



Brimbank
City Council

Brimbank Green Wedge Management Plan

Adopted by the Brimbank City Council Planning Committee
3 August 2010

Contents

1	EXECUTIVE SUMMARY	1
2	STATE CONTEXT	3
3	SUNBURY GREEN WEDGE	5
3.1	KEY FEATURES AND VALUES FOR MELBOURNE	5
3.2	PLANNING AND MANAGEMENT OBJECTIVES	6
4	BACKGROUND TO THE BRIMBANK GREEN WEDGE MANAGEMENT PLAN	7
4.1	STRUCTURE	7
4.2	PURPOSE	7
4.3	HISTORY	10
4.4	POLICY CONTEXT	11
4.5	BRIMBANK GREEN WEDGE MANAGEMENT PLAN STEERING COMMITTEE	11
4.6	CONSULTATION	12
5	VISION AND OBJECTIVES	15
6	CHALLENGES FOR THE BRIMBANK GREEN WEDGE	16
7	THEMES	17
A.	BIODIVERSITY	18
B.	WATER	21
C.	CULTURAL HERITAGE	23
D.	LANDSCAPE	25
E.	RECREATION	27
F.	AGRICULTURE	29
G.	RURAL LIVING	31
H.	TOURISM	33
I.	NON-GREEN WEDGE USES	35
J.	INFRASTRUCTURE	37
K.	COMMUNITY INVOLVEMENT	38
8	IMPLEMENTATION AND REVIEW	40
8.1	GREEN WEDGE MANAGEMENT PLAN REFERENCE GROUP	40
8.2	PLANNING PROVISIONS	40
8.3	REVIEW	41
8.4	PROGRESS INDICATORS	43
	APPENDIX 1 – LAND USE PRECINCTS	44
	APPENDIX 2 – PROPOSED ZONE CHANGES	45
	APPENDIX 3 – COMMUNITY COMMENTS TO BACKGROUND PAPER	46

1 Executive Summary

Melbourne's green wedges make an important contribution to the liveability, economic strength and environmental health of Melbourne. The *Melbourne 2030* vision for green wedges is to encourage their proper management and to protect them for non-urban uses.

The Sunbury Green Wedge is one of 12 Green Wedges identified in the *Melbourne 2030*. The Sunbury Green Wedge covers the non-urban areas of the City of Hume, surrounding urban Sunbury and Bulla, and extends into a small part of Brimbank.

The Brimbank component of the Sunbury Green Wedge (the Brimbank Green Wedge) includes the land known as the "North of the Calder Non-Urban Area". While relatively small, the Brimbank Green Wedge contains a number of environmental assets as well as areas used for horticulture, recreation and low density housing.

The purpose of the Brimbank Green Wedge Management Plan is:

- To establish a vision and set of objectives for the Brimbank component of the Sunbury Green Wedge shared by all levels of government, land owners, land managers and the community.
- To identify a set of policies, programs and actions that support the ongoing sustainable management of the Brimbank Green Wedge.

The Brimbank Green Wedge Management Plan was prepared in consultation with the community and was overseen by a Steering Committee composed of:

- Brimbank City Council – Councillors (x3)
- Brimbank City Council – Manager of Planning
- Brimbank City Council – Conservation Coordinator
- Brimbank City Council – Economic Development Officer
- Hume City Council – Senior Strategic Planner
- DPCD – Project Manager Green Wedge Management Plans
- DPCD – Metropolitan Planning Services
- DSE – Biodiversity Officer
- DPI – Community Relationship Manager
- PPWCMA – Local Government Program Coordinator
- Melbourne Water – Diversions Manager
- Parks Victoria – Ranger In Charge Organ Pipes National Park
- Parks Victoria – Strategic Planner Urban Parks
- Friends of the Maribyrnong Valley
- Keilor Historical Society
- Green Wedges Coalition
- Land Owners (x4)

The shared vision for the Brimbank Green Wedge is as follows:

In 2030 the Brimbank Green Wedge will be valued and enjoyed by the community for its rural atmosphere, rich biodiversity, cultural heritage and scenic landscape. Land owners will be supported to adjust to change and pursue sustainable land management practices, including innovative farming schemes that take advantage of emerging opportunities and local markets.

Key challenges for achieving the above vision include lack of access to a sustainable and affordable water supply, the marginal status of the horticulture precinct in the context of an increasingly corporatized agriculture industry, funding for implementation and coordination across government and with the community.

The key directions contained in the Brimbank Green Wedge Management Plan include:

- Re-enforcement of current State Government planning provisions that limit residential development to single dwellings on allotments.
- Investigate expansion of the Oakbank Road rural living precinct under specified conditions.
- Recognition of the region's water supply issues by supporting initiatives aimed at increasing water supply and managing demand.
- Coordination of conservation activities across government departments and with the community.
- Facilitation of development of a habitat corridor along the Maribyrnong River and an open space / recreation corridor connecting Brimbank Park to Organ Pipes National Park.
- Promotion of the area's indigenous and European cultural heritage.
- Application of planning scheme provisions aimed at protecting significant views and ensuring development is consistent with green wedge values.
- Re-enforcement of the agricultural role of the Keilor Market Gardens with an emphasis on facilitating lifestyle farming and supporting local farmers to adjust to change.
- Support for a local tourist industry based around local produce and eco-tourism experiences.
- Limitation of non-green wedge uses to the existing sites and facilities (in accordance with existing masterplans and approvals)
- Support for active community involvement in planning, projects and decision making for the area.
- Establishment of an external advisory group responsible for overseeing the implementation, monitoring and review of the Green Wedge Management Plan.

2 State Context

Melbourne has a significant influence on areas immediately around the metropolitan area and well beyond into the surrounding countryside. In October 2002 the State Government introduced *Melbourne 2030*, a 30-year plan to manage growth and change across metropolitan Melbourne and the surrounding region. A major direction of this strategy was to provide for a more compact city and limit outward urban growth. The strategy formally identified 12 green wedges surrounding metropolitan Melbourne. The *Melbourne 2030* vision for green wedges is to encourage their proper management and to protect them for non-urban uses.

Melbourne's green wedges make a major contribution to the liveability, economic strength and environmental health of Melbourne and fulfil a range of roles including:

- agricultural production
- conservation and biodiversity areas close to the city
- natural ecosystem services such as water catchments
- providing and safeguarding sites for infrastructure that supports urban areas (such as airports and sewage treatment plants)
- allowing industries such as sand and stone extraction to operate close to major markets
- rural and scenic landscapes
- enabling the development of networks of open space
- providing opportunities for diverse tourism and recreation

Maintaining the values and features inherent in the non-urban areas surrounding the built up areas of Melbourne is crucial to the future prosperity and liveability of the city. However, many of these features also make the green wedges a target for activities that threaten these characteristics, including population growth and a range of commercial and industrial purposes that can take advantage of large land parcels, cheaper land or an attractive setting.

Protection and management of green wedge areas is becoming increasingly important in the context of climate change, water and fire management, a more sophisticated understanding of sustainability principles and practice, structural adjustment across the farming sector, increasing food transport costs and the rapid population growth of Melbourne.

The Government has introduced the following planning changes as part of its commitment to protect green wedges and manage Melbourne's outward growth:

- Establishment of the Urban Growth Boundary to better manage outward expansion and facilitate the achievement of a more compact city.
- Introduction of three new green wedge zones (Green Wedge Zone, Green Wedge A Zone and Rural Conservation Zone) to tighten the range of uses that are allowed in green wedges so that uses better suited to urban areas are directed to locations inside the UGB.
- Core Planning Provisions (Clause 57) were introduced into the Victoria Planning Provisions and applied universally to green wedge land to restrict or prohibit certain land uses and to limit the subdivision of land.
- The Planning and Environment (Metropolitan Green Wedge Protection) Act 2003 introduced the requirement for a positive resolution of both Houses of Parliament before the UGB can be changed or for a planning scheme amendment to allow green wedge land to be subdivided into more lots or smaller lots than allowed for in the planning scheme. This legislation also required planning authorities to consult with and be authorised by the Minister for Planning before preparing an amendment applying to green wedge land or to change the UGB.

