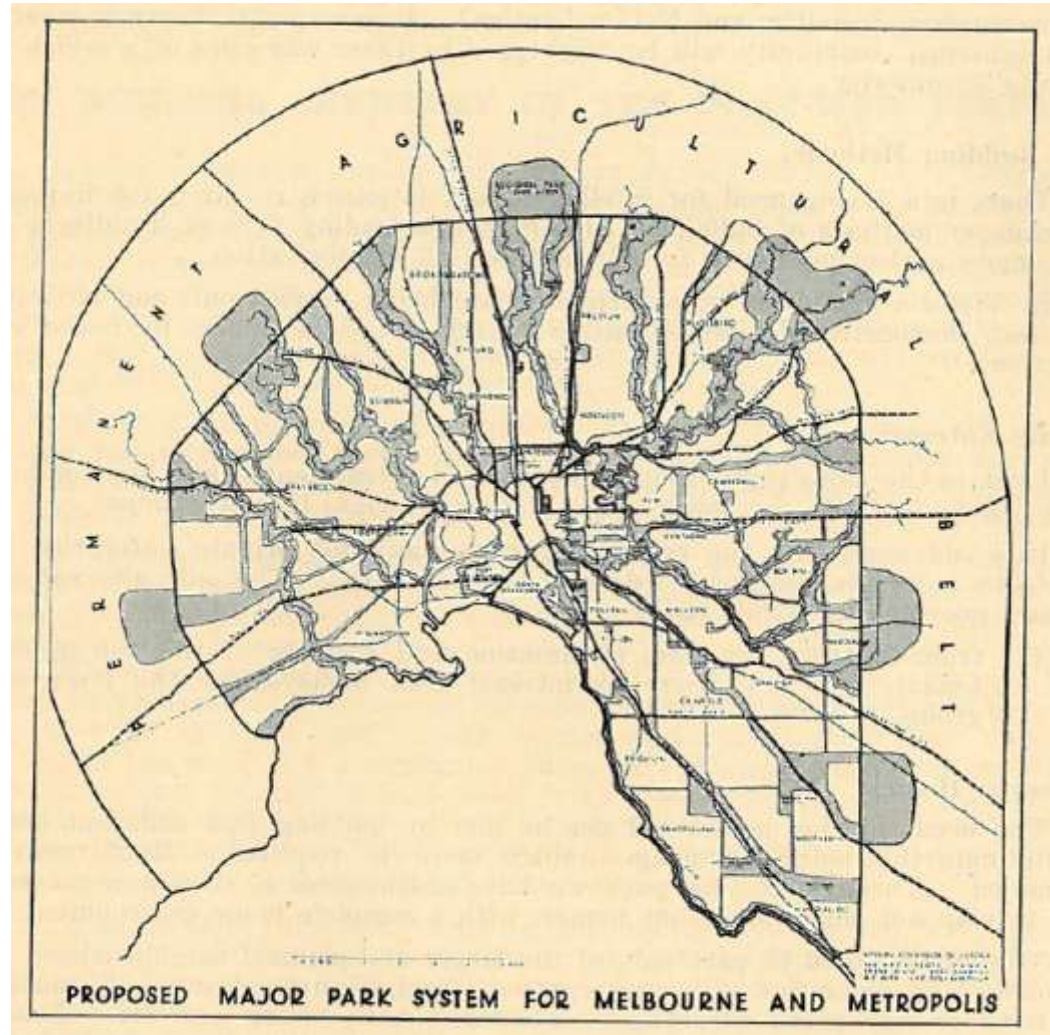


Melbourne planning – mid 20thC

Proposed Major Park System for Melbourne and Metropolis 1944

Note:

Permanent Agricultural Belt (proposed - not official policy)





Melbourne planning – mid 20thC

Sprawling low density urban development

- perception of ‘boundless land’
- increased affluence - gardens, large lots
- rapid increase in car use & mobility

Social consequences

- poor services
- disadvantage
- haphazard planning

Under threat

- productive rural and agricultural lands
- landscapes and open space
- wildlife habitat and natural resources





Melbourne planning – 1954

- 1st comprehensive Metropolitan Planning Scheme
- central locations - housing, transport, employment & community activity
- rural zones surrounding the urban area to reduce sprawl
- development corridors and 'wedges' of non urban land





Melbourne planning – 1968

Urban growth corridor / green wedge pattern of development was officially adopted as planning policy in 1968

To:

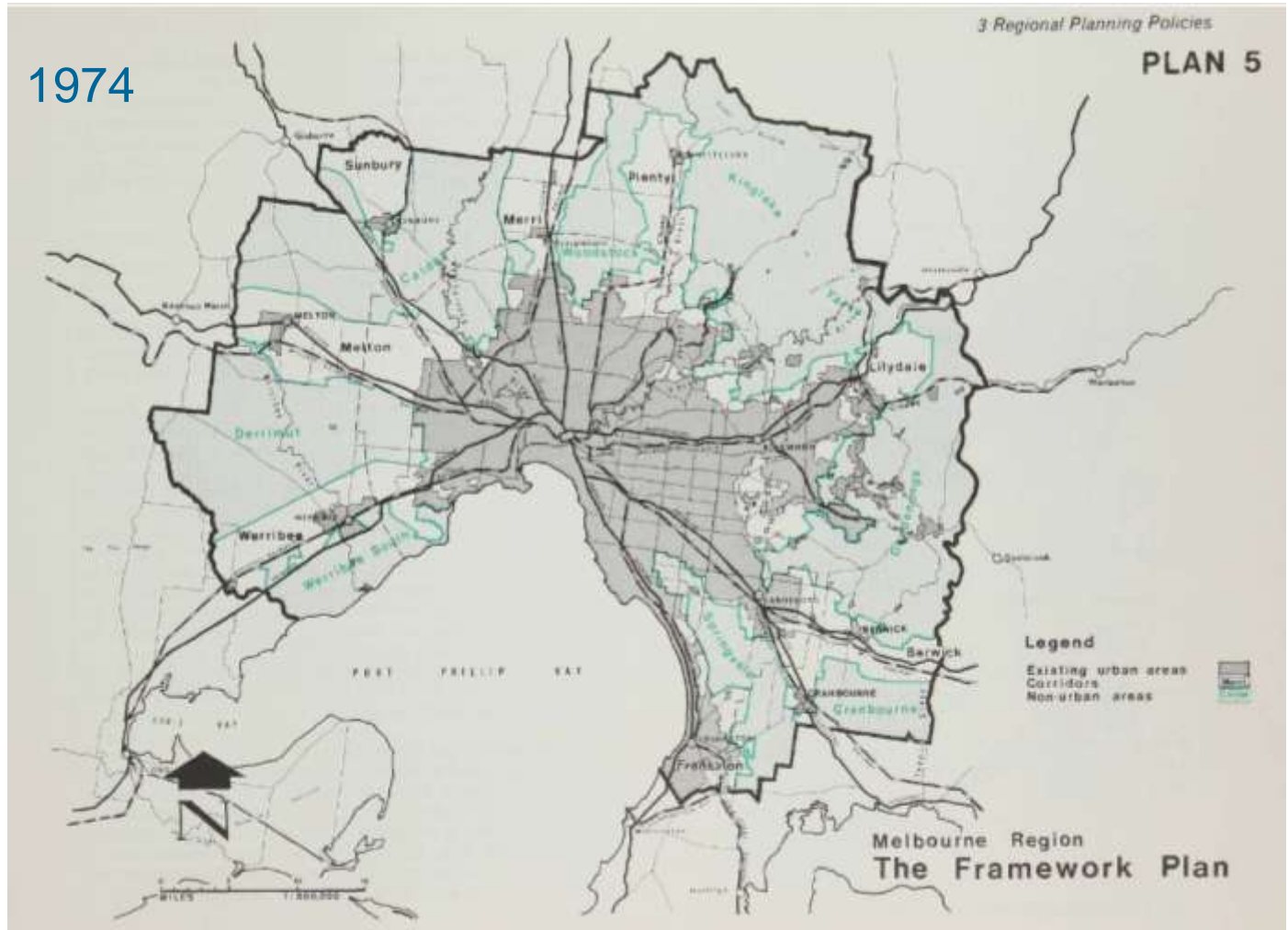
- provide relief from continuous building development
- preserve countryside near to established populations
- protect areas of high natural amenity
- protect primary production including orchards and market gardens
- protect mineral deposits, resources and other rural activities
- provide locations for major public utility installations and large institutions



Melbourne planning – 70s/80s

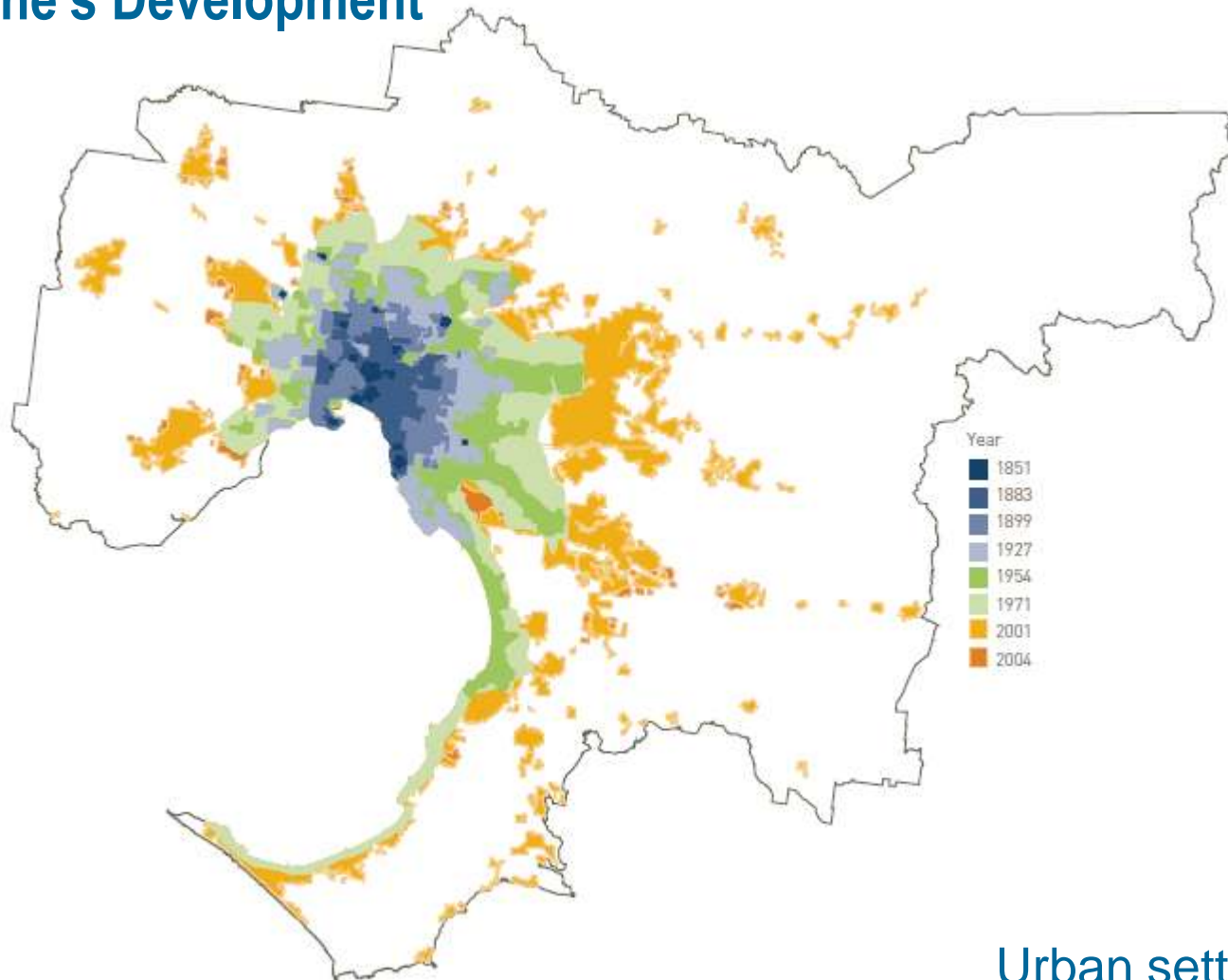
MELBOURNE'S GREEN WEDGES

1974





Melbourne's Development



Urban settlement
1851 to 2004



Melbourne planning – recent years

1990s

- 'New format' planning schemes – performance based
- 4000 hectares of rural land 'lost' to residential development

