

**Submission
No 48**

**INQUIRY INTO THE PROTECTIONS WITHIN THE VICTORIAN
PLANNING FRAMEWORK**

Name: Name withheld

Date Received: 27 January 2022

Name
withheld

Inquiry into the protections within the Victorian Planning Framework

Organisation Name:
Your position or role:

YOUR SUBMISSION

Submission:

I note that the committee is currently reviewing certain aspects of the Planning and Environment Act.

I also note that the terms of reference include mention of Green Wedges and the UGB.

It is unclear from the wording in the terms of reference as to whether these two policy issues are under question and whether changes are proposed to the related legislation.

My experience on these matters' dates back to the 2002 Melbourne 2030: Planning for sustainable growth, long term plan for managing Melbourne's growth and development.

This strategy reinforced the concept of green wedges and applied a UGB to better manage growth on the fringe of the metropolitan area. Subsequent changes to the Planning and Environment Act provide legislative protection for green wedges and helped reinforce these policies.

Subsequent metropolitan planning strategies have reinforced these earlier policies.

I was a consultant/public servant that developed various papers on these topics during the preparation Melbourne 2030 and was instrumental in applying them in practice.

Without going into detail these two policies were a response to the somewhat ad hoc approach to urban zoning on the urban fringe partly brought on by speculation in land. This led to uncertainty for landowners, the public, planners and decisions makers.

Since the introduction of legislation, the UGB and Green Wedge Management Plans there is now greater certainty in planning outcomes. There is also a clearer and more transparent process for change which is strategic rather than ad hoc in nature.

You will gather from these comments that I am an advocate of the UGB and support the concept of green wedges. I believe these twin policies have served governments and communities exceedingly well over the last 20 years. Legislation has offered another layer of protection.

If the committee wishes to better understand some of the history of these issues, I am happy to provide what information I can.

FILE ATTACHMENTS

File1:

File2:

File3:

Signature: