

## **Nillumbik Green Wedge Management Plan Review 2015 Glossop Town Planning**

The document called “Nillumbik Green Wedge Management Plan Review” was commissioned by Council administration and prepared by Glossop Town Planning in December 2015, however was never presented to or adopted by Council.

The document states that its scope was limited to actions arising from the 2010 Plan and did not consider vision, guiding principles or objectives. Consultation was limited to Council staff and members of the former Green Wedge Management Plan Implementation Advisory Committee to Council.



# Nillumbik Green Wedge Management Plan Review

**Nillumbik Shire Council**

Policy review undertaken on behalf of Council

Date of report: December 2015





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## 1. Executive Summary

This report provides the findings of an independent review of the Nillumbik Green Wedge Management Plan (2010).

The GWMP provides the overarching strategic vision for land use and development within the Nillumbik Green Wedge. It directs other Council policy and is a reference document within the Nillumbik Planning Scheme.

This review arises from a Governance action within the GWMP to:

*Undertake four-yearly reviews of the GWMP and report on its implementation annually. The first review to take place after publication of the Royal Commission report into the February 2009 bushfires.*

The review has been guided by consultation with key Council and external stakeholders, along with a desktop review of best practice green wedge management.

In general, the key findings of this review are that:

- Council has demonstrated a strong commitment to the development and implementation of its Green Wedge Management Plan and is to be commended for the strategic work and ongoing implementation it has achieved since 2010.
- The actions are, in general, sound and achievable.
- There have been significant changes in State policy since the adoption of the GWMP in relation to rural zone reform, bushfire provisions and the development of Plan Melbourne. Generally, the GWMP remains consistent with the updated bushfire provisions and Plan Melbourne's vision for green wedge areas. Most significantly, however, there is a strategic gap in the GWMP and the Nillumbik Planning Scheme to guide the exercise of discretion resulting from a change to permitted uses (particularly in the Rural Conservation Zone).
- There is a need to update some actions within the GWMP, primarily to reflect changes in State and local policy that have arisen since the adoption of the GWMP.
- Some new actions need to be incorporated to give effect to relevant strategic work undertaken by Council in the intervening period.
- The actions within the GWMP are generally well categorised, however, some could benefit from careful redrafting to improve clarity and intent, as recommended throughout this report.



- Some actions could be rationalised or combined to provide a more holistic and achievable action.
- The Council needs to develop a process by which new initiatives can be evaluated and included into the GWMP.



## 2. Introduction

### Purpose of this Report

This report provides an evaluation of the *Nillumbik Green Wedge Management Plan 2010-2025* (2010) (the 'GWMP').

The GWMP provides the overarching strategic vision for land use and development within the Nillumbik Green Wedge. It directs other Council policy and is a reference document within the Nillumbik Planning Scheme.

This review arises from a Governance action within the GWMP to:

*Undertake four-yearly reviews of the GWMP and report on its implementation annually. The first review to take place after publication of the Royal Commission report into the February 2009 bushfires.*

In addition to this review, Council has internally reported yearly on the implementation and achievement of its high priority and medium priority actions.

Glossop Town Planning was engaged by Nillumbik Shire Council to undertake this review primarily to ensure the enduring relevance and effectiveness of the medium term priorities, which are due to be achieved over the next 4 years.

### Scope of the Review

The scope of this review is to:

- *Review the strategies and actions of the GWMP rated medium and long term and ongoing actions and any impact on them of legislative, planning scheme and policy changes since the plan was adopted in 2010.*
- *Drafting of a Green Wedge Policy for inclusion in the LPPF.*

The review has been guided by the following objectives set out in the project brief:

- *Ensure that a reviewed Green Wedge Management Plan will continue to deliver its agreed vision, guiding principles and objectives.*
- *Ensure the GWMP is consistent with the Council Plan 2013-2017 goals and strategies.*
- *Ensure the GWMP is consistent with any changes to relevant legislation, the Victorian Planning Scheme and government policy since 2010.*



- *Review the GWMP strategies and actions for medium and long term priorities and ongoing actions taking particular note of priorities identified by the Green Wedge Management Plan Implementation Advisory Committee.*
- *Identify any elements of the GWMP which are redundant or elements which need to be included in the context of any new regulations or policies.*

Importantly, the overarching goal of the review is limited to a consideration of the medium, long term and ongoing actions arising from the GWMP. It is beyond the scope of this review to consider the existing vision, guiding principles or objectives of the GWMP, which have been determined by extensive consultation with the community and other stakeholders.

The focus of this review on the medium, long term and ongoing actions is to ensure that the implementation of the GWMP towards 2025 continues to achieve the vision and is consistent with State policy and Council's corporate directions.

## **Methodology**

The project was undertaken utilising the following methodology:

- An inception meeting with Council to confirm scope and timing of the project, as well as to understand the history and implementation of the GWMP to date.
- Desktop research and analysis of relevant documentation, including:
  - The Nillumbik Green Wedge Management Plan;
  - State Government Green Wedge Policies (and metropolitan strategies);
  - Relevant State and local planning scheme amendments and policy development; and
  - Green Wedge Management Plans and policies.
- Consultation with key stakeholders, including Council staff and the Green Wedge Management Plan Implementation Advisory Committee.
- Preparation of this report and a draft local policy.

## **Consultation**

The scope of this review has included consultation with Council officers and community stakeholders, including:





- An **inception meeting** with Council's Strategic Planning Department to understand the history and implementation of the GWMP to date.
- An **interactive workshop** with members of the Nillumbik Green Wedge Management Plan Implementation Advisory Committee (the 'GWMPIAC') on 29 October 2015.
- An **interactive workshop** with key Council units involved in implementing the GWMP on 25 November 2015.

The matters raised during consultation at these workshops has been summarised in **Section 3** of this report and has informed the analysis and recommendations found in **Section 4**.

The consultants were assisted greatly in the coordination and conduct of this review by Chad Griffiths, Manager of Strategic and Economic Planning, Jackie Donkin, Senior Strategic Planner and Paige Krygger, Strategic and Economic Planning Administration and Project Support Officer of Council, as well as the members of the GWMPIAC.



### 3. Background

#### The Nillumbik Green Wedge

The Nillumbik Green Wedge (the 'Green Wedge') is one of 12 designated green wedge areas that span 17 municipalities at the fringe of the Melbourne Metropolitan area. An overview of green wedge protection in metropolitan planning and the Green Wedge Management Plans relevant to each area is provided at **Appendix A**.

The Nillumbik Green Wedge is predominantly located within the Shire of Nillumbik and accounts for 91% of its municipal area. Discrete pockets of the southern portion of the Green Wedge are also within the municipal boundaries of the Cities of Whittlesea and Banyule.



**Nillumbik Green Wedge.** Source: Department of Environment, Land, Water and Planning.



Melbourne 2030 identified that the Nillumbik Green Wedge was considered to be of important social, economic and environmental value because it contained the following key features:

- *Areas of environmental and landscape quality in the vicinity of the Yarra River, Plenty River, Diamond Creek and surrounding areas.*
- *River redgum and other habitat areas.*
- *National parks, such as Kinglake.*
- *Metropolitan water storages, such as Sugarloaf Reservoir.*

The Nillumbik Green Wedge is predominantly rural land, with private land zoned a mixture of Rural Conservation Zone and Green Wedge Zone. A number of urban townships and rural settlements, including St Andrews, Panton Hill and Hurstbridge are also within the Green Wedge and are primarily zoned Township, Density Residential and Rural Living.

The Nillumbik Green Wedge is home to a number of productive agricultural activities, such as orcharding and viticulture, as well as being an area with high tourism value for the region and the State. It is also an enclave for artists.

### **The Nillumbik Green Wedge Management Plan**

One of the key implementation requirements of Melbourne 2030 was the requirement for each green wedge council to develop a Green Wedge Management Plan for green wedge land within their municipal areas.

The GWMP is a council adopted strategy that identifies the vision, objectives and actions for the sustainable management of each green wedge. It is intended to inform the Municipal Strategic Statement within each planning scheme, as well as other important Council plans and strategies, including the Council Plan.

The Nillumbik Green Wedge Management Plan was adopted in 2010 and is in 2 parts. Part 1 contains the background and context for the Nillumbik Green Wedge, while Part 2 sets out the vision, key strategies and actions for implementation.

Part 1 says that the Nillumbik Green Wedge contains significant native vegetation of high conservation value. It is also an important part of the Yarra River's catchment and is home to significant natural wetland systems.

It also identifies that there is serious bushfire risk within the Nillumbik Green Wedge, which has been subject to major bushfire events in 1939, 1962, 1969, 1981, 1991, 2006 and 2009.



The Green Wedge area is identified as being confronted by a number of challenges that must be addressed by the Green Wedge Management Plan. These challenges include:

- Climate change and greenhouse gas emissions;
- Population growth, change and housing diversity;
- Peak oil;
- Economic funding and management for the green wedge;
- Environmental protection and management of land;
- Protection against inappropriate land use and development; and
- Governance of the green wedge within and beyond the Shire's boundaries.

Part 2 of the Green Wedge Management Plan 'Delivering the Vision' sets out the vision and key guiding principles, as well as the actions to achieve the vision and principles.

The vision for the Green Wedge is:

*In 2030, management of the Nillumbik Green Wedge will lead the way in economic, environmental and social sustainability.*

*The Green Wedge will be secure and will be valued by the local and wider Melbourne community for its natural and cultural values.*

*The future of the Nillumbik Green Wedge is one in which:*

- *natural and cultural values are conserved and enhanced.*
- *bush and rural landscapes are conserved and enhanced.*
- *the economic future is sound.*
- *communities are strong, connected and supported and are knowledgeable about the Nillumbik Green Wedge.*
- *local identity and diversity is respected and nurtured.*

The actions are set around the four key themes of:

- Environment;
- Economy;



- People and Community; and
- Governance.

Actions are set against a timeframe of high priority (to be achieved between 2010-2014), medium priority (to be achieved between 2015-2019), long term priority (to be achieved between 2020-2025) and ongoing actions.

Council has reported annually on the achievement of objectives currently under way. It is clear that the majority of the 'high priority' actions have been achieved or are nearing completion.

The Council has commenced many of its medium term and ongoing initiatives. It is these actions, coupled with the long term actions that form the basis of this review.

## **Policy Context Evolution**

Since the preparation and adoption of the GWMP in 2010, there have been four key changes to policy at a State level that are contextually relevant to the GWMP. These changes are:

- The introduction of a reformed suite of zone controls into the Victoria Planning Provisions, including changes to the rural suite of zones;
- Changes to the bushfire protection provisions, as well as the inclusion of new areas included within the Bushfire Management Overlay (BMO);
- Changes to the native vegetation removal framework, with the introduction of a 'no net loss' policy context; and
- The introduction of the new metropolitan strategy, Plan Melbourne.

At a local level, Council has also adopted a new Council Plan (2013-2017), which sets out the key corporate direction for the Shire and Council towards 2017.

All of these changes are discussed in detail below and have been considered in the analysis and review of the GWMP.

Importantly, while there have been other changes at a State level (such as amendments to the *Planning and Environment Act 1987*, the introduction of the VicSmart fast track permit system and new regulations for development contributions), we do not consider that these changes have any significant bearing on this review or the GWMP.



## Rural zone reform

In March 2013, the State Government announced its intention to reform the suite of residential, commercial, industrial and rural zones within the Victoria Planning Provisions.

Most relevant to this review, the reformed rural zones included significant changes to the Green Wedge Zone and Rural Conservation Zone, as well as some minor changes for permit exemptions for dwelling extensions in the Rural Living Zone.

Changes to the Green Wedge Zone included:

- The addition of a new purpose which seeks “to provide for the use of land for agriculture”;
- Allowing the use of land for agriculture (other than animal keeping, apiculture, intensive animal husbandry, rice growing and timber production) as-of-right;
- Allowing the use of land for primary produce sales as-of-right in some circumstances;
- Allowing the use of land for places of assembly with a permit in some limited circumstances (previously prohibited);
- Allowing the use of land for primary and secondary schools with a permit (previously prohibited); and
- Removal of the requirement for a Section 173 agreement to be registered on title preventing further subdivision of land where it is a re-subdivision of existing lots.

Changes to the Rural Conservation Zone included:

- Removal of the ‘in conjunction with’ test for allowing the use of land for group accommodation, restaurant and residential hotel with a permit;
- Allowing the use of land for a market with a permit;
- Allowing the use of land for a landscape gardening supplies with a permit;
- Allowing the use of land for primary and secondary schools with a permit (previously prohibited);
- Allowing ‘any other use’ not listed with a permit, rather than being prohibited; and
- Removal of the requirement for a Section 173 agreement to be registered on title preventing further subdivision of land where it is a re-subdivision of existing lots.



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Amendment VC103 introduced the reformed suite of rural zones into the Nillumbik Planning Scheme on 5 September 2013.

The impact of these changes is primarily that a broader range of uses are now discretionary within the Green Wedge, that were previously prohibited. Although these changes to the zones have been in place for some time, many councils have not amended their Local Planning Policy Framework to inform their discretion in these matters. The net effect of this is that there is insufficient local policy to guide appropriate decision-making for some land use applications in these areas, such as for schools and markets, as well as uses which no longer need to be used 'in conjunction with' agricultural pursuits.

### **Native vegetation**

In September 2012, the State Government announced a review of Victoria's native vegetation clearing regulations. The aim of the review was to improve and strengthen the regulatory system to deliver better outcomes for the environment and the community.

Reforms to the native vegetation permitted clearing regulations were announced (in September 2013) and will ensure a stronger focus on the value of native vegetation for statewide biodiversity and a reduced regulatory burden for landholders. The priority reforms for native vegetation included:

- Clarifying and amending the objective of the permitted clearing regulations;
- Improving how the biodiversity value of native vegetation is defined and measured; and
- Ensuring offsets provide appropriate compensation for the environment.

The native vegetation reforms commenced following approval of Amendment VC105 on 20 December 2013. The amendment implements reforms to Victoria's native vegetation and biodiversity provisions by:

- Amending Clause 12.01 (Biodiversity) to reflect the new 'no net loss' approach rather than the previous 'net gain' approach;
- Amending Clause 52.16 (Native vegetation precinct plan) to reflect the intent of the native vegetation and biodiversity reform package;
- Amending Clause 52.17 (Native vegetation) to rationalise information requirements, implement the new risk-based assessment pathways, include a simplified approach for applications under a low and moderate-risk based pathway and streamline the determination of offset requirements;
- Amending Clause 66.02-2 (Native Vegetation - Referral and Notice Provisions) to require the class of application in the high risk pathway as defined in the document



'Permitted clearing of native vegetation – Biodiversity assessment guidelines' (Department of Environment and Primary Industries, September 2013) be referred to the Secretary to the Department of Environment and Primary Industries as a recommending referral authority; and

- Amending Clause 81.01 (Incorporated Documents) to replace 'Victoria's Native Vegetation – Framework for Action' with a new incorporated document 'Permitted clearing of native vegetation – Biodiversity assessment guidelines' (Department of Environment and Primary Industries, September 2013).

### **Plan Melbourne**

The State Government released its metropolitan strategy, 'Plan Melbourne' in May 2014. Plan Melbourne is a strategy to house, employ and move more people within the metropolitan area. Plan Melbourne aims to provide a clear vision for the future of Melbourne that responds to the pressures of population growth, the drive for economic prosperity, the need for liveability, and the protection of environment and heritage assets.

The metropolitan planning strategy also addresses Melbourne's infrastructure, housing, employment, transport and environment challenges in an integrated approach bringing together land use, transport, social and community infrastructure. This vision for Melbourne is underpinned through the seven outcomes of the Plan Melbourne Strategy:

- Delivering jobs and investment: Create a city structure that drives productivity, supports investment through certainty and creates more jobs.
- Housing choice and affordability: Provide a diversity of housing in defined locations that cater for different households and are close to jobs and services.
- A more connected Melbourne: Provide an integrated transport system connecting people to jobs and services and goods to market.
- Liveable communities and neighbourhoods: Create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities.
- Environment and energy: Protect our natural assets and better plan our water, energy and waste management to create a sustainable city.
- A state of cities: Maximise the growth potential of Victoria by developing a state of cities which delivers choice, opportunity and global competitiveness.
- Implementation: Delivering better governance: Achieve clear results through better governance, planning, regulation and funding options.





The Nillumbik Shire is within the Northern Subregion. Relevantly, one of the key focuses in this subregion is to maintain the existing urban growth boundary and to protect the green wedge. The only key direction for green wedge land is Direction 5.3, which seeks to encourage greater food production in the peri-urban areas, including green wedges.

Amendment VC106 was approved on 30 May 2014. It amended all planning schemes in Victoria (including Nillumbik) to recognise *Plan Melbourne*. The Amendment also includes a new Clause in the State Planning Policy Framework (at Clause 9) which states that all references to 'Melbourne 2030', 'Melbourne 2030: A planning update', 'Melbourne @ 5 Million', the 'Activity Centres and Principal Public Transport Network Plan, 2010', are to be disregarded and, where relevant, planning must consider and apply Plan Melbourne: Metropolitan Planning Strategy (Department of Transport, Planning and Local Infrastructure, 2014).

### Plan Melbourne Refresh

In May 2015, the new State Government (elected at the end of 2014) announced that it would appoint an Advisory Committee to review Plan Melbourne.

The Advisory Committee's report<sup>3</sup> highlighted that there was a greater need for a fixed urban growth boundary and to protect the defined green wedges (including the protection of food production and agriculture activities in these areas).

The Ministerial Advisory Committee made a recommendation (Recommendation 54) to improve the wording within Plan Melbourne to provide stronger protection for high quality agricultural land within Melbourne's green wedge areas.

The *Plan Melbourne Refresh Discussion Paper* released by the State Government highlighted that one of the key principles and concepts for any refresh of strategic policy would be that:

*The existing urban growth boundary will be locked down and the values of the green wedge and peri-urban areas should be better articulated.*<sup>4</sup>

The discussion paper also highlighted:

*There is general agreement of the important values and features of Melbourne's green wedges and peri-urban areas and the need to carefully plan for them in a more coordinated way. Plan Melbourne 2014 acknowledges the values of Melbourne's non-urban areas and the need to protect them for the opportunities they provide. It outlines their important environmental and agricultural values and their role as tourism destinations close to Melbourne. It also identifies the opportunity for towns in these*

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<sup>3</sup> *Plan Melbourne Refresh Ministerial Advisory Committee Report (June 2015)*.

<sup>4</sup> *Plan Melbourne Refresh Discussion Paper (September 2015)*, p. 13.



*locations to provide affordable options for living and working locally – especially along the regional transport corridors.*

*The MAC (2015) report suggests that Plan Melbourne 2016 needs to better reflect the significance of these areas so their intrinsic values are not diminished. They suggest they need to be identified as a valuable resource for numerous reasons, ranging from their aesthetic appeal, their ability to provide jobs and their agricultural and horticultural industries as well as important extractive industries required for building our community – and not simply as ‘vacant land awaiting urban development’ or ‘dormitory suburbs’.<sup>5</sup>*

The State Government is expected to release a revised version of Plan Melbourne in 2016, following community consultation.

### **Bushfire Provisions Reform**

On 29 May 2014, and in the wake of the Bushfire Royal Commission, the State government announced significant changes to Victoria’s bushfire planning regulations, aimed at providing greater certainty to residents and landowners in bushfire designated areas.

Key features of the reforms include:

- Allowing private bushfire bunkers as an alternative safety measure, where there may be increased bushfire safety risks that need additional consideration;
- Allowing vegetation clearance to achieve defensible space. The cleared area around a home is vital to protecting the home’s occupants. Vegetation clearance obligations (‘defensible space’) would be limited to the title boundary of the relevant property;
- Ensuring the assessment of bushfire risk is consistent with the Australian Standard;
- Allowing more sensible bushfire safety measures in new master-planned estates; and
- Allowing homes to be built on ‘infill’ lots surrounded by other dwellings. Where a dwelling is allowed, it will be able to be built with a fair and equitable bushfire response.

A new \$700,000 Bushfire Planning Assistance Fund was also announced which will enable affected landowners and councils to streamline planning processes.

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<sup>5</sup> *Plan Melbourne Refresh Discussion Paper (September 2015), p. 20.*



On 31 July 2014, VC109 introduced changes to the Victoria Planning Provisions and all Victorian planning schemes by amending:

- Clause 44.06 'Bushfire Management Overlay' (BMO) to move the application requirements to Clause 52.47 and include a new mandatory condition for bushfire bunkers;
- Clause 52.17 'Native Vegetation' to enable the clearing of native vegetation to be undertaken by private landholders on Crown land with the written permission of the Secretary of the Department of Environment and Primary Industries for the purposes of maintaining wild dog exclusion fences;
- Clause 52.47 'Planning for bushfire' to provide approved and alternative bushfire safety measures for new single dwellings, replacement or extension to an existing dwelling and other buildings;
- Clause 52.48 'Bushfire Protection: Exemptions' to provide exemptions for the provision of defensible space for a dwelling approved under the BMO; and
- Clause 66 'Referral and Notice Provisions' to change the referral authority status for relevant fire authorities (CFA) from 'determining' to 'recommending referral' authority, for some types of development.

This amendment made significant changes to the bushfire management provisions within the planning scheme. Much of the Nillumbik Green Wedge is affected by bushfire and is located within the Bushfire Management Overlay. In general, there is appropriate guidance within the GWMP and the bushfire provisions of the planning scheme to appropriately assess the bushfire risk associated with new planning permit applications. Strategic work undertaken by Council in implementing landscape character controls through Amendment C81 has also had regard to bushfire risk within the Nillumbik Green Wedge.

### **Nillumbik Shire Council Plan 2013-2017**

The Nillumbik Shire Council Plan 2013-2017 was endorsed by Council following the 2012 Council elections. It contains the overarching corporate and strategic vision for the Council towards 2017.

The Plan is centred around five core goals, which have a strong emphasis on the Green Wedge. These goals are:

- *To enable a better future for Nillumbik residents and encourage healthy, safe and resilient communities through the provision of quality services.*



- *To preserve and nurture the natural environment of the Green Wedge for future and current generations through responsible leadership and stewardship.*
- *To provide infrastructure and plan for a built environment which respects and preserves the unique character of the Green Wedge.*
- *To develop a prosperous local economy through partnerships with local business, governments and the community, consistent with our Green Wedge values.*
- *To provide good governance, leadership and responsible financial management and to make decisions in an inclusive and transparent manner.*

The Council Plan acknowledges the Shire's description as the "green wedge" Shire and the need to plan for the protection of the Green Wedge.

## 4. Consultation

This review has been informed and guided by targeted engagement with Council staff and members of the Nillumbik Green Wedge Management Plan Implementation Advisory Committee.

This section of the report outlines the format of the consultation, as well as the key comments provided by stakeholders. Where the comments provided through consultation have a direct relevance to individual actions within the GWMP, this commentary has been incorporated into the review of the relevant action in **Section 4** of this report.

### Format of Consultation

Stakeholder consultation for this review was undertaken in the following manner:

- An **inception meeting** with Council's Strategic Planning Department to refine the project brief and understand the historic and contemporary context of the Shire's Green Wedge.
- An **interactive workshop** with members of the Nillumbik Green Wedge Management Plan Implementation Advisory Committee (the 'GWMPIAC') on 29 October 2015. At this workshop, members of the Advisory Committee were asked to provide feedback on the management of the Green Wedge to date and advance their views on the implementation of the medium to long term priorities. The workshop was attended by:
  - Cr Bronnie Hattam (Mayor);
  - Cr Anika van Hulsen (Committee Chair);



- Dr Geoff Mosley;
- Daryl Brooke;
- Bill Lord;
- Janet Mattiske;
- John Glossop, Glossop Town Planning; and
- Matthew Gilbertson, Glossop Town Planning.

Following on from this workshop, members of the Advisory Committee were asked to identify the key actions that they would like retained, as well as provide their vision for the Green Wedge following the completion of the implementation of the GWMP in 2025.

- An **interactive workshop** with key Council units involved in implementing the GWMP on 25 November 2015.
- The workshop focused on a detailed review of individual actions and whether updates were required to reflect new policy at a State or local level, corporate directions or logistical matters. Staff from the following Council units were invited to attend: environmental planning, infrastructure, environmental works, emergency planning, communications, statutory planning, community and leisure, economic planning. The workshop was attended by:
  - Donna Stoddart, Environmental Planning;
  - Gabrielle Castellan, Community and Leisure;
  - Nadine Wooldridge, Community and Leisure;
  - Stacy Warmuth, Environmental Works;
  - Joanne Hammond, Communications;
  - Toni Davies, Communications;
  - Jackie Donkin, Strategic Planning;
  - Paige Krygger, Strategic Planning;
  - John Glossop, Glossop Town Planning; and



- Matthew Gilbertson, Glossop Town Planning.

## Vision of the Green Wedge

Members of the NGWMPIAC were asked to provide a written response to the question:

***What is the key outcome(s) you are hoping for in the Nillumbik Green Wedge to 2025?***

The purpose of this question is to ascertain community expectations in terms of what the actions should achieve by the end of the GWMP's lifespan.

Key responses to this question included:

- *That the Nillumbik Green Wedge is highly respected and appreciated by the people of Victoria and their governments as a model of effective landscape protection, as a place to visit, and as a place where the residents enjoy their role as landscape guardians.*
- *My key hope for the Nillumbik Green Wedge to 2025 is that it is valued and protected by Victoria because we all understand its social, environmental and economic return to the state and our communities.*
- *Nillumbik's Green Wedge is an area of greater Melbourne that is renowned for its indigenous vegetation and farming communities that provide the clean air for the lungs of Melbourne without being a replica of the Weedanong Ranges.*
- *In 2025 the Nillumbik Green Wedge will continue to be an increasingly valuable conserved landscape recognised, Melbourne-wide, for its unique and accessible cultural and environmental resources, as well as being home for Nillumbik's peri-urban communities.*
- *To have continuing recognition and support for the environmental and agricultural values of the Green Wedge with more emphasis on practical support measures to provide certainty and consistency in the day to day functioning of the area.*
- *That in 2025, we will note that the Nillumbik Green Wedge is cared for and managed by the Community in such a way that its environmental and ecological qualities have not only been maintained but enhanced.*
- *In 2025 the Nillumbik Green Wedge will remain important as the "lungs of Melbourne" and preserved for its significant natural values, scenic rural and bush landscapes, agricultural viability and for the rich and diverse lifestyles and vibrant communities it sustains. It will be renowned across Greater Melbourne for the opportunity to "escape" – to experience and enjoy exceptional, accessible, nature-based recreational*



*opportunities through its extensive shared trail network and for hosting unique visitor experiences that celebrate its cultural heritage, picturesque natural environmental and local artisans (growers and makers).*

- *Ensuring we manage our Green Wedge for future generations to enjoy and farm and equally importantly we must aim to preserve what is still key biodiversity habitat and create habitat corridors where possible and never allow the UGB to be extended thus further encroaching on the most intact Green Wedge remaining in Melbourne.*

These responses have highlighted the importance of maintaining the ecological and environmental value of the Green Wedge and that this protection must be paramount and above considerations for economic development and tourism within the Green Wedge.

In summary, the responses highlighted that the visions anticipated by GWMPIAC members should be achievable through the implementation of the actions within the GWMP. Importantly, key outcomes such as the protection of vegetation and biodiversity are enshrined within the GWMP's actions and are being actively implemented by Council.

The actions associated with the economy and community sections of the Plan are also carefully implemented to maintain the overarching position of achieving a policy outcome that is consistent with environmental protection.

## **Key Issues**

In addition to the matters relevant to each action in **Section 4**, both Council and Advisory Committee stakeholders raised a number of issues relating to the Green Wedge that are either directly relevant to this review or important for the future management of the Green Wedge.

A summary of these issues is as follows:

- The quality of the Green Wedge is under threat, due to a lack of planning controls and a lack of enforcement. There were differing views shared by stakeholders as to whether the Green Wedge was 'secure' and protected by current planning controls and enforcement mechanisms.
- There was acknowledgement that planning controls are the 'main lever' to achieve the outcomes sought for the protection of the Green Wedge, but that there is also a need for other mechanisms to address areas where planning cannot provide adequate regulation.
- Small lot subdivision and development remains a significant issue in the Shire's rural areas. There is currently little policy guidance within the Nillumbik Planning Scheme to address this.