The State Government is working with Councils and communities to ensure the proper protection, management and planning of these areas through the development of Green Wedge Management Plans (GWMPs). A GWMP is a Council adopted strategy that identifies a vision, objectives and actions to effectively manage the sustainable use and development of each green wedge and to provide a clear land management direction.

Green Wedge Management Plans provide an opportunity for a whole of government approach in partnership with Councils and landholders to prepare and implement a plan which fully embraces and

reflects the wider context of land use and natural resource planning and management objectives for the region.

While the green wedges share a range of common values and characteristics, each green wedge also has its own unique values and characteristics that will require a tailored management approach. The following section outlines the key features and values of the Sunbury Green Wedge and the role and objectives for this green wedge in the context of Melbourne. The Sunbury Green Wedge consists of green wedge land in the municipalities of Hume and Brimbank. In the context of the Green Wedge Management Plans being prepared by both councils, the land is referred to, for convenience, as either the Brimbank Green Wedge or the Hume Green Wedge. The Brimbank Green Wedge and the Hume Green Wedge collectively make up the Sunbury Green Wedge.

In December 2008 the State Government released *Melbourne @ 5 Million* and announced a proposal for the expansion of the outer Melbourne Urban Growth Boundary in order to accommodate additional urban growth. Areas to be considered for inclusion within the growth areas were designated as 'investigation areas'. The change to Urban Growth Boundary and designation of the final growth areas was announced in June 2009 as part of the State Government's *Delivering Melbourne's Newest Sustainable Communities*.

Under the *Melbourne @ 5 Million* and *Delivering Melbourne's Newest Sustainable Communities* statements, no change was made to the Urban Growth Boundary or Green Wedge area in Brimbank.

3 Sunbury Green Wedge


3.1 Key features and values for Melbourne

This green wedge includes volcanic plains and low plateaus dissected by deeply cut stream channels, particularly those of the Maribyrnong River and its tributaries. It contains the large township of Sunbury and the smaller town of Bulla within their own discrete Urban Growth Boundaries. The Sunbury Green Wedge abuts the Western Plains North Green Wedge to the west and, narrowly, the Whittlesea Green Wedge to the east. It also abuts the northern growth area centred on Craigieburn and the Hume Highway corridor.

Melbourne Airport is a key feature in the southern part of the green wedge, and its flight-paths constrain development options in some nearby areas. The Maribyrnong River and Valley are important natural features which provide future opportunities for habitat restoration and recreation. The green wedge also supports important regional quarries, conservation reserves, heritage sites and landscape features. Farming activities include traditional market gardening on rich alluvial flats and a growing equine industry as well as broad-acre grazing. Noxious weeds are a particular land management challenge.

From a metropolitan wide perspective, the key features and values of this green wedge include:

	<p>High quality agricultural land The alluvial flats feature fertile soil. Challenges include declining water quality and supply. The proximity of the Keilor flats to Melbourne presents an important market opportunity.</p>
	<p>Parklands Woodlands Historic Park and Organ Pipes National Park are important regional assets hosted in the green wedge. In the context of an area where substantial native vegetation remnants are rare, the habitat values of these parks and other smaller reserves are particularly important.</p>
	<p>Areas of significant landscape value The steeply incised valleys of the Maribyrnong River and its tributaries Jacksons and Deep Creeks provide significant landscape values in the form of scenic views across the Valley and a sense of seclusion along the Valley floor. The streams also provide habitat for a variety of important fauna species. Low hills in the north of the green wedge provide contrasting landscape elements.</p>
	<p>Melbourne Airport and related flight paths Melbourne Airport, on Commonwealth land, enjoys curfew-free operation because of effective control over development close to the site and along critical flight paths. The green wedge has a key function in protecting the operational safety and flexibility of the airport as a State significant commercial and tourism facility and gateway for Melbourne.</p>

	<p>Rural lifestyle opportunities</p> <p>A sustainable, rural lifestyle is a major benefit of living in the green wedge. Lifestyle values include access to open space and clean air, opportunities for farming and hobby farming, and proximity to parks, reserves and areas of high environmental value. The rural values of the green wedge provide a sense of peace, tranquillity and separation from the urban environment.</p>
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3.2 Planning and management objectives

- Maintain opportunities for extensive and intensive agriculture and protect productive agricultural land from incompatible uses and inappropriate development (including non-soil based farming on land with high soil quality) and subdivision.
- Protect remnant natural ecosystems and areas of environmental quality, especially around Woodlands Historic Park and along watercourses.
- Maintain existing wildlife corridors and develop new corridors where possible
- Protect the State significant operations of Melbourne Airport, including protecting current and foreseeable flight paths from development that could constrain the long-term functionality of the airport as a freight and passenger gateway for Melbourne.
- Encourage tourism that can take advantage of existing facilities and features, ensure protection of existing facilities and manage off site effects appropriately.
- Protect streams from run-off contaminated by sediment, nutrients and other pollutants derived from inappropriate land management.
- Support systematic and strategic programs to eradicate invasive noxious weeds and pest animals, especially (but not only) rabbits, Serrated Tussock and Artichoke Thistle.
- Maximise the potential to utilise recycled wastewater for agricultural and other sustainable purposes.
- Recognise and respond to identified and other potential implications of projected climate change.
- Recognise and appropriately provide for villages and townships in the green wedge to support the agricultural, tourism and other non-urban functions of the green wedge.
- Protect rural lifestyle values such as open space and landscapes, hobby farms and sustainable living, and proximity to parks, reserves and areas of high environmental value.
- Protect and enhance sites of Indigenous and European cultural heritage.
- Encourage the development of networks of open space.

4 Background to the Brimbank Green Wedge Management Plan

4.1 Structure

The Brimbank Green Wedge Management Plan has been developed in two parts:

- The *Brimbank Green Wedge Management Plan Background Paper*;
- The *Brimbank Green Wedge Management Plan*.

The *Background Paper* provides an overview of the study area and relevant local and state government policies and a summary of current activities, issues, physical and community characteristics and opportunities for each of the Plan's eleven (11) themes.

The *Brimbank Green Wedge Management Plan* (this document) outlines a vision and set of objectives for the Brimbank component of the Sunbury Green Wedge (the Brimbank Green Wedge) and sets out the directions and actions Council will take to enhance the sustainability of the area.

4.2 Purpose

Purpose

- To establish a vision and set of objectives for the Brimbank component of the Sunbury Green Wedge shared by all levels of government, land owners, land managers and the community.
- To identify a set of policies, programs and actions that support the ongoing sustainable management of the Brimbank Green Wedge.

The purpose of the Brimbank Green Wedge Management Plan is to provide a clear direction for future land use and management which is consistent with broader metropolitan strategies. The Plan articulates a series of policy directions and actions for Council aimed at achieving sustainable management of the area.

The Plan includes a broad range of regulatory and non-regulatory implementation actions and has been developed in accordance with the State Government's *General Practice Note: Preparing a Green Wedge Management Plan*.

The State Government's metropolitan strategy, *Melbourne 2030* identifies a series of Green Wedges throughout metropolitan Melbourne. *Melbourne 2030* provides for the protection and proper management of Green Wedges from non-urban uses. *Melbourne 2030* recognises that green wedges fulfil a range of roles that include:

- Providing opportunities for agricultural uses, such as market gardening, viticulture and broad hectare farming
- Preserving rural and scenic landscapes
- Preserving renewable and non-renewable resources and natural areas (such as water catchments)
- Providing and safeguarding sites for infrastructure that support urban areas (such as airports and sewage plants)
- Allowing industries such as sand and stone extraction to operate close to major markets
- Enabling development of networks of open space
- Providing opportunities for tourism and recreation

The Sunbury Green Wedge is one of 12 Green Wedges identified in *Melbourne 2030*. The Sunbury Green Wedge covers the non-urban areas of the City of Hume and extends into a small part of Brimbank.