2002

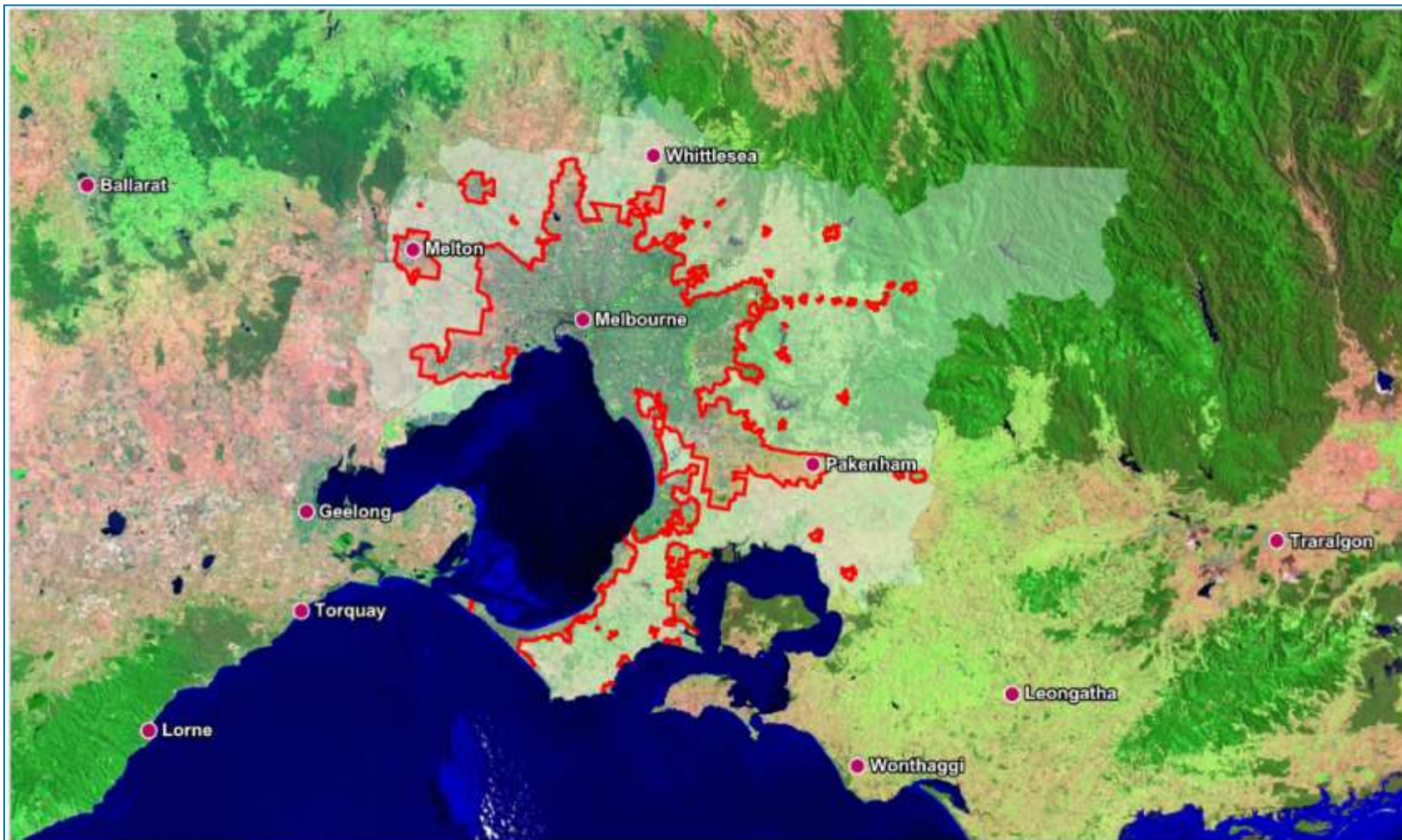
Melbourne 2030 – Planning for sustainable growth:

- 30 year plan to manage growth and change
- Urban growth boundary established
- 12 green wedges designated
- Legislation and planning controls to protect green wedge land

THE HEART OF THE HINTERLAND



MELBOURNE'S GREEN WEDGES



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2002 - Proposed boundaries and green wedges



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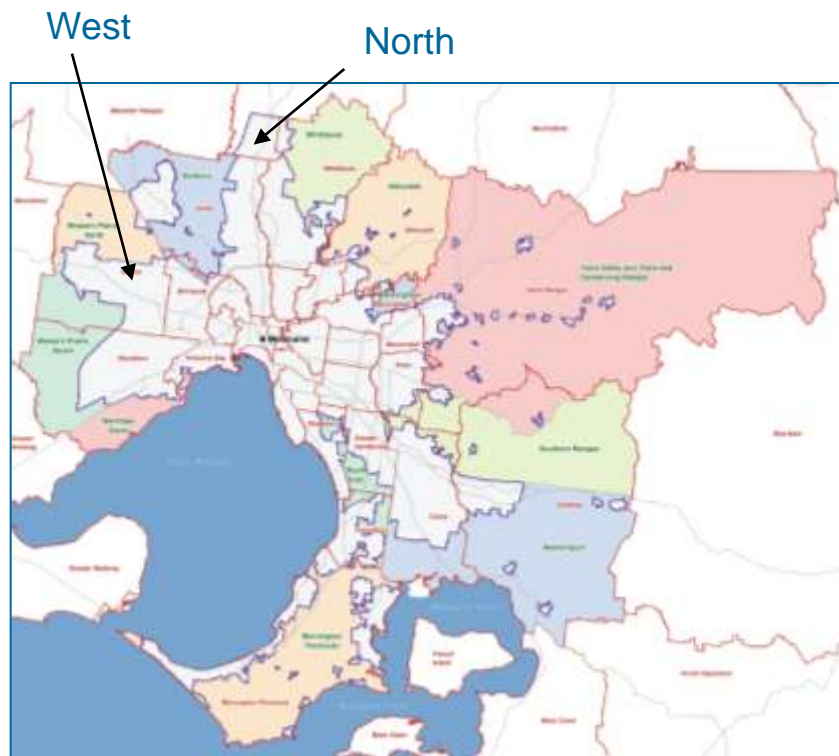


MELBOURNE'S GREEN WEDGES

2005 - final alignment of boundaries



2010 - urban growth boundary moved





Issues & Opportunities - 1

Population growth

- Melbourne = 1 million by 2020 – not 2030 as predicted
- Higher average annual growth rates in hinterland:
 - Peri-urban = 1.8% / Victoria = 0.9% / Regional Vic = 0.8%

Agriculture

- Food security, climate change, peak oil, food miles
- Retention of large properties is critical
- Land use planning affects farming



Environment

- Loss of native vegetation and habitat
- Decline in biodiversity and viable species populations
- Loss of ecosystem services
- Carbon offsets, Bush Broker schemes



Golden Sun Moth



Issues & Opportunities - 2

Water

- Last decade:
 - El Nino weather pattern – lower rainfall / higher temperatures
 - Few rivers in good or excellent condition
 - Water situation likely to worsen under climate change (5 – 45% reduction in runoff)
 - Recent extreme flood events in Victoria



Social

- Commuting:
 - 42% work outside local area / 28% commute to Melbourne
- Lifestyle – rural living and maintaining a close connection with nature
- Diversity of hinterland towns – heritage values & character
- Connected settlements – internet broadband technology