- Grazing animals (such as horses, goats and cows) on bush blocks are leading to the destruction of significant grasslands and vegetation important to the Green Wedge's environmental and social qualities. There are diverging views on whether this issue is best addressed through the planning system or through the development of a local law.
- There is a need for the development of a Strategic Plan for each Green Wedge to allow municipalities to provide an integrated approach to the protection of each Green Wedge.
- There is a tension between protecting the vegetation within the Green Wedge and addressing bushfire risk. Planning controls require that this tension is resolved in favour of addressing bushfire risk.
- There is a view that earth moving businesses, vehicle stores and service depots are moving into the Green Wedge. The machinery sheds, driveways and excavators associated with these activities have potential to undermine the landscape values of the Green Wedge.





## 5. Analysis and Findings

The document review, policy analysis and consultation workshops undertaken as part of this review have provided insight into the use, development and application of the GWMP.

In this section of the report, we outline the findings of our review, along with our analysis and recommendations for the future drafting and use of the actions associated with the GWMP.

Importantly, the assessment that follows is strictly limited to the consideration of medium term, long term and ongoing actions around the four key implementation areas. It is beyond the scope of this review to provide analysis and recommendations on other aspects of the GWMP.

### Overarching Commentary

In general, the review has highlighted that Council has developed and effectively implemented a well drafted and considered GWMP.

Council is to be commended for the considerable strategic work involved in preparing and implementing the GWMP.

The Council and GWMPIAC commitment to implementing the high priority actions has been demonstrated by the fact that almost all of the high priority actions are complete. This is a significant achievement and should not be underestimated, particularly given that Council's progress is well above that of other green wedge councils in adopting and implementing GWMPs.

We generally find that the Council has articulated its strategic vision and aims for the Green Wedge in a manner that is consistent with relevant State and local policies and has identified achievable and well expressed actions and targets to achieve this vision.

Significantly, the refinements required to the GWMP are primarily to align its direction with key legislative and policy changes that have arisen since its adoption, such as the implementation of new zones and Plan Melbourne. In relation to Plan Melbourne, it would be best for Council to await the outcomes of the Plan Melbourne Refresh review before acting on any of its initiatives.

To that extent, the comments made in this report highlight that there are only limited refinements required to the GWMP.

### Structure of the GWMP

While the scope of this review was limited to a consideration of the medium term, long term and ongoing actions of the GWMP, consultation highlighted that Council may consider adopting an alternative structure for the Plan.

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It was suggested that the Plan itself could be refocused as more of a 'Charter' or policy statement, containing only the overarching vision and guiding principles, with an annualised action plan sitting outside the policy or directed implementation through Council's other strategies, such as the Biodiversity Strategy, the Recreational Trails Strategy and other documents.

The benefit of this approach, is that it would reduce the need for 'double reporting' of the implementation of related actions which are found in the GWMP and other separate strategies.

However, one of the GWMP's key strengths is the direct correlation between the vision, guiding principles and actions.

Adopting the proposed structure would reduce the direct correlation between the vision and principles within the GWMP and the outcomes sought by the Plan. These links could be lost in the implementation and it may be unclear as to whether the outcomes are achieved and, in turn, their effect on the maintenance and protection of the green wedge. Equally, it may result in outcomes that are implemented to achieve the key outcomes sought under the relevant strategy (such as the Recreational Trails Strategy), but not to the same extent that it would achieve the outcomes desired within the GWMP (which has a more nuanced focus). We consider that this would lead to reduced transparency in reporting the achievement of actions.

It is also not an approach that has been adopted by any other completed Green Wedge Management Plan across any fringe council. Most councils have adopted a similar approach to Nillumbik Shire, with an action plan included as part of the GWMP, with key responsibilities and timeframes set out within the document.

Overall, we recommend that the existing structure of the GWMP is maintained.

### **General matters**

While specific matters are addressed in detail below, we also make the following commentary about matters which have consistently arisen across many of the actions within the GWMP (and are reflective of systemic issues found across multiple actions):

- Many medium term actions are better described as 'ongoing' actions that require some degree of continued advocacy, monitoring or review. The risk with leaving these items as 'medium term' priorities is that they will not continue to be actively reviewed beyond 2019.
- There are several actions which are overly wordy, complex in their construction or difficult to achieve. These actions could typically benefit from careful redrafting to improve clarity and performance.



- Some actions are drafted in a manner that reduces the importance or effectiveness of the outcome. For instance, drafting such as “Consider investigating the feasibility of...” does not require a true commitment on behalf of any agency, department or person to undertake an action. While this may be deliberate insofar as it provides flexibility, it makes monitoring and assessment difficult. For instance, is the action “complete” when Council has ‘considered’ this task, or ‘completed the feasibility’? How does one know whether the Council has “considered” it at all?
- It is unclear to the consultants why some (very specific) actions have been included, while others are more general and broad. Equally, many actions appear to have been drafted in a manner that has (over time) lost meaning and are redundant. As a result, their intent is now unclear and this affects the efficacy of the GWMP’s overall performance. The clear link between some of these actions and the guiding principles and vision is no longer immediately clear. Council should consider developing a rigorous assessment matrix, with clear criteria, to determine whether there is strategic justification to support the implementation of new actions and initiatives (or whether existing actions are achieving their intent). Where actions are to be included in the action plan, they must be able to satisfy the assessment criteria developed to ensure that they are required to implement a meaningful outcome that directly relates to the vision and guiding principles.
- Some actions could be combined with other actions and redrafted to provide a more integrated approach.
- Some actions will require alteration due to changes in State level policy (such as amendments to the rural suite of zones as a result of VC103), as well as to better align with local policies and strategies adopted since the implementation of the GWMP.
- There are a very limited number of ‘long term’ actions to be achieved. While we have identified that many of the ‘medium term’ actions are more likely to be best aligned as ‘ongoing’ initiatives, we also consider that Council should consider whether there is a need to develop more long term actions or defer medium term actions to long term. This is a matter which should be considered at the next review of the GWMP.

## Environment Actions

The environmental actions form the most significant number of medium and long term actions within the GWMP. This is not surprising, given the primary intent of the GWMP to protect the significant bushland within the Nillumbik Green Wedge.

In general, our assessment has highlighted that the environment actions are mostly consistent with Council’s Biodiversity Strategy, which was developed subsequent to the



adoption of the GWMP. It appears that some aspects of the actions that are shared with the Biodiversity Strategy have been given elevated prominence within the GWMP, while others are missing. It is unclear to us whether there are any appreciable strategic differences which might justify the inclusion or exclusion of these matters, where relevant to the green wedge area.

Consultation with officers highlighted that some actions could be rationalised and replaced with an overarching action to 'implement the Biodiversity Strategy', which would account for most actions in this section. This, in turn, may resolve the tension associated with the advancement of some initiatives from the Biodiversity Strategy and not others.

Action EN1.4 seeks to implement the net gain approach. We note that changes to policy at a State level since the GWMP was adopted in 2010 mean that such an approach would be inconsistent with State policy and is no longer strategically justified at a local level. Council should be wary of seeking to maintain a net gain approach to the assessment of vegetation removal, where this is no policy support in the Nillumbik Planning Scheme for this approach.

In terms of specific actions, the review identified the following:

Action	Comments	Recommendation
<b>EN1.4 Implement Net Gain policies and advocate to Victorian Government for greater clarity around these policies.</b>	<p>The action is inconsistent with current State policy around native vegetation removal, which now reflects a 'no net loss' approach, rather than a 'net gain' framework.</p> <p>The changes were introduced by Amendment VC105 in December 2013.</p> <p>The GWMPIAC expressed a desire to maintain the net gain approach.</p> <p>There is difficulty in Council maintaining a net gain approach that is inconsistent with State policy, where there is no local strategic justification for a different approach.</p>	<p><b>Delete the action.</b></p> <p><b>Alternatively, reword the action as follows:</b></p> <p><i>Encourage the State Government to implement a net gain requirement for native vegetation removal.</i></p>
<b>EN1.5 Investigate the application of ecoMarket principles in Nillumbik.</b>	<p>The action refers specifically to ecoMarket principles, which are not defined and vaguely understood by people without expertise in the field of environmental policy.</p> <p>The Council has adopted the <i>Nillumbik Over the Counter Offset Program</i>, which provides a market-based solution to native vegetation removal.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Implement the Nillumbik Over the Counter Offset Program.</i></p> <p><b>Move the action into 'ongoing'.</b></p>
<b>EN1.6 Continue to investigate the adequacy of planning controls relating to</b>	<p>This action is undertaken as part of the 4-Year Planning Scheme Review required under the <i>Planning and</i></p>	<p><b>Move the action into 'ongoing'.</b></p>



<p><b>environmental protection and the efficiency of their implementation.</b></p>	<p><i>Environment Act 1987.</i></p> <p>While it is currently listed as a 'medium term' action, it is more appropriately described as an 'ongoing' initiative.</p>	<p><b>Reword the action to properly absorb the intent of Action EN3.2, as follows:</b></p> <p><i>Continue to investigate the adequacy of planning controls relating to environmental protection and the efficiency of their implementation (including through standard permit conditions).</i></p>
<p><b>EN2.1 Investigate how incentives can be used to ensure property rating does not override the agricultural value of the land.</b></p>	<p>The intent of the action is unclear .</p> <p>Consultation with staff identified that this action is already done as part of the Rating Strategy and is essentially superseded. Consequentially, it should be deleted.</p>	<p><b>Delete the action.</b></p>
<p><b>EN2.4 Investigate the extension of the Trust for Nature Covenants in the Green Wedge Areas.</b></p>	<p>The intent of the action is unclear.</p> <p>Staff suggested that this action could be reworded to improve clarity.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Work with Trust for Nature to encourage the application of conservation covenants on private land in the Green Wedge Areas.</i></p> <p><b>Move the action to 'ongoing'.</b></p>
<p><b>EN3.2 Investigate the feasibility of planning permit conditions defining a maximum footprint for domestic areas on lots containing high value biodiversity.</b></p>	<p>Some members of the GWMPIAC suggested this was a high priority action.</p> <p>This action is poorly constructed and its intent is unclear.</p> <p>Staff suggested that this action can be covered by broadening the scope of Action EN1.6 (planning scheme review) to include a consideration of planning permit conditions.</p>	<p><b>Absorb the intent of the action into Action EN1.6 (as shown in the recommendation for Action EN1.6).</b></p> <p><b>Delete the action as a standalone item.</b></p>
<p><b>EN4.4 Investigate opportunities to reduce light pollution in rural areas including consideration of light emissions of new developments and associated works.</b></p>	<p>This initiative has been completed through Council's rural landscape character study and Amendment C81.</p> <p>This amendment has found that there are extremely limited mechanisms available to Council within the planning system to regulate private lighting.</p> <p>As a result of these findings, the action is complete.</p>	<p><b>Delete the action.</b></p>
<p><b>EN4.5 Investigate the feasibility of pursuing Habitat 141-type initiatives which reconnect landscapes over a large geographic area.</b></p>	<p>The Environmental Planning Department is pursuing this action.</p>	<p><b>Retain the action.</b></p>
<p><b>EN5.2 Investigate the</b></p>	<p>This action is currently being achieved</p>	<p><b>Retain the action.</b></p>



<p><b>appropriateness of further water extraction and diversion including dams and bores, given the incremental impact on environmental flows in waterways with reduced rainfall and climate change impacts.</b></p>	<p>through Amendment C101, which is currently on exhibition.</p> <p>The amendment includes revised guidance on development in and around waterways.</p>	
<p><b>EN5.3 Work with Melbourne Water to improve water conservation (supply, use, recycling) in all spheres of human activity.</b></p>	<p>See above.</p>	<p><b>Absorb the action into Action 5.4.</b></p> <p><b>Delete the action as a standalone item.</b></p>
<p><b>EN5.4 Implement the Nillumbik Sustainable Water Management Plan.</b></p>	<p>The Sustainable Water Management Plan has been superseded by the Nillumbik Integrated Water Management Strategy.</p> <p>It is appropriate to update the reference to current Council adopted policy.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Implement the Nillumbik Integrated Water Management Strategy.</i></p> <p><b>Move the action to 'ongoing'.</b></p>
<p><b>EN6.1 In priority areas for biodiversity, investigate applying conditions to require land management plans.</b></p>	<p>Advice from Council's Strategic Planning Department is that the desired outcome from this action has been sought through other mechanisms, including through Amendment C101.</p> <p>If the guidance is no longer contemporary, we suggest that this action is deleted.</p>	<p><b>Delete the action.</b></p>
<p><b>EN6.2 Review the Environmental Significance Overlay and its schedules to ensure that protection of significant sites is up to date and to investigate the provision of an ESO buffer zone.</b></p>	<p>This action is underway.</p> <p>Amendment C101 applies three ESO schedules with biodiversity conservation and maintenance as their primary purpose. The amendment includes consideration of buffer areas.</p>	<p><b>Retain the action.</b></p>
<p><b>EN6.3 Advocate to the Department of Primary Industries for increased support for land management, advice and financial resources.</b></p>	<p>The action refers to a former State Government Department. Its reference should be updated.</p> <p>The initiative requires ongoing advocacy, rather than finishing at the end of the time horizon for medium term actions.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Lobby the State Government for increased support for land management, advice and financial resources.</i></p> <p><b>Move the action to 'ongoing'.</b></p>
<p><b>EN6.4 Provide an advisory service for land management which is targeted to areas of need.</b></p>	<p>This action is ongoing and needs to be relocated to reflect this.</p>	<p><b>Move the action to 'ongoing'.</b></p>
<p><b>EN6.5 Investigate the effectiveness of enforcement.</b></p>	<p>This action is broad and its true intent is unclear. We understand that this direction primarily relates to weed management and vegetation removal. It should be reworded to provide clearer guidance.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Continue to use compliance mechanisms to control the spread of noxious weeds and in response to unlawful native</i></p>



	<p>There was a clear message from the GWMPIAC that the committee supports strong enforcement action by Council.</p> <p>The action is an ongoing initiative and should be redrafted and relocated to reflect this.</p>	<p><i>vegetation removal.</i></p> <p><b>Move the action to 'ongoing'.</b></p>
<p><b>EN6.6 Develop a model pilot of sustainable practice/whole farm planning as a beacon-type project based on existing DPI pilots.</b></p>	<p>While Council provides education programs in relation to sustainable whole farm planning, this initiative does not reflect current practice.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Continue to conduct whole-farm planning courses and horse courses.</i></p> <p><b>Move the action to 'ongoing'.</b></p>
<p><b>EN6.8 Investigate the applicability of current Melbourne University research being undertaken by Nicole Reichelt on Landcare and social networks. Implement outcomes where appropriate.</b></p>	<p>This action relates to research undertaken by Melbourne University, which was published in the <i>Ecology and Society</i> journal in 2013. It has been reviewed and there are no further actions to be taken.</p>	<p><b>Delete the action.</b></p>
<p><b>EN6.9 Implement education programs for sustainable land management including horse, cattle and alpaca grazing.</b></p>	<p>There is strong support for this action among most stakeholders. However, it is an ongoing task and should be moved to reflect this.</p>	<p><b>Move the action to 'ongoing'.</b></p>
<p><b>EN6.10 Investigate opportunities to conduct ecological burns on private and public land.</b></p>	<p>The Council has undertaken extensive work on this initiative, particularly in relation to public land. It has also consulted broadly with local Landcare groups about burning on private land.</p> <p>This is an ongoing action and should be relocated to reflect this.</p>	<p><b>Move the action to 'ongoing'.</b></p>
<p><b>EN7.4 Investigate the development of policy to restrict planting of environmental weeds within bushland environments.</b></p>	<p>Anecdotal feedback from staff highlighted that investigations have been undertaken and that there are insurmountable difficulties in achieving this.</p>	<p><b>Delete the action.</b></p>
<p><b>EN7.5 Continue to investigate and implement improvements to weed and feral animal control programs.</b></p>	<p>The Council is in the process of adopting an Invasive Species Plan.</p> <p>If this is adopted and appropriately implemented, it will effectively supersede this initiative.</p> <p>This initiative had strong support from the GWMPIAC.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Implement the Invasive Species Plan.</i></p>
<p><b>EN7.6 Advocate to Victorian Government to conduct Starling and Indian Myna control programs.</b></p>	<p>The Council has proactively developed material on its website on the control of Indian Mynas.</p> <p>We also understand that the Council has also addressed issues with these species in its Invasive Species Plan.</p>	<p><b>Delete the action.</b></p>





	On this basis, this action is effectively superseded.	
<b>EN1.7 Investigate whether there are other settled areas suitable for application of the Environmental Living Zone (SUZ2) and assess the value of planning scheme amendments.</b>	This initiative has not commenced and should be retained as a long term priority.	<b>Retain the action.</b>
<b>EN6.11 Investigate a schools Landcare stewardship program for public open spaces.</b>	This action is yet to commence. Staff suggested it could more effectively be absorbed into Action EN6.7 (see below), through some rewording.	<b>Absorb the intent of the action into Action EN6.7. Delete the action as a standalone item.</b>
<b>EN2.2 Implement existing land care programs e.g. community rabbit control, school education program.</b>	This action is an ongoing priority for the Environmental Planning Department.	<b>Retain the action.</b>
<b>EN4.1 Continue to provide incentives and grants for re-planting vegetation and rehabilitation.</b>	This action is an ongoing priority for the Environmental Planning Department.	<b>Retain the action.</b>
<b>EN5.1 Utilise water sensitive urban design in developments where this is possible.</b>	Since the adoption of the GWMP, Council's focus has shifted towards integrated water management principles. It is suggested that this action is reworded to align with Council's adopted Integrated Water Strategy.	<b>Reword the action as follows:</b> <i>Utilise integrated water management principles in developments where this is possible.</i>
<b>EN6.7 Promote the involvement of Nillumbik communities in Landcare and 'Friends of' groups.</b>	This remains an ongoing priority for Council. Staff consultation highlighted that there is an opportunity to integrate the intent of EN6.11 into this action.	<b>Incorporate the intent of EN6.11 by rewording the action as follows:</b> <i>Promote and support the involvement of Nillumbik communities in Landcare and 'Friends of' groups.</i>

Consultation with Council officers also highlighted a need to include a number of new actions, which should be achieved over the medium-long term timeframe. The need for these actions has arisen from changes in State policy or the adoption of new strategic work undertaken by Council since the development of the GWMP. These actions support the intent of the GWMP. Subject to a more thorough review process with senior Council staff, we recommend that Council consider incorporating these actions in any updated GWMP.