The Brimbank component of the Sunbury Green Wedge (the Brimbank Green Wedge) includes the land known as the “North of the Calder Non-Urban Area”. While relatively small, the Brimbank Green Wedge contains a number of environmental assets as well as areas used for horticulture, recreation and low density housing.

A full profile of the physical and community characteristics of the Brimbank Green Wedge is provided in the *Background Paper*.

Maps showing the location of the Brimbank Green Wedge in the context of the municipality and the Western Region are provided at Figures 1 and 2. A framework plan for the area which identifies the future land use precincts is also provided at [Appendix 1](#).

Figure 1: Melbourne’s Green Wedges in the Western Region

(Source: DPCD)

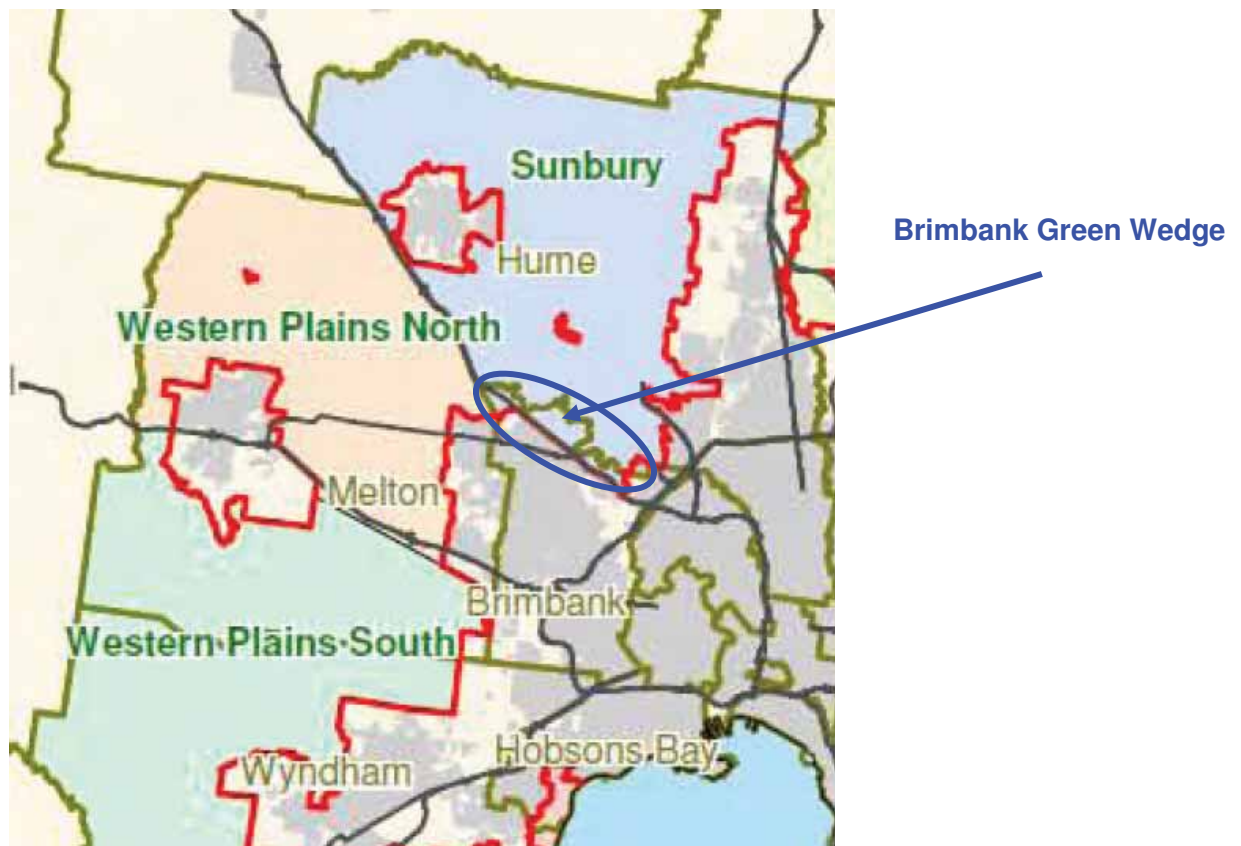
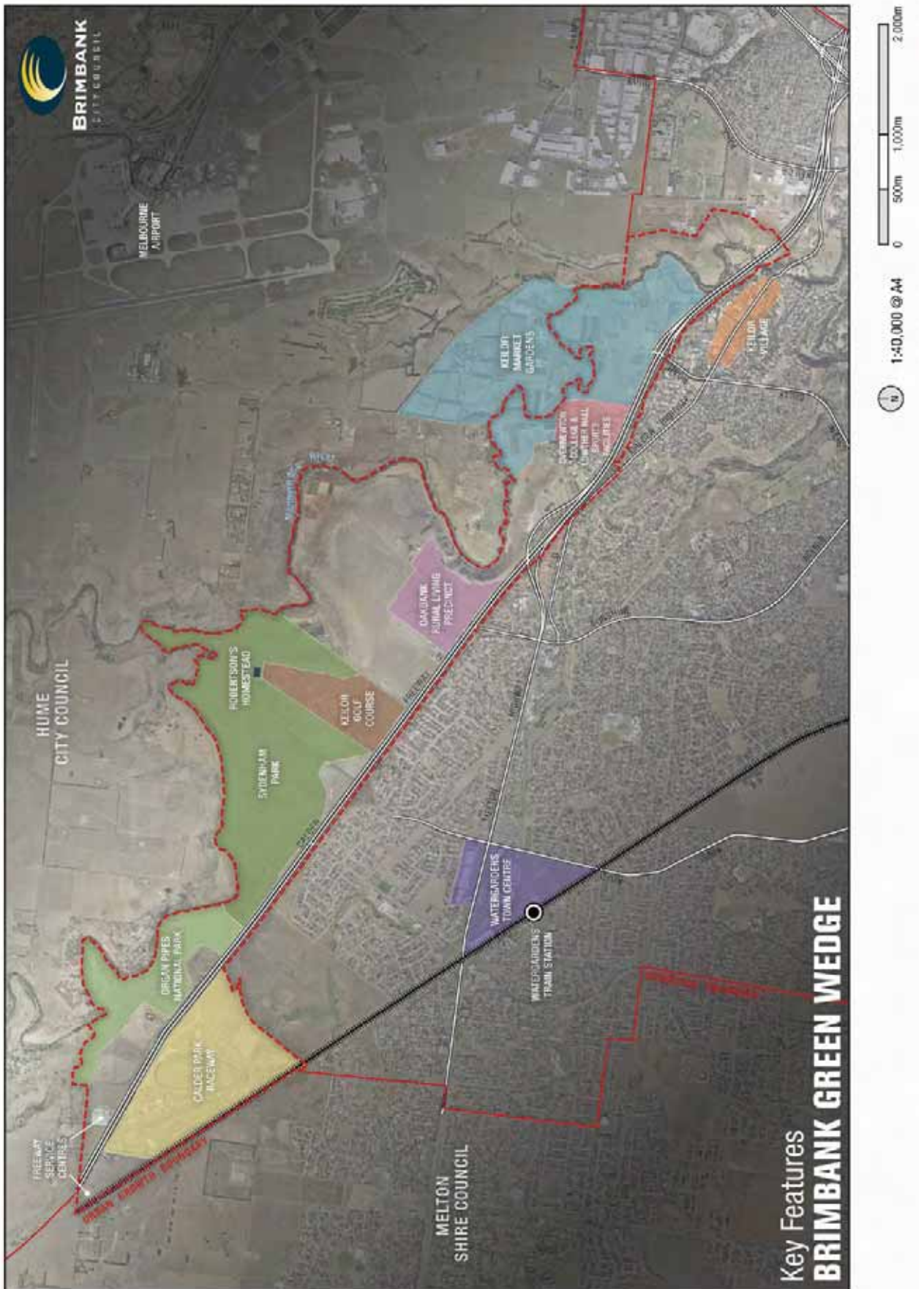


Figure 2: Location of Brimbank Green Wedge



4.3 History

Strategic planning for the Brimbank Green Wedge commenced in 2003 when land owners from the Keilor Market Gardens requested a planning scheme amendment (Amendment C59) to allow for the subdivision of the existing 29 allotments into 61 new lots with an average area of 1.3 hectares. This proposal conflicts with current State Government planning policies which prohibit residential development outside the Urban Growth Boundary and in areas affected by significant aircraft noise. Consequently, Council resolved to not pursue the amendment until completion of detailed investigations into the issues and opportunities for the area under the *North of the Calder Non-Urban Land Review*.

The *North of the Calder Non-Urban Land Review* was completed in 2006 and consists of five (5) reports:

- i. *North of the Calder Non-urban Land Review, Part 1: Background Report* (2005)
- ii. *North of the Calder Non-urban Land Review, Part 2: Options and Evaluation Report* (2006)
- iii. *Horticultural Characteristics of the Keilor District* (2005)
- iv. *Social & Economic Impact Assessment: North of Calder Non Urban Land* (2006)
- v. *Independent Review of the Horticultural Characteristics of the Keilor District* (2005)

The *Review* assessed a number of options for the area, including recommending the following:

- **Precinct One (Calder Park Raceway, Organ Pipes National Park, Sydenham Park, Keilor Golf Course):** *No increase in housing, potential for non-soil based agricultural, open space retention*
- **Precinct Two (Oakbank Road rural living precinct):** *Some scope for non-urban housing expansion, recognition of landscape features, potential for open space linkages, transport/infrastructure constraints.*
- **Precinct Three (Keilor Market Gardens, Overnewton Road precinct):** *Continued horticulture, avoidance of land use conflict associated with increased housing development, resolution of existing planning inconsistencies on the school sites.*

Following completion of the *Review*, Council resolved to prepare a Green Wedge Management Plan for the area based on the findings of the *Review Part 1* and *Part 2* reports (i & ii) and the *Social and Economic Impact Assessment* (iv). Council also resolved to prepare an amendment to the Brimbank Planning Scheme to change the zoning of Sydenham Park from Green Wedge and Rural Conservation to Public Park and Recreation to reflect the park's public land ownership and future public use. Council also resolved to investigate whether an environmental significance overlay should be applied to any part of the Park to ensure that future development preserves and enhances the Park's environmental values.

A detailed summary of the history, policy context and environmental and community characteristics of the Brimbank Green Wedge is contained in the *Background Report* completed in March 2009.

4.4 Policy context

The *Brimbank Green Wedge Management Plan* has been prepared taking into account the following policies and strategies:

Federal Government

- *Environment Protection and Biodiversity Conservation Act 1999 (1999)*

State Government

- *Melbourne 2030: Planning for Sustainable Growth (2002)*
- *Planning for all of Melbourne: The Victorian Government Response to the Melbourne 2030 Audit (2008)*
- *Melbourne 2030: A Planning Update - Melbourne @ 5 Million (2008)*
- *Delivering Melbourne's Newest Sustainable Communities (2008)*
- *General Practice Note: Preparing a Green Wedge Management Plan (2005)*
- *Victoria's Native Vegetation Management – a Framework for Action (2002)*
- *Securing our Natural Future – A white paper for land and biodiversity at a time of climate change (2009)*
- *Our Environment, Our Future (2006)*
- *Our Water, Our Future (2004)*
- *Out Water, Our Future: The Next Stage of the Plan (2007)*
- *Future Farming Strategy (2008)*
- *Flora and Fauna Guarantee Act 1988*

Port Phillip and Westernport Catchment Management Authority

- *Port Phillip and Westernport Regional Catchment Management Strategy 2004 – 2009 (2004)*
- *Port Phillip and Westernport Native Vegetation Plan (2006)*

Melbourne Water

- *Melbourne Water Supply-Demand Strategy 2006 – 2055 (2006)*
- *Port Phillip and Westernport River Health Strategy (2005)*

Hume City Council

- *Hume Green Wedge: A Sustainable Lifestyle Landscape (2007)*

Brimbank City Council

- *Brimbank Community Plan (2008)*
- *Brimbank Planning Scheme (1998)*
- *North of the Calder Non-Urban Land Review (including associated reports) (2005-2006)*

4.5 Brimbank Green Wedge Management Plan Steering Committee

Preparation of the Brimbank Green Wedge Management Plan was overseen by a Steering Committee composed of representatives from:

- Brimbank City Council – Councillors (x3)
- Brimbank City Council – Manager of Planning
- Brimbank City Council – Conservation Coordinator
- Brimbank City Council – Economic Development Officer
- Hume City Council – Senior Strategic Planner
- DPCD – Project Manager Green Wedge Management Plans
- DPCD – Metropolitan Planning Services
- DSE – Biodiversity Officer
- DPI – Community Relationship Manager
- PPWCMA – Local Government Program Coordinator
- Melbourne Water – Diversions Manager
- Parks Victoria – Ranger In Charge Organ Pipes National Park
- Parks Victoria – Strategic Planner Urban Parks
- Friends of the Maribyrnong Valley
- Keilor Historical Society
- Green Wedges Coalition
- Land Owners (x4)

4.6 Consultation

A variety of consultation activities took place during preparation of the *North of the Calder Review*, the *Brimbank Community Plan* and the *Brimbank Green Wedge Management Plan* with land owners, business operators, government departments and agencies, community groups and residents. These activities included workshops, information sessions, feedback forms and circulation of draft documents for community comment.

4.6.1 *North of the Calder Non-Urban Land Review*

A number of consultation activities took place a part of the *North of the Calder Non-Urban Land Review* which was completed in 2006. These included telephone and mailed surveys, workshops, information sessions and circulation of draft reports.

The *North of the Calder Non-Urban Land Review* was overseen by a Steering Committee composed of a variety of community and government representatives. A number of the community representatives on the North of the Calder Non-Urban Land Review Steering Committee continued their involvement in planning for the area through their membership on the project Steering Committee for the Brimbank Green Wedge Management Plan.

4.6.2 *Brimbank Community Plan*

In 2008 Council undertook consultation for development of the *Brimbank Community Plan*. Consultation activities included workshops with local residents, submission of feedback forms, a visioning summit and stakeholder forums.

Two workshops were held in Keilor Village (April and July 2008) which focussed on issues and opportunities for Keilor and surrounds, including the Brimbank Green Wedge.

The final Community Plan includes five (5) Local Area Plans that are based on the outcomes of the community consultation. These Local Area Plans outline specific priorities for Brimbank's different neighbourhoods. The Brimbank Green Wedge is divided between Local Area 1 and 2. The relevant priorities from these Local Area Plans include:

- *Resolving amenity impacts associated with Somerset Quarry*
- *Establishing sustainable use of the Brimbank Green Wedge area, especially the Keilor Market Gardens*
- *Addressing landscape change along the Maribyrnong Valley*
- *Providing an integrated, efficient, accessible and effective public transport and active transport network*

4.6.3 *Brimbank Green Wedge Management Plan Background Paper*

The draft Background Paper was circulated to all land owners and relevant community and government stakeholders. Ten (10) submissions were received.

A summary of the outcomes from the community consultation conducted during the *North of the Calder Non-Urban Land Review*, the *Brimbank Community Plan* and in response to the *Background Paper* is provided below. A more detailed summary of the community's comments in response to the draft *Background Paper* is provided at [Appendix 3](#).

Two workshops were also held with the project Steering Committee to enable the Committee to provide input into the *Plan's* vision, objectives and actions. A number of land owners who were not formal members of the Committee also attended the second workshop and contributed to the process.

4.6.4 Consultation Outcomes

During the consultation activities conducted between 2005 and 2009, the community identified a series of vision statements, values, challenges and opportunities:

Vision:

- The continued improvement of the area based on “triple bottom line” principles – environmental care, social equity, economic opportunity
- Creation of a linear park system along the Maribyrnong River
- Alternative development of the Keilor Market Gardens for either rural residential, open space, commercial, education or sports related uses
- A unique area that will be developed into a National Park
- A tourist precinct where the area’s indigenous heritage is promoted
- “That future generations will always be able to enjoy the peace and serenity of the magnificent Maribyrnong River and Jacksons Creek”

Values:

- “City meets country lifestyle”
- The area’s proximity to the CBD
- The area’s history, cultural heritage, public recreation and conservation assets
- The scenic values of the Maribyrnong Valley and the views from the Calder Freeway entering the city
- The lack of development which has allowed native wildlife to thrive

Challenges:

- Developing a coherent and funded strategy to improve the area
- Securing long term tenants in the horticulture area
- The cost and time involved in managing large blocks of rural land independently
- Managing the visual impact of development on the escarpment, including Somerset Quarry
- The area’s poor accessibility and infrastructure services
- Identifying sustainable long term land uses for the area
- Reducing social isolation
- Managing pest weeds and animals and revegetating the area
- Lack of public transport to the Keilor Golf Course
- Sourcing affordable fit for purpose water
- Managing the impacts of climate change
- Obtaining permission to subdivide
- “Resurrecting” the Keilor Market Gardens
- Resisting urban development of the Keilor Market Gardens
- Determining the future of horticulture in the area
- Managing increased traffic

Opportunities:

- Developing an open space corridor along the Maribyrnong River
- Improving transport options to recreation facilities in the area
- Redeveloping the Market Gardens for housing, open space or recreation
- Maintaining the current level of residential development
- Increasing conservation activities, including weed control and revegetation
- Assisting land owners with land management plans and conservation activities
- Exploring use of recycled or harvested water for agricultural uses
- Conserving and re-using heritage buildings and places in the area
- Developing a cultural visitor centre and interpretative trails
- Enhancing opportunities for nature tourism and passive recreation
- Educating the community, especially new residents about land management and weed control
- Improving infrastructure including road conditions and reticulated services

4.6.5 Response to community comments about the Keilor Market Gardens

Throughout the *North of the Calder Non-Urban Land Review* and the development of the *Brimbank Green Wedge Management Plan*, land owners expressed a preference for increased residential development in the Keilor Market Gardens. In particular, in 2003 land owners requested that the Brimbank Planning Scheme be amended to allow the existing 29 market garden allotments to be subdivided into 61 new lots with an average area of 1.3 hectares. This proposal conflicts with current State Government planning policies which discourage residential development outside the Urban Growth Boundary and in areas affected by significant aircraft noise. In particular, Section 46AF of the Planning and Environment Act specifically requires any amendment to the Planning Scheme that has the effect of allowing land to be subdivided into more or smaller lots to be ratified by Parliament.

Therefore, while the challenges associated with horticulture production (as identified by the landowners) are acknowledged, increased residential densities is not considered a viable or sustainable solution for the area for the following reasons:

- Increasing residential densities would conflict with best practice sustainable development principles and *Melbourne 2030's* aims to curb urban sprawl by focusing future residential development in established or designated growth areas.
- The area is subject to substantial aircraft noise due to its position beneath existing and future flight paths. Therefore, increasing residential densities would conflict with Clause 12.02-2 of the State Planning Policy Framework which seeks to preserve the curfew free status of Melbourne Airport.
- Conflict is likely to arise between residential and horticulture uses, limiting the amenity of any additional residential lots and undermining any potential farming opportunities.
- The area experiences low residential amenity due to its poor vehicle access and lack of community and infrastructure services (such as sewage, gas, broadband, public transport and community and commercial facilities). Increasing residential densities will exacerbate these issues, generating substantial servicing costs to government and the community.
- Current planning legislation overtly discourages residential subdivision in green wedge areas by requiring any amendment that enables increased residential subdivision outside the Urban Growth Boundary to be ratified by Parliament.

5 Vision and objectives

The following vision and objectives were developed taking into account the current policy context in which the Green Wedge Management Plan operates and the consultation conducted with the community and the Steering Committee:

Vision

In 2030 the Brimbank Green Wedge will be valued and enjoyed by the community for its rural atmosphere, rich biodiversity, cultural heritage and scenic landscape. Land owners will be supported to adjust to change and pursue sustainable land management practices, including innovative farming schemes that take advantage of emerging opportunities and local markets.

Objectives

- A. Biodiversity** - Greater biodiversity achieved through coordinated and sustainable land management practices, protection of environmentally significant areas and the active development of a habitat corridor along the Maribyrnong River.
- B. Water** – Sustainable water use and management that provides sufficient supply for environmental flows as well as the area’s agricultural, recreation and residential uses.
- C. Cultural heritage** – Greater protection and community recognition of the area’s Indigenous and European cultural heritage.
- D. Landscape** – Protection and enhancement of the Maribyrnong Valley’s rural atmosphere and scenic landscape.
- E. Recreation** – Provision of environmentally sensitive recreation spaces that enhance community access to the area’s natural features and cultural heritage.
- F. Agriculture** – A resilient, productive farming precinct that supports lifestyle farming and takes advantage of emerging opportunities and local markets.
- G. Rural living** – Controlled residential development within the limits of the area’s existing capacity and constraints that provides a high amenity rural lifestyle and which protects the environmental qualities of the Maribyrnong valley.
- H. Tourism** – Development of a vibrant, identifiable tourist precinct that provides access to and promotes local produce and eco-tourism experiences.
- I. Non-rural uses** – Containment of non-rural uses to the existing sites and facilities to protect the integrity, environmental and landscape qualities of the green wedge area.
- J. Infrastructure** – Provision of safe and efficient transport networks and improved access to telecommunications services.
- K. Community Involvement** – Coordination of activities across government agencies with the active participation of an informed, engaged community.

These objectives are not always consistent with one another. In some cases Council will need to balance these objectives when making decisions.

6 Challenges for the Brimbank Green Wedge

A number of challenges exist for the Brimbank Green Wedge and, in particular, the ongoing sustainability of the Keilor Market Gardens. These challenges include:

Water availability:

The ongoing viability of agricultural production in the Keilor Market Gardens is significantly challenged by the lack of access to affordable water for irrigation. With the recent sustained drought conditions, irrigators have been unable to access their water allocations from the Maribyrnong River. As a result, over the last ten (10) years, many farmers purchased urban water to sustain their crops which has placed pressure on their financial sustainability.

Overall, lack of access to a sustainable and affordable water supply presents a significant challenge to achieving the State Government's Planning and Management Objectives for the Sunbury Green Wedge (see Section 3.2) and the vision and objectives of this Brimbank Green Wedge Management Plan.

On-going viability of farming:

As well as access to water, farming in the area is also challenged by declining soil conditions and the difficulty in achieving economies of scale given the small size of the Keilor Market Gardens precinct. The additional costs associated with the smaller production scales and the use of urban water has reduced the market competitiveness of the region in the context of an increasingly corporatized agriculture industry. As a result, many fields remain uncultivated as farmers leave the area and seek out more viable farming opportunities elsewhere.

Without public investment in infrastructure as well as policy and program support for peri-urban agriculture, the financial feasibility and competitiveness of commercial farming in the area is likely to continue to decline. This is likely to generate increased pressure for alternative land uses which do not support green wedge values.

Commitment and coordination across government:

Improving the area's land and habitat values relies on the coordination of projects and activities across State and Local Government. In particular, coordination of investment and conservation activities is required in order to develop new habitat and recreation corridors through the area.

Commitment from across State and Local Government departments and agencies is also required in the form of policy initiatives that re-enforce the vision for the Green Wedge and increased funding for strategic planning assessments and infrastructure.

7 Themes

A. Biodiversity

The Brimbank Green Wedge is within the Victorian Volcanic Plains Bioregion and supports a range of threatened species and ecosystems. Opportunities to enhance the area's biodiversity assets include improving coordination across government and the community, reducing the fragmentation of public land management, developing a connected habitat corridor along the Maribyrnong River, developing innovative revegetation techniques, enhancing community understanding of best practice conservation and land management principles and increasing monitoring of biodiversity values.