Case Study – Black Saturday Bushfires 2009

700,000 people live in Melbourne's broader peri-urban region



One of the most fire prone areas in the world



Case Study – Black Saturday Bushfires 2009

173 lives lost

414 people injured

7562 people displaced

450,000
hectares
burnt

350,000
hectares in
hinterland
areas

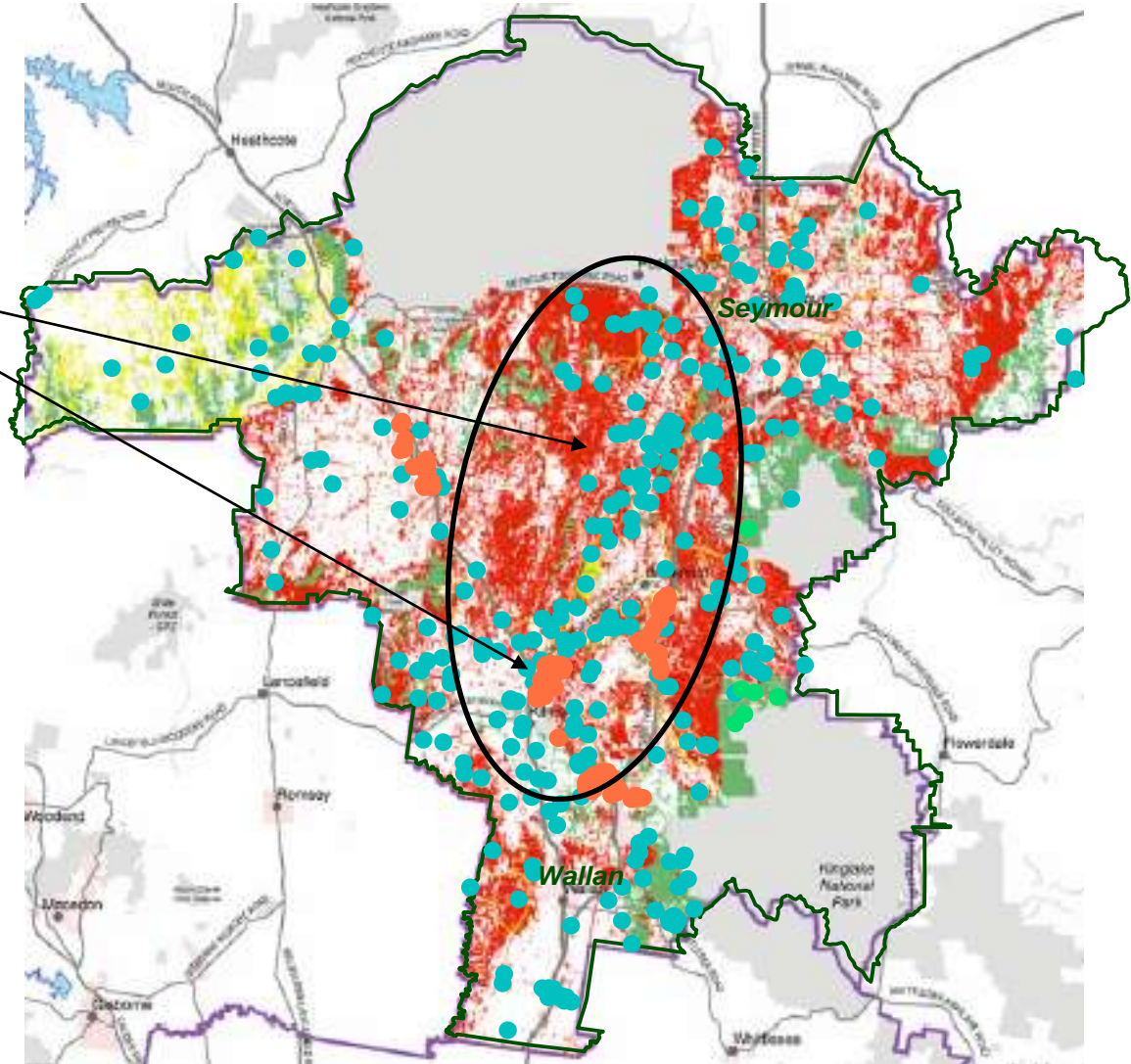
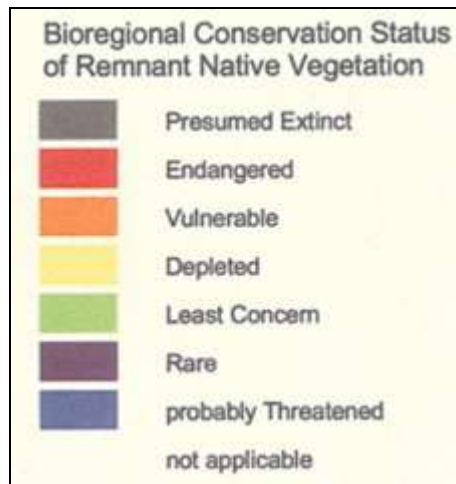


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Case Study Shire of Mitchell

Dwelling permits
(aqua & orange dots)
1997-2007



MELBOURNE'S GREEN WEDGES



Bushfire Royal Commission:

"...the Commission considers that there are some areas where the bushfire risk is so high that development should be restricted."





Lessons

Green Wedges and Hinterland provide:

- Opportunities for greater resilience
- Capacity for improved sustainability
- Enhanced liveability
- Climate change adaptation