#### **Other Recommendations:**

- Implement the Nillumbik Biodiversity Strategy (**ongoing**);





- Advocate for the re-establishment of a land buyback scheme where the construction of a dwelling would create an unacceptable risk to life and biodiversity values (**medium priority**);
- Encourage the State Government to review the Bushfire Management Overlay (**medium priority**);
- Undertake research to support listing the Box-Stringybark woodland as a new Ecological Vegetation Class within the State ecological framework (**medium priority**);
- Support the Shire's Landcare groups in the implementation of the Nillumbik Conservation Action Plans (**ongoing**);
- Advocate for the protection of biodiversity in the Nillumbik Green Wedge through the revision of the State Biodiversity Strategy (**ongoing**); and
- Investigate the most appropriate tool to protect native vegetation from grazing animals such as horses, sheep and cows (**medium priority**).

## Economy Actions

The economy actions support strategic planning and economic development initiatives within the Shire, such as the recently adopted *Destination Nillumbik* Strategy.

The achievement of some of these objectives has been superseded by changes in both local and State policy and this is reflected in the commentary and recommendations.

In terms of specific matters, the following assessment is provided:

Action	Comments	Recommendation
<b>E1.1 Undertake township strategies for St Andrews, Panton Hill, Kangaroo Ground, Yarrambat, Arthurs Creek, Christmas Hills and Strathewen. As each strategy is completed, a series of recommendations will be made in relation to the planning provisions for each area, to give effect to the desired outcomes for each township.</b>	This action is actively underway, with strategies prepared or in progress for some townships.	<b>Retain the action.</b>
<b>E1.2 Review the current planning scheme to facilitate increased business opportunities in the Green Wedge which are compatible with Green Wedge values. This includes clarifying the full extent</b>	This action has been made redundant by reforms to the Victoria Planning Provisions in 2013, which amended the rural zones to allow a broader range of uses 'as of right' or with a planning permit.	<b>Delete the action.</b>



<p>of 'in conjunction use'; investigation into whether rural zones in addition to the Rural Conservation and Green Wedge Zones are needed in the Green Wedge to broaden the range of uses permitted and investigation of the intensity of permitted uses in the existing zones around townships.</p>		
<p><b>E5.1 Assess the current level of tourism-related accommodation provision in the Green Wedge – number of beds, location etc. Of a shortfall is indicated e.g. camping, youth and hostel, pursue opportunities to increase appropriate tourism-related accommodation in identified Green Wedge locations.</b></p>	<p>This action is being undertaken as part of the Destination Nillumbik and Brand Nillumbik initiatives.</p> <p>This action is linked to other actions, such as E3.1, E4.1 and E5.2.</p>	<p><b>Retain the action.</b></p>
<p><b>E5.2 Explore models for 'ecotourism' or back-to-nature tourism, including Italy for its agritourism.</b></p>	<p>This action is being undertaken as part of the Destination Nillumbik and Brand Nillumbik initiatives.</p> <p>This action is linked to other actions, such as E3.1, E4.1 and E5.1.</p>	<p><b>Retain the action.</b></p>
<p><b>E6.3 Seek funding and commission an update to the 1998 Land Capability Study.</b></p>	<p>This initiative was partly completed following the 2009 bushfires.</p> <p>Consultation highlighted that this action is unlikely to be achieved and that this work no longer remains a priority.</p>	<p><b>Delete the action.</b></p>
<p><b>E6.4 Investigate the opportunity to undertake a pilot if it seems viable, for land stewardship payments.</b></p>	<p>It is not immediately clear what the intent of the action is and it needs to be redrafted.</p> <p>Consultation highlighted that this action should refer to Trust for Nature and Sustainable Agriculture rebate schemes.</p> <p>It was also acknowledged that there are limited finance resources available for rebate schemes and that this could be addressed by better State level intervention.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Review incentives for better private land management, including the Trust for Nature and Sustainable Agriculture rebate schemes.</i></p> <p><b>Implement a new action as follows:</b></p> <p><i>Lobby the State Government for contributions to incentivise better private land management.</i></p>
<p><b>E7.5 Undertake appropriate monitoring of impacts of climate change, especially on land capability and water resources and assist the agricultural sector to adapt where necessary. See also action 6.1</b></p>	<p>This action is a priority for Council. It requires some minor rewording to reflect practice and should be moved to an ongoing initiative.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Monitor the impacts of climate change, especially on land capability, biodiversity and water resources.</i></p> <p><b>Move the action to 'ongoing'.</b></p>



<b>E2.2 Complete a comprehensive economic analysis of the Green Wedge’s environmental assets to assess their contribution to the economy of the Shire and to the wellbeing of local and Melbourne communities</b>	<p>This is a long term initiative that is yet to commence.</p> <p>It is clearly drafted and can be implemented in the appropriate timeframe if and when finance is available.</p> <p>Consultation highlighted a desire to retain the initiative as is.</p>	<b>Retain the action.</b>
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## People and Communities Actions

There are a number of key actions that fall under the guidance of the People and Communities section. The review highlighted that many of the actions in this section are aspirational in their nature and wording. The net result of this is that it is difficult to determine when actions are ‘complete’. Equally, there have been difficulties in commencing or achieving their intent, due to limitations in Council resources and its ability to facilitate the outcome sought.

We consider that there is significant crossover and overlap between actions within this section in particular. There are opportunities to reword and rationalise these actions to provide a more focused, targeted and achievable strategic work program.

In terms of each action, the following commentary is made:

<b>Action</b>	<b>Comments</b>	<b>Recommendation</b>
<b>PC2.1 Review planning policies in order to encourage increased diversity of housing in Green Wedge townships of Hurstbridge, Panton Hill and St Andrews and the settlements of Kangaroo Ground, Yarrambat and Arthurs Creek to accommodate a range of household sizes. This is in line with existing structure plans or, where they do not exist, involves producing them in consultation with the community.</b>	<p>Council is actively pursuing this initiative and has completed or is developing policies for some townships as part of a separate engagement.</p>	<b>Retain the action.</b>
<b>PC4.2 Prepare urban design guidelines for Panton Hill and St Andrews.</b>	<p>This action is currently being pursued by Council.</p> <p>There is some crossover between PC4.2 and PC4.3 and there is an opportunity to merge the actions together.</p>	<p><b>Absorb the intent of Action PC4.3 into this action by rewording as follows:</b></p> <p><i>Develop design policies and guidelines (where appropriate) for Green Wedge townships of Hurstbridge, Panton Hill, St Andrews and settlements.</i></p> <p><b>Delete the action as a</b></p>



		<b>standalone item.</b>
<b>PC4.3 Develop design policies for the Green Wedge townships of Hurstbridge, Pantom Hill, St Andrews and settlements</b>	<p>The status of this initiative is yet to be confirmed.</p> <p>There is some crossover between PC4.2 and PC4.3 and there is an opportunity to merge the actions together.</p>	<p><b>Absorb the intent of the action into Action PC4.2.</b></p> <p><b>Delete the action as a standalone item.</b></p>
<b>PC7.4 Work with communities and service providers to locate existing and/or provide new facilities for the delivery of healthcare and other services in the community. Consider the model established at the Hurstbridge Hub.</b>	<p>The action provides guidance on healthcare and other services. We understand that it is more specifically targeted at early years facilities, although this intention is not clear in the language.</p>	<p><b>Retain the action.</b></p> <p><b>Consider rewording the action to reflect current practice, if this is its intent.</b></p>
<b>PC7.7 Develop and implement programs to support community resilience and adaptation to the social, health and community impact of climate change.</b>	<p>This action was viewed during consultation as a significant task that must be a high priority for the Shire and is reflected in the Health and Wellbeing Plan 2013-2017.</p> <p>It was also highlighted that there are other aspects which should be considered, such as bushfire risk.</p> <p>It also has ongoing relevance and should be moved to an 'ongoing' task to reflect this.</p>	<b>Move the action to 'ongoing'.</b>
<b>PC8.1 Work with communities to seek opportunities for expanding transport connections, including car pooling, buses and park and ride schemes.</b>	<p>This initiative supports State strategies and is linked to Action PC8.2.</p> <p>Council highlighted that funding options are needed to ensure that this action can be achieved in the long term.</p> <p>It is an ongoing initiative that should be moved to reflect its status.</p>	<b>Move the action to 'ongoing'.</b>
<b>PC8.2 Advocate for more accessible public transport systems, particularly those recommended in the Victorian Government's North East Integrated Transport Systems Strategy 2007 and Meeting our Transport Challenges (2006) as related to the Green Wedge.</b>	<p>This action refers to outdated State level guidance in relation to transport and public transport.</p> <p>In the interim, Council has also adopted the Nillumbik Integrated Transport Strategy.</p> <p>The action is an ongoing advocacy initiative, and the timeframe should be removed.</p> <p>Consultation highlighted that the action should be located under the purview of Council's Infrastructure Department.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Advocate for more accessible public transport, in line with the directions of the Nillumbik Integrated Transport Strategy.</i></p> <p><b>Move the action to 'ongoing'.</b></p> <p><b>Re-assign responsibility for the action to Council's Infrastructure Department.</b></p>
<b>PC8.3 Expand and improve the safety of off-road bicycle routes and walking paths in the Green</b>	<p>The strategic direction for this action arises from the Nillumbik Trails Strategy. It is unclear to Council staff</p>	<b>Absorb the intent of the action into Action 10.1 (High priority) which then becomes</b>



<p><b>Wedge, particularly those linking townships and tourism destinations and strategic public transport. In particular, consider connections with Whittlesea's path network providing car-free east-west links.</b></p>	<p>why this action was given prominence over other directions in the strategy. Nevertheless, there was a moderate level of support for the initiative from the GWMPIAC.</p> <p>The intention is to develop 4 regional trails to cross the Shire and connect with neighbouring municipalities, as identified in Council's Trails Strategy and the Northern Regional Trails Strategy. It is also broadly linked to Action 10.1 (High priority action) and has ongoing relevance.</p>	<p><b>ongoing.</b></p> <p><b>Reword Action 10.1 as follows:</b></p> <p><i>Implement the Nillumbik Trails Strategy 2011 which prioritises the planning and delivery of a network of regional recreation trails which will provide connections to neighbouring municipalities.</i></p> <p><b>Move Action 10.1 to 'ongoing'.</b></p>
<p><b>PC8.4 Investigate the feasibility of introducing park and ride areas which link public transport to destinations within the Green Wedge e.g. recreation trails, shops, markets and other tourism and recreation opportunities.</b></p>	<p>The responsibility for introducing park and ride facilities lies primarily with Public Transport Victoria (PTV).</p> <p>The action could be reworded to better articulate Council's role as an advocate to encourage PTV to investigate the feasibility of providing such facilities.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Lobby the State Government to investigate the feasibility of introducing park and ride areas which link public transport to destinations within the Green Wedge e.g. recreation trails, shops, markets and other tourism and recreation opportunities.</i></p>
<p><b>PC9.1 Work with communities to enable them to source renewable energy generation for Green Wedge townships.</b></p>	<p>This is primarily an ongoing advocacy and support objective for Council that is linked with Action PC9.2. The intent of this action could be absorbed into PC9.2</p>	<p><b>Absorb intent of action into Action PC9.2.</b></p>
<p><b>PC9.2 Investigate the applicability to Nillumbik of renewable energy initiatives such as the Hepburn Springs Project and Bendigo solar city project</b></p>	<p>This action has a strong link with Action PC9.1.</p> <p>Council staff suggested that there is difficulty achieving funding for this outcome and that it can play a limited role in delivery.</p> <p>Achievement of the action will require ongoing review.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Investigate opportunities to support community-based distributed clean energy solutions.</i></p> <p><b>Move the action to 'ongoing'.</b></p>
<p><b>PC10.4 Investigate establishing a regional trails network – walking, riding and cycling – so that they cross the entire Green Wedge and link with adjoining green wedges and municipalities of Yarra Ranges, Murrindindi, Whittlesea, Manningham and Banyule. Include an analysis of the economic benefits including potential visitor spend.</b></p>	<p>Council staff suggested that this action is still relevant and being pursued, however, the partner councils have changed.</p> <p>A regional trails strategy is expected to be adopted in early 2016 by all partner councils.</p> <p>The action is seen as a priority to many members of the GWMPIAC.</p> <p>The action is ongoing and should be moved to reflect this intent.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Continue to work with partner councils involved in the Northern Regional Trails Strategy to advocate for the development of a regional trail network across Northern Metropolitan Melbourne.</i></p> <p><b>Move the action to 'ongoing'.</b></p>
<p><b>PC11.1 Investigate the production of a Green Wedge Interpretation Strategy (with</b></p>	<p>Council is in the process of achieving some of this action although its approach is fragmented.</p>	<p><b>Review the action to determine whether it can be achieved or should be</b></p>



<p><b>individual plans for each of the recreation trails and Council-owned reserves which might include maps, self-guided walks, on and off site interpretation.</b></p>	<p>There is no plan for the development of an overarching Green Wedge Interpretation Strategy for the whole Green Wedge. In practice, , rather resources are focused on developing individual an linterpretation plans Strategy for high priority sites.</p> <p>Members of the GWMPIAC supported the retention of this initiative, although following consultation for the review it appears there needs to be greater clarity to ensure that it is achievable if this is desired by Council.</p>	<p><b>rationalised.</b></p>
<p><b>PC11.2 In conjunction with the above, develop an education program for a variety of audiences and directed by the aims and objectives of the GWMP.</b></p>	<p>This action needs review in light of the review of Action PC11.1.</p>	<p><b>Review the action to determine whether it can be achieved or should be rationalised.</b></p>
<p><b>PC11.3 Complete the financial business plan for the Edendale Farm Masterplan and include Green Wedge and community agricultural initiatives within Edendale Farm’s interpretation and education programs.</b></p>	<p>This action is partially complete, although there is varied development of the community agricultural initiatives.</p> <p>Broadly, this review and feedback from staff suggested that the action is working well and remains a medium priority. Notwithstanding this, there is a need for clearer stakeholder engagement with Edendale Farm to ensure that the programs are actively implemented over the medium term.</p>	<p><b>Retain the action.</b></p> <p><b>Review the extent of collaboration with Edendale Farm to achieve this action.</b></p>
<p><b>PC11.4 Develop a pilot program to address the potential conflicts between farmers and non-agricultural residents of the rural areas. This should consider a country-code type approach combined with welcoming people into the area and done in conjunction with real estate agents.</b></p>	<p>The Council is committed to supporting new residents in rural areas to ensure that their activities do not conflict with agricultural pursuits. However, the pilot program referred to in this initiative has not been developed.</p> <p>This initiative should be reworded to better reflect current and future practice.</p>	<p><b>Reword the action as follows:</b></p> <p><i>Support community and landcare groups to educate new residents about living in rural areas and prepare information packs for real estate agents in Green Wedge areas.</i></p> <p><b>Move the action to ‘ongoing’.</b></p>
<p><b>PC11.5 Actively promote the brand and lifestyle of the Nillumbik Green Wedge.</b></p>	<p>This is an ongoing action and should be moved to reflect this.</p>	<p><b>Move the action to ‘ongoing’.</b></p>
<p><b>PC11.6 Publish a guide to the Green Wedge which contains information about the special character of the area and the facilities for its enjoyment and make sure all land holders and estate agents receive copies.</b></p>	<p>Council feedback suggested that the production of this guide is not feasible due to cost and the availability of resources. We are advised that the GWMP Implementation Advisory Committee also reached a similar conclusion.</p> <p>On this basis, the action should be</p>	<p><b>Delete the action.</b></p>





	deleted. Notwithstanding this, the Council has already committed to provide new landowners with information packs and has developed a suite of planning controls to protect the special character of the Green Wedge.	
<b>PC11.7 Investigate the viability of a visitor centre which provides information about what to see and do in the area.</b>	This initiative is supported by the recently adopted Destination Nillumbik Strategy.  Feedback suggested that the action should include some flexibility in the form of information delivery mechanism provided.	<b>Reword the action as follows:</b>  <i>Investigate the viability of a visitor centre or other information delivery mechanism which provides information about what to see and do within the Green Wedge.</i>

Consultation with Council officers also highlighted a need to include a new action, to implement the Nillumbik Open Space Strategy, which should be achieved over the medium term timeframe. The need for this action arises from the fact that the previous Open Space Strategy is outdated and does not provide current guidance.

#### **Other Recommendation:**

- Add a new objective to review the Open Space Strategy (**medium priority**).

### **Governance Actions**

The majority of the governance actions were high priority tasks that Council has achieved. There are no medium or long term actions within the current GWMP and consultation has not identified a need to add new governance initiatives.

We would suggest that Action G1.1, which requires that Council undertake four yearly reviews of the GWMP, be moved from a 'high priority' to 'ongoing' to ensure that this is achieved over time.

In terms of the ongoing actions:

<b>Action</b>	<b>Comments</b>	<b>Recommendation</b>
<b>G1.5 Advocate to the Victorian Government for interface councils to be eligible for rural and regional funding programs.</b>	This action is supported and should continue to be an ongoing initiative.	<b>Retain the action.</b>
<b>G1.11 Regularly review the Municipal Fire Prevention Plan and facilitate increased opportunities for community education and bushfire</b>	This is a significant issue for the Shire's green wedge, which faces significant bushfire risk.  It should continue to remain an	<b>Retain the action.</b>



<b>preparedness in the Green Wedge</b>	ongoing action, of significant importance.	
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**Other Recommendation:**

- Move Actions G1.1, G1.7, G1.8 and G1.9 to 'ongoing'.





## 6. Conclusion

This report provides the findings of an independent review of the Nillumbik Green Wedge Management Plan.

The key findings of this review can be summarised as follows:

- Council has demonstrated a strong commitment to the development and implementation of its Green Wedge Management Plan and is to be commended for the strategic work and ongoing implementation it has achieved since 2010.
- The actions are, in general, sound and achievable.
- There have been significant changes in State policy since the adoption of the GWMP in relation to rural zone reform, bushfire provisions and the development of Plan Melbourne. Generally, the GWMP is consistent with the updated bushfire provisions and Plan Melbourne's vision for green wedge areas. Most significantly, there is a strategic gap in the GWMP and the Nillumbik Planning Scheme to guide the exercise of discretion resulting from a change to permitted uses (particularly in the Rural Conservation Zone).
- There is a need to update some actions within the GWMP, primarily to reflect changes in State and local policy that have arisen since the adoption of the GWMP.
- Some new actions need to be incorporated to give effect to relevant strategic work undertaken by Council in the intervening period.
- The actions within the GWMP are generally well categorised, however, some could benefit from careful redrafting to improve clarity and intent, as recommended throughout this report.
- Some actions could be rationalised or combined to provide a more holistic and achievable action.
- The Council needs to develop a process by which new initiatives can be evaluated and included (if appropriate) into the GWMP.

The recommendations set out in **Section 4** of this report provide Council with a suite of changes which could be incorporated to respond to the findings of this review. We commend these recommendations to Council.

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## Appendix A – Melbourne’s Green Wedge Areas

### History of Metropolitan Green Wedge Protection

The non-urban areas of Melbourne’s metropolitan fringe have been protected from urban encroachment for more than 40 years. The protection of these areas was first enshrined in the 1971 Metropolitan Strategic Plan – *Planning Policies for the Melbourne Metropolitan Region*, which outlined the following key direction for urban growth:

*The primary means of future growth should be through growth corridors based on transportation routes, separated by permanent wedges of open country, and steps should be taken to encourage some redirection of growth to the north and west of Melbourne, possibly in the form of satellite cities.*<sup>6</sup>

One of the key objectives of the Strategy sought for:

*The conservation of open areas of forest, bush and farmland which can provide breathing spaces and areas of visual stimulation and recreation close to the settled areas.*

The Strategy designated land in ‘non-urban areas’ to have their natural environments preserved as the highest priority and sought to restrict certain land use activities in these areas.

The ongoing protection of these areas for conservation, character and environmental purposes has been maintained in successive metropolitan planning strategies since this time, including the *Metropolitan Strategy (1980)* and *Shaping Melbourne’s Future (1987)*. While less prominence was afforded to the green wedges in *Living Suburbs (1995)*, this strategy nevertheless included objectives to develop management strategies for non-urban areas.

The term ‘green wedges’ was first adopted in policy in *Melbourne 2030 (2002)*, which defined these spaces as:

*The non-urban areas that provide opportunities for infrastructure that supports urban areas (such as airports). They safeguard agricultural uses, preserve rural and scenic landscapes, non-renewable resources and natural areas including water catchments and provide opportunities for tourism, recreation and a network of open space.*<sup>7</sup>

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<sup>6</sup> *Planning Policies for the Melbourne Metropolitan Region (1971)*, p. 12.

<sup>7</sup> *Melbourne 2030 (2002)*, p. 182.



One of the key directions to manage metropolitan growth within Melbourne 2030 sought the protection of the green wedges as follows:

***Direction 2.4 Protect the green wedges of metropolitan Melbourne from inappropriate development.***



**Melbourne's Metropolitan Green Wedge Areas. Melbourne 2030**

Melbourne 2030 provided a number of initiatives to support this direction. One of the key initiatives required green wedge councils to develop Green Wedge Management Plans to address the unique development issues confronting each green wedge. In undertaking this review, we have considered each of the GWMPs prepared for other municipal areas. A summary of our strategic analysis is found below.

Melbourne 2030 also introduced an urban growth boundary to the metropolitan area, to protect green wedge areas from urban encroachment.

The current metropolitan planning strategy, *Plan Melbourne (2014)* sought to build on the strategic direction for green wedge areas. Primarily, this was through an initiative to permanently set the urban growth boundary and to better manage peri-urban development.



Significantly, Plan Melbourne also encouraged a relaxation of some planning controls in green wedge areas, by encouraging increased food production in the City's non-urban areas.



**Current extent of Green Wedge Areas.** Source: Department of Environment, Land, Water and Planning.

## Green Wedge Management Plans

Most of the metropolitan fringe councils with green wedge areas have adopted Green Wedge Management Plans, as directed by Melbourne 2030, to provide guide land use and development within each unique green wedge areas.

As part of this review, we have considered each of the Green Wedge Management Plans prepared for the City's 11 other green wedges (not including the Nillumbik Green Wedge). Our general conclusion is that most have been prepared to a similar format and structure as the Nillumbik GWMP. Each identifies background material, provides an overarching vision, along with implementation mechanisms in actions.

In general, there is a high degree of consistency between these GWMPs and the Nillumbik GWMP. The main appreciable difference in other GWMPs is the adoption of precinct-



based strategies in the Werribee South, Western Plains North and Kingston Green Wedge Management Plans.

Some other plans also provide clearer definition of council's role in the implementation of the Green Wedge (either as 'leader', 'advocate', 'engager' or 'innovator', for instance), or direct links from actions back to council's Community Plan (in the case of the Whittlesea Green Wedge).

The Westernport Green Wedge is the only green wedge where a coordinated approach to management of the green wedge across municipal boundaries has been adopted, although this is still in development.

A brief commentary of each GWMP is as follows:

Green Wedge Area	Comments
<b>Werribee South Green Wedge</b> Hobsons Bay City Council and Wyndham City Council.	<p>The Werribee South Green Wedge is predominantly within the City of Wyndham, with a small section located within Hobsons Bay.</p> <p>Development within the Green Wedge is guided by the <i>Werribee South Green Wedge Policy and Management Plan, October 2010</i>.</p> <p>The plan provides a clear purpose and vision, as well as a strategic framework and future directions. Guidance is primarily provided using a precinct-based approach to guide land use within different areas, each with a series of objectives and future directions.</p> <p>The Action Plan identifies key priority actions, but does not detail any key timeframes or reporting mechanisms.</p>
<b>Western Plains South Green Wedge</b> Wyndham City Council and Melton City Council	<p>There is currently no GWMP for this Green Wedge.</p>
<b>Western Plains North Green Wedge</b> Melton City Council	<p>The Western Plains North Green Wedge is within the City of Melton.</p> <p>Council adopted the <i>Western Plains North Green Wedge Management Plan</i> in September 2014.</p> <p>The Plan sets out a series of objectives and strategies centred around four key themes and adopts a precinct-based approach for land management.</p> <p>The Implementation section identifies a number of significant actions, with defined responsibilities for Council and external partners to be achieved over an immediate to 7 year time frame.</p>
<b>Sunbury Green Wedge</b> Brimbank City Council and Hume City Council.	<p>The majority of the Green Wedge is located within Hume City Council's municipal area. This section of the Green Wedge currently has no guidance.</p> <p>The section of the Green Wedge within the Brimbank municipal area is guided by the <i>Brimbank Green Wedge Management Plan (2010)</i>.</p> <p>The Brimbank GWMP sets out a thematic analysis of the green wedge in relation to many of its features, such as biodiversity, water and cultural heritage.</p>



	<p>The Implementation section identifies many actions, which are led internally by Council departments, with external partners also identified.</p>
<p><b>Whittlesea Green Wedge</b> Whittlesea City Council</p>	<p>The Whittlesea Green Wedge is located entirely within the City of Whittlesea, with guidance set out in the <i>Whittlesea Green Wedge Management Plan 2011-2021</i>.</p> <p>The GWMP is set out under three parts, with background and thematic analysis leading to an Action Plan to implement its objective.</p> <p>The Action Plan identifies Council's key role in terms of whether it is the provider, facilitator or advocate in relation to each action and links each task to the Community Plan and Council's corporate direction.</p>
<p><b>Manningham Green Wedge</b> Manningham City Council, Nillumbk Shire Council and Maroondah City Council</p>	<p>The Manningham Green Wedge is primarily within the City of Manningham's municipal area, with discrete pockets in the City of Maroondah and the Shire of Nillumbik.</p> <p>Guidance within the City of Maroondah is set out in the <i>Manningham Green Wedge Action Plan 2020</i>.</p> <p>The Manningham GWAP is relatively limited in terms of its overall background. It provides targeted direction for the Green Wedge, which leads into a detailed Action Plan.</p> <p>Timeframes for implementation are limited to 10 years and the actions clearly define Council's role as either leader, advocate, engager or innovator.</p>
<p><b>Yarra Valley, Yarra and Dandenong Ranges Green Wedge</b> Yarra Ranges Shire Council, Knox City Council, Maroondah City Council and Cardinia Shire Council.</p>	<p>The Yarra Valley and Yarra and Dandenong Ranges Green Wedge is primarily located within the Yarra Ranges Shire, with a discrete pocket in the Cities of Knox and Maroondah and a more substantial area in the northern section of the Shire of Cardinia.</p> <p>Within the Yarra Ranges, guidance is provided by the <i>Yarra Ranges Council Green Wedge Management Plan (2010)</i>.</p> <p>The Plan integrates thematic actions with each 'vision area'. It sets out a four year action plan to meet an individual objective for each theme.</p>
<p><b>Southern Ranges Green Wedge</b> Cardinia Shire Council, Casey City Council, Knox City Council, Grater Dandenong City Council and Yarra Ranges Shire Council.</p>	<p>The Southern Ranges Green Wedge affects five municipal boundaries and is primarily located within the Shire of Cardinia.</p> <p>There is no GWMP for this green wedge.</p>
<p><b>Westernport Green Wedge</b> Cardinia Shire Council and Casey City Council</p>	<p>The Westernport Green Wedge is located primarily within the Shire of Cardinia, with a large portion also within the City of Casey.</p> <p>These councils have jointly prepared a draft Green Wedge Management Plan, which is yet to be implemented.</p>
<p><b>South East Green Wedge</b> Kingston City Council, Greater Dandenong City Council, Frankston City Council and Casey City Council.</p>	<p>The South East Green Wedge is a linear green wedge that affects four municipalities.</p> <p>The City of Kingston has adopted the <i>Kingston Green Wedge Management Plan (2012)</i>, which provides guidance for the green wedge within its municipal area.</p> <p>The Kingston GWMP provides a fine-grained analysis of land within the Green Wedge. It adopts a precinct-based approach to guide future land use and development.</p> <p>The City of Greater Dandenong is currently drafting a GWMP for its</p>



	municipal area.
<b>Mornington Peninsula Green Wedge</b> Mornington Peninsula Shire Council and Frankston City Council.	<p>The Mornington Peninsula Green Wedge is predominantly within Mornington Peninsula Shire.</p> <p>Council has adopted an 'Interim' Green Wedge Management Plan, with a series of actions.</p> <p>It does not set any relevant timeframes for the achievement of these actions.</p>