Objective (20 years)

Greater biodiversity achieved through coordinated and sustainable land management practices, protection of environmentally significant areas and the active development of a habitat corridor along the Maribyrnong River

Features	Values
Riparian vegetation along the Maribyrnong River, including a relatively intact over-storey of River Red Gums	Environmental, Social
Remnant areas of Plains Grasslands vegetation at McNabbs Weir, Sydenham Park and Organ Pipes National Park	Environmental, Social
Escarpment shrubland vegetation on the valley slopes	Environmental
In stream vegetation and aquatic life	Environmental
Threatened fauna and flora, especially within Organ Pipes National Park	Environmental
Wildlife at Sydenham Park and surrounds including kangaroos, platypus, wombats and bird life	Environmental, Social

Directions (20 years)

- Support development of a habitat corridor along the Maribyrnong River
- Support development of a recreation corridor connecting Brimbank Park to Organ Pipes National Park (that potentially utilizes the river corridor in parts)
- Support the coordination of conservation activities including pest plant and animal control across government, non-government organisations and the community
- Support increased monitoring of biodiversity values and improved coordination of monitoring activities across government and non-government organisations
- Support innovative approaches to land management and revegetation.
- Support community involvement in conservation activities
- Support planning provisions that increase protection for sites of environmental significance
- Ensure new development is sited and designed to minimise environmental impacts on the Maribyrnong River and valley.

Theme A: Biodiversity Action Plan (4 years)

Resources required	
\$	\$0 - \$20,000
\$\$	\$20,000 - \$50,000
\$\$\$	\$50,000 - \$100,000
\$\$\$\$	\$100,000 +
Internal resources	Forms part of internal operational budget

#	Action	Lead Council Department	External partners	Timing	Resources required
A1	Advocate for development of a government agency coordination group for the Maribyrnong Valley. Utilise the Group to: <ul style="list-style-type: none"> • Identify priority issues and actions • Coordinate monitoring of natural assets and biodiversity values. • Coordinate advocacy initiatives • Coordinate funding submissions for joint conservation projects 	Environment	PPWCMA Hume City Council Melbourne Water Parks Victoria DPI DSE	Ongoing	Internal resources

#	Action	Lead Council Department	External partners	Timing	Resources required
			Melbourne Airport		
A2	Liaise regularly with Hume City Council to coordinate conservation activities, cross promote field days and community events and administer joint projects	Environment	Hume City Council	Ongoing	Internal resources
A3	Hold and participate in networking opportunities that facilitate the coordination of conservation activities	Environment	PPWCMA Melbourne Water DSE Hume City Council Melton Shire Council	Ongoing	Internal resources
A4	Prepare and implement a Biodiversity Strategy that sets out priorities for conservation activities and a process for monitoring the biodiversity values of Council reserves	Environment	DSE	2009/10	\$ (funds already allocated in Council budget)
A5	Participate in regional conservation works and activities	Environment	PPWCMA DSE Local Government Melbourne Water	Ongoing	Internal resources
A6	Assess the feasibility of developing a recreation and habitat corridor through the Brimbank Green Wedge that connects Brimbank Park to Organ Pipes National Park. Include an assessment of opportunities to transfer environmentally significant riparian and escarpment land into public ownership.	Urban Design	DSE Parks Victoria Melbourne Water VicRoads	2010/11	\$
A7	Develop a program of coordinated action on public and private land aimed at improving the biodiversity values of escarpments	Environment	Hume City Council CMA Melbourne Water Melbourne Airport	2010/11	\$\$
A8	Complete Amendment C53 which proposes to include sites of biological significance in an Environmental Significance Overlay	Strategic Planning	DSE	2010/11	\$
A9	Include a local policy in the revised MSS requiring approval of a Land Management Plan by Council as a condition of approval for new development in the green wedge	Strategic Planning	N/A	Ongoing	Internal
A10	Continue to undertake weed and pest animal control on Council land.	Environment	Melbourne Water Parks Victoria	Ongoing	Internal resources

#	Action	Lead Council Department	External partners	Timing	Resources required
A11	Review Council's local laws to ensure they do not conflict with the protection of biodiversity, especially in relation to fire abatement and burn off controls	City Compliance	MFB	2010/11	Internal
A12	Investigate opportunities to secure legal access to publicly owned land locked sites	Environment / Property	N/A	2010/11	Internal
A13	Develop a pilot / research project in partnership with Victoria University to determine effective revegetation techniques, especially for direct seeding	Environment	Victoria University	2010/11	\$\$
A14	Facilitate establishment of community Rabbit Action Groups	Environment	Hume City Council Parks Victoria	2009/10	Internal resources
A15	Actively pursue corporate volunteers to participate in conservation activities	Environment	N/A	Ongoing	Internal resources
A16	Hold environmental land management seminars and field days for local land owners and residents	Environment	DSE DPI PPWCMA Melbourne Water Hume City Council	2010/11	\$
A17	Continue to administer the Sustainable Land Management Incentive Scheme which provides financial assistance for environmental works on private land. Coordinate the scheme with Melbourne Water's River Health Incentives Programs and target specific, high priority environmental problems as they arise.	Environment	Melbourne Water	Ongoing	\$\$ (annually)
A18	Support private land owners to prepare 5 year Land Management Plans.	Environment	Land owners	Ongoing	Internal resources
A19	Engage students at Overnewton College and Lowther Hall in conservation activities	Environment	Overnewton College Lowther Hall	Ongoing	Internal resources
A20	Develop regular community newsletters that update land owners on current environmental, land management and biodiversity projects, activities and grant opportunities.	Environment	N/A	2010/11	\$
A21	Advocate for improved environmental management of Somerset Quarry	Strategic Planning	Hume City Council	Ongoing	Internal resources
A22	Support land owners access financial support for environmental works, including native vegetation offsets	Environment	N/A	Ongoing	Internal resources

Note: The funding and timing of all projects will be subject to approval through Council's annual budget process. All planning scheme changes proposed will be subject to the statutory planning scheme amendment process, including public exhibition, outlined at Part 3 of the Planning and Environment Act 1987.

B. Water

The availability of fit for purpose water is a key challenge for the Brimbank Green Wedge. Due to the recent drought conditions farmers have been unable to access their full water entitlements and, therefore, often utilise urban water for irrigation. This significantly increases the costs of production, thereby reducing the competitiveness of the Keilor Market Gardens compared to other farming regions in Victoria. In addition, according to local producers salinity levels in the Maribyrnong River have increased in recent years leading to reductions in soil quality and crop output.

Opportunities for improving water access and quality include investigating alternative water sources and advocating for improved environmental management of discharges into the catchment. In addition, opportunity exists to require developers and new operators to identify their water needs during the planning permit application process, thereby ensuring their water access and discharge needs can be met without compromising the health of the catchment.

Objective (20 years)

Sustainable water use and management that provides sufficient supply for environmental flows as well as the area's agricultural, recreation and residential uses

Features	Values
Aquatic and stream bank habitat provided by the Maribyrnong River and Jacksons Creek	Environmental
Landscape values of the Maribyrnong River	Social
Water harvesting available for irrigation during times of high flows	Environmental

Directions (20 years)

- Support low water consumption activities and discourage uses with high water needs
- Support increased water quality monitoring and river health activities
- Support the preparation of a Plan for the Upper Maribyrnong Catchment that sets out a program of conservation and monitoring activities for the Maribyrnong River and its tributaries
- Support waterway management initiatives that seek to replicate the catchment's natural conditions and cycles
- Support initiatives aimed at improving the quality of water discharged in the catchment
- Ensure Council allocates water strategically to uses that enhance the sustainability of the municipality

Theme B: Water Action Plan (4 years)

Resources required	
\$	\$0 - \$20,000
\$\$	\$20,000 - \$50,000
\$\$\$	\$50,000 - \$100,000
\$\$\$\$	\$100,000 +
Internal resources	Forms part of internal operational budget