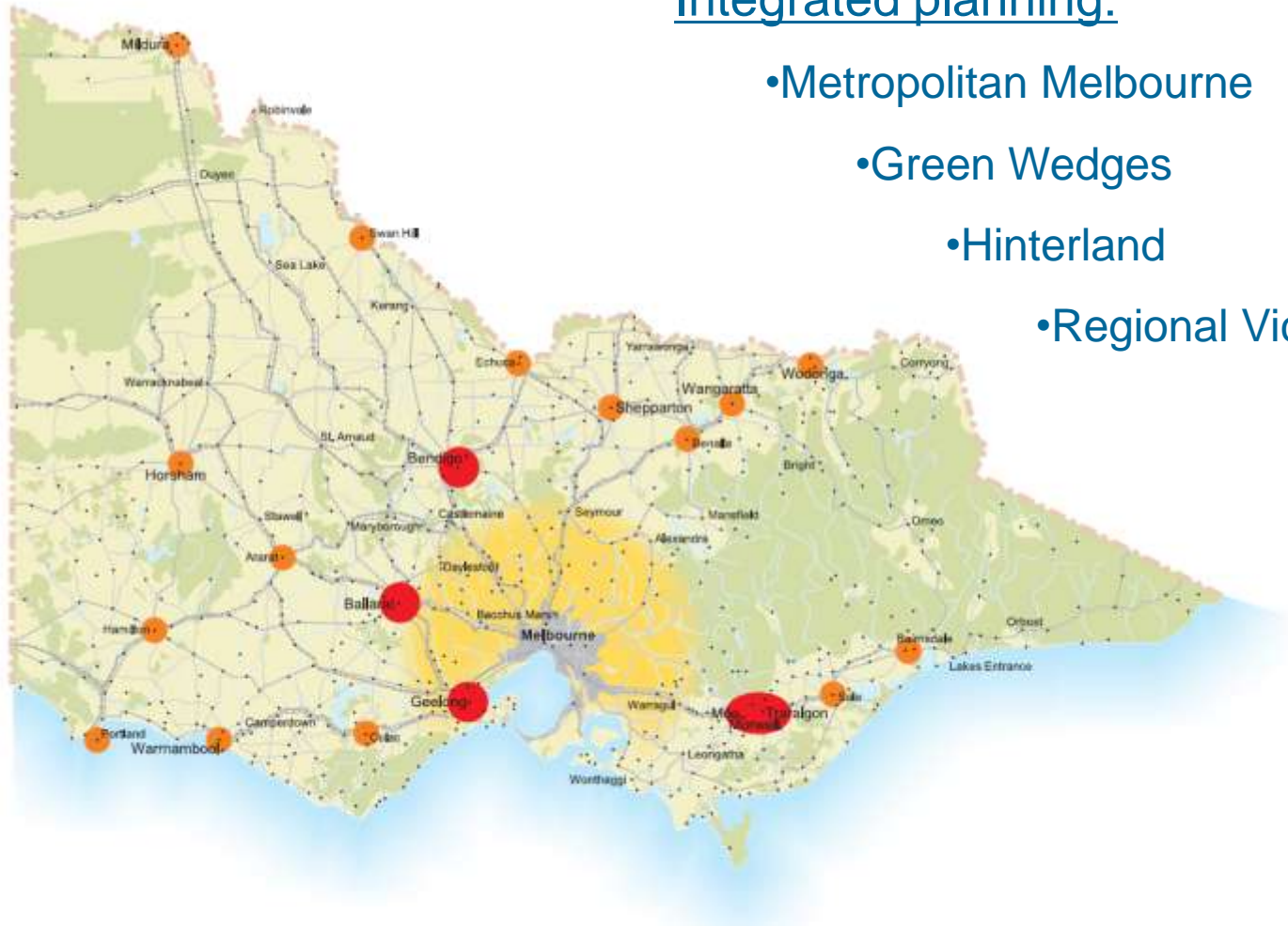




The Agenda

Integrated planning:

- Metropolitan Melbourne
- Green Wedges
- Hinterland
- Regional Victoria





Regional Planning & Partnerships

- 8 Regional Strategic Plans
- 8 Regional Land Use Plans
- AU\$17.2 million



Objective:
Integration and Implementation



PARTNERSHIPS

Government	Community	Institutions
<ul style="list-style-type: none"> •Local •State •National 	<ul style="list-style-type: none"> •landcare groups •community groups •business 	<ul style="list-style-type: none"> •research & data •consequences of business as usual •policy options – underway
IMPLEMENTATION		

Regional Strategic Plan

State Planning Policy Framework

State Transport Policies

State Climate Change Policies

Sustainable Water/ Energy Strategies

Spatial Policy & Strategies – Coastal, Periurban, Murray River etc

State Biodiversity Policies

Metropolitan Planning Policy

Emerging State Policies

Local Government Policy

TRANSLATION

+

INTEGRATION



regional settlement framework

RLUP

IMPLEMENTATION

Indicative Infrastructure Plan

Funding

Planning Scheme Amendments – SPPF, LPPF & MSS

Priority Actions

Partnerships for Delivery

Other



Conclusion

A city in isolation of its hinterland is not sustainable



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