#	Action	Lead Council Department	External Partners	Timing	Resources required
B1	Investigate the feasibility of implementing a water harvesting and re-use scheme to supply water to the Keilor Market Gardens	Environment	Melbourne Water City West Water	2011/12	\$\$
B2	Advocate for development of a diversion compliance program for diverters in the Brimbank Green Wedge	Strategic Planning	Melbourne Water	Ongoing	Internal resources
B3	Advocate for a review of water discharges from the Sunbury Treatment Plant and farm activities to determine their impact on the health of the catchment	Strategic Planning	Melbourne Water Western Water EPA	Ongoing	Internal resources
B4	Continue to monitor water quality through Waterwatch	Environment	Melbourne Water	Ongoing	Internal resources
B5	Include a local policy in the revised MSS aimed at ensuring a water assessment and water plan is completed for new water intensive uses. The Plan should show how the	Strategic Planning	Melbourne Water	2010/11	Internal resources

#	Action	Lead Council Department	External Partners	Timing	Resources required
	water consumption and discharge needs of the new use will be met without compromising the health of the catchment				
B6	Ensure new development incorporates storm water harvesting and treatment measures to minimise negative environmental impacts on the health of the Maribyrnong River	Statutory Planning	N/A	Ongoing	Internal resources
B7	Develop a Water Strategy that sets out priorities and criteria for the allocation of Council's water resources	Environment	Melbourne Water City West Water	2009/10	\$
B8	Advocate for the regular review of the effectiveness of existing fish ladders	Environment	Melbourne Water	2010/11	Internal resources

Note: The funding and timing of all projects will be subject to approval through Council's annual budget process. All planning scheme changes proposed will be subject to the statutory planning scheme amendment process, including public exhibition, outlined at Part 3 of the Planning and Environment Act 1987.

C. Cultural heritage

The Brimbank Green Wedge has a rich history expressed through the various sites of European and Aboriginal cultural heritage including Robertson's Homestead, the Arundel Road Bridge, Overnewton Castle and the former Keilor Police station. Opportunity exists to increase community knowledge of the area's history and heritage places in partnership with the traditional land owners and local historical societies through conservation and heritage promotion projects.

Objective (20 years)

Greater protection and community recognition of the area's Indigenous and European cultural heritage

Features	Values
Sites of Aboriginal cultural heritage significance including bone and stone artefacts, scar trees and silcrete quarries	Social
Sites of European cultural heritage significance associated with the areas pastoral and horticultural history	Social
Historical values of the Keilor Market Gardens	Social

Directions (20 years)

- Support the conservation and re-use of historic buildings and places
- Support the protection and promotion of the area's Indigenous heritage in consultation with the region's traditional land owners
- Support activities that increase community awareness of the area's history and encourage community participation in conservation activities

Theme C: Cultural Heritage Action Plan (4 years)

Resources required

\$	\$0 - \$20,000
\$\$	\$20,000 - \$50,000
\$\$\$	\$50,000 - \$100,000
\$\$\$\$	\$100,000 +
Internal resources	Forms part of internal operational budget

#	Action	Lead Council Department	External Partners	Timing	Resources required
C1	Undertake structural repairs to Robertson's Homestead to facilitate its future re-use and investigate workforce training programs as a part of future renovations	Property / Strategic Planning	N/A	2010/11	\$\$\$\$
C2	Continue to offer financial assistance for repair and restoration works to private heritage properties as part of the Brimbank Heritage Assistance Fund	Strategic Planning	N/A	Ongoing	\$\$ (annually)
C3	Incorporate interpretive displays and heritage trails as part of any public access through the area	Urban Design	Wurundjeri Tribe Land Cultural Heritage Council Aboriginal Affairs Victoria	As required	\$\$\$\$
C4	In consultation with the local indigenous community, investigate the feasibility of developing an Aboriginal Keeping Place at Sydenham Park or Organ Pipes National Park	Community Planning and Development	Parks Victoria Wurundjeri Tribe Land Cultural Heritage Council Aboriginal Affairs Victoria	Ongoing	\$\$
C5	Administer or support an oral histories project for the Keilor Market Gardens	Arts & Culture	Historical societies	2010/11	\$
C6	Establish a heritage promotion program that	Arts & Culture	N/A	2011/12	\$\$\$

#	Action	Lead Council Department	External Partners	Timing	Resources required
	includes, amongst other things: <ul style="list-style-type: none"> • support and capacity building for historical societies • promotion of the municipality's history, including the history of the Green Wedge, through programs, publications and events 				(annually)
C7	Continue to inform the community about the area's history as a part of environmental education and conservation activities	Environment	Historical societies Wurundjeri Tribe Land Cultural Heritage Council	Ongoing	Internal resources
C8	Hold or facilitate Aboriginal Cultural Heritage seminars with the relevant indigenous representatives for community members, government and non-government organisations	Community Planning and Development	Wurundjeri Tribe Aboriginal Affairs Victoria	2010/11	Internal resources

Note: The funding and timing of all projects will be subject to approval through Council's annual budget process. All planning scheme changes proposed will be subject to the statutory planning scheme amendment process, including public exhibition, outlined at Part 3 of the Planning and Environment Act 1987.

D. Landscape

The area's scenic views and rural atmosphere are highly valued by the community. Opportunity exists to protect these landscape qualities by ensuring new development integrates within the landscape and does not compromise view corridors to key features such as the city skyline. Other opportunities include beautifying the Calder Freeway through tree planting and public art and working with private land owners to revegetate highly visible features such as Somerset Quarry and Calder Park Raceway.

Objective (20 years)

Protection and enhancement of the Maribyrnong Valley's rural atmosphere and scenic landscape

Features	Values
Views of grassy plains, rocky outcrops and lava flows from Organ Pipes National Park	Social
Views across the Maribyrnong Valley to the distant mountain ranges from Sydenham Park	Social
Views from the Calder Freeway across the grassy plains to the airport and city skyline	Social
The Maribyrnong Valley's natural qualities and dramatic landscape	Social
The patchwork landscape of the Keilor Market Gardens	Social
The unspoilt qualities of the Maribyrnong River and the seclusion from urban development experienced from the valley floor	Social

Directions (20 years)

- Protect escarpments and other highly visible areas from visually intrusive development
- Protect and enhance the views from the Calder Freeway to the Maribyrnong Valley, City Skyline and airport
- Support increased community access to the area's scenic qualities

Theme D: Landscape Action Plan (4 years)

Resources required

\$	\$0 - \$20,000
\$\$	\$20,000 - \$50,000
\$\$\$	\$50,000 - \$100,000
\$\$\$\$	\$100,000 +
Internal resources	Forms part of internal operational budget

#	Action	Lead Council Department	External Partners	Timing	Resources required
D1	Apply a Significant Landscape Overlay (SLO) or Design and Development Overlay (DDO) to protect views to and within the Maribyrnong Valley (especially highly visible landscapes) from inappropriate development	Strategic Planning	N/A	2010/11	\$\$
D2	Apply a Design and Development Overlay to the Calder Freeway corridor to protect significant views of the Maribyrnong Valley, City skyline and airport and protect the corridor from unsympathetic advertising signs	Strategic Planning	VicRoads	2010/11	\$\$
D3	Explore opportunities to incorporate viewing platforms into the design and development of Sydenham Park	Urban Design	N/A	When required	\$\$\$\$
D4	Assess the feasibility of developing a recreation corridor through the Brimbank Green Wedge that connects Brimbank Park to Organ Pipes National Park (see Action A6)	Urban Design	N/A	2009/10 (funds permitting)	\$
D5	Undertake a program of tree planting and landscaping along the Calder Freeway to improve the appearance of the corridor	Urban Design	VicRoads	2011/12	\$\$\$
D6	Work with the City of Hume to improve the	Strategic	Hume City	Ongoing	Internal

#	Action	Lead Council Department	External Partners	Timing	Resources required
	appearance of Somerset Quarry	Planning	Council		resources
D7	Work with the owners of Calder Park Raceway to improve the external appearance of the facility through planning provisions and landscaping	Strategic Planning	Calder Park Raceway	2010/11	Internal resources
D8	Support development of public art along the Calder Freeway and the Sydenham Train Line that enhances the entrance to Melbourne without compromising the area's landscape values.	Arts & Culture	VicRoads	2011/12	\$\$

Note: The funding and timing of all projects will be subject to approval through Council's annual budget process. All planning scheme changes proposed will be subject to the statutory planning scheme amendment process, including public exhibition, outlined at Part 3 of the Planning and Environment Act 1987.

E. Recreation

The Keilor Golf Course and Organ Pipes National Park are the main recreation facilities currently operative in the Brimbank Green Wedge. In the future opportunity exists to increase public access to the area's natural and scenic qualities by developing an open space corridor that links Brimbank Park and Organ Pipes National Park. In addition, opportunity exists to open Sydenham Park to the community for passive recreation such as bush walking, bird watching and picnics. While the *Sydenham Park Strategy Plan 2004* proposes development of sports grounds on the top of the escarpment, opportunity exists to review this proposal in terms of long term public management, community need and environmental and financial sustainability.

Objective (20 years)

Provision of environmentally sensitive recreation spaces that enhance community access to the area's natural features and cultural heritage

Features	Values
The recreational opportunities presented by the area's natural setting and biodiversity values	Social
The walking trails and picnic spots within Organ Pipes National Park	Social
Keilor Golf Course and the Model Aircraft Society	Social
Canoeing and fishing opportunities along the Maribyrnong River	Social

Directions (20 years)

- Support development of facilities for passive recreation activities
- Support development of walking and cycling paths across the Calder Freeway and through the Brimbank Green Wedge that connect Brimbank Park to Organ Pipes National Park
- Discourage further expansion of sports facilities beyond the existing uses unless a full and thorough assessment determines that significant community need exists for the proposed facility or expansion
- Support the activities of walking groups and other recreation clubs who utilise the Brimbank Green Wedge

Theme E: Recreation Action Plan (4 years)

Resources required

\$	\$0 - \$20,000
\$\$	\$20,000 - \$50,000
\$\$\$	\$50,000 - \$100,000
\$\$\$\$	\$100,000 +
Internal resources	Forms part of internal operational budget

#	Action	Lead Council Department	External Partners	Timing	Resources required
E1	Review the <i>Sydenham Park Strategy Plan 2004</i> , especially in terms of community need for active and passive recreation spaces and the environmental and financial sustainability of the proposed facilities	Urban Design	N/A	2011/12	\$
E2	Advocate for provision of walking and cycling connections across the Calder Freeway into the green wedge as part of the proposed Kings Road, Calder Park Drive and Sunshine Avenue interchanges	Engineering	VicRoads	As required	Internal resources
E3	Rezone Sydenham Park from Green Wedge and Rural Conservation to Public Park and Recreation or Public Conservation and Resource to reflect the site's public land ownership and future public use (see Appendix 2). Inclusion of planning provisions such as an Incorporated Plan that prevents further subdivision of the site.	Strategic Planning	N/A	2010/11	Internal resources
E4	Rezone Caroline Chisholm Reserve on Flora Street from Rural Conservation to Public Park and Recreation to reflect the sites public land ownership and current use as a recreation reserve (see Appendix 2).	Strategic Planning	N/A	2010/11	Internal resources

#	Action	Lead Council Department	External Partners	Timing	Resources required
	Inclusion of planning provisions such as an Incorporated Plan that prevents further subdivision of the site.				
E5	Rezone the Keilor Golf Course and associated driving range from Rural Conservation to Public Park and Recreation to reflect the current use of the land (see Appendix 2). Inclusion of planning provisions such as an Incorporated Plan that prevents further subdivision of the site.	Strategic Planning	N/A	2010/11	Internal resources
E6	Investigate options to expand recreation activities along the Maribyrnong River as part of the <i>Sydenham Park Strategy Plan 2004</i> review (as per Action E1)	Urban Design	N/A	2010/11	\$
E7	Advocate for increased bus services and bus stops that provide access to the area's passive and active recreation facilities	Engineering	DoT Bus operators	Ongoing	Internal resources
E8	Continue to support walking groups and other recreation clubs	Leisure	VicHealth DPCD – Sport and recreation	Ongoing	Internal resources
E9	Continue to pursue water re-use schemes to irrigate the Keilor Golf Course	Environment	City West Water	2009 – 2011	\$\$\$\$

Note: The funding and timing of all projects will be subject to approval through Council's annual budget process. All planning scheme changes proposed will be subject to the statutory planning scheme amendment process, including public exhibition, outlined at Part 3 of the Planning and Environment Act 1987.

F. Agriculture

The Brimbank Green Wedge has a long history of horticulture activity focused in the Keilor Market Gardens. Maintaining the area's agricultural role is a key State Government objective for the Brimbank and larger Sunbury Green Wedge.

Over recent years production has been challenged by the lack of a secure, affordable and fit for purpose water supply, declining soil conditions and the marginal status of the Keilor Market Gardens compared to other regions. Despite these challenges the fertile soils along the river flats and the area's proximity to urban populations and regional markets provide opportunity to maintain agricultural production in the area. Given the constraints imposed by State Government airport and green wedge policies that limit further subdivision, it is likely that future agriculture production will occur by lifestyle or hobby farmers who do not rely on agricultural output for the primary income. The Brimbank Green Wedge Management Plan provides for lifestyle farming opportunities by supporting the development of single dwellings on existing vacant allotments on the condition that the design and development of new housing does not compromise the health of the catchment.

The viability of agriculture could also be enhanced by supporting farmers adjust to the changing environmental and market conditions, promoting the region's strengths and by investigating new forms of production and farm enterprises. Some countries secure agricultural land uses by enabling rural owners to transfer their development rights to land owners in areas identified for growth and change. This transfer of development rights utilises rights as currency, compensating rural land owners for restrictions to the development potential of their land. Transferable development rights are not enabled by the Victorian planning system.

Objective (20 years)

A resilient, productive farming precinct that supports lifestyle farming and takes advantage of emerging opportunities and local markets

Features	Values
Rich soil of the river flats which support intensive horticulture	Economic
Proximity of food production to urban populations	Economic

Directions (20 years)

- Support horticulture production in the Keilor Market Gardens, including lifestyle farming, and discourage alternative, conflicting uses in this area
- Support and promote new and innovative agricultural land uses and alternative crops – e.g. Native seed production
- Support development of value adding processes such as cutting, processing and packaging
- Support development of a brand / local identity to enhance marketing opportunities for the region
- Support land owners access business and financial training and advice
- Encourage farmers to improve soil and vegetation management and support them to improve farm productivity and adapt to change
- Support local food distribution projects that may support the viability of the Keilor Market Gardens

Theme F: Agriculture Action Plan (4 years)

Resources required	
\$	\$0 - \$20,000
\$\$	\$20,000 - \$50,000
\$\$\$	\$50,000 - \$100,000
\$\$\$\$	\$100,000 +
Internal resources	Forms part of internal operational budget

#	Action	Lead Council Department	External Partners	Timing	Resources required
F1	Rezone the Keilor Market Gardens to Green Wedge to reflect the existing land use (see Appendix 2)	Strategic Planning	N/A	2010/11	Internal Resources
F2	Work with current producers to develop and implement a marketing strategy for the region aimed at attracting growers as	Economic Development	Farmers Tourism Victoria Western Melbourne	2011/12	\$\$

#	Action	Lead Council Department	External Partners	Timing	Resources required
	well as visitors		Tourism Inc		
F3	Advocate for extension of drought assistance initiatives to farmers in Brimbank	Strategic Planning	N/A	Ongoing	Internal Resources
F4	Assist Keilor Market Gardens farmers access local food distribution networks across metropolitan Melbourne such as farmers markets	Community Planning and Development	N/A	2010/11	\$
F5	Investigate the feasibility of engaging local farmers in the Western Region to contract grow produce for local markets such as green grocers, restaurants, cafes and community cooperatives	Community Planning and Development	VicHealth	2011/12	\$
F6	Advocate for State and Commonwealth funding and policy initiatives that support local and peri-urban food production	Community Planning and Development	N/A	Ongoing	Internal Resources
F7	Provide information packs to farmers about funding sources and business support services as part of regular newsletter bulletins	Economic Development	Hume City Council	2010/11	\$
F8	Advocate for advisory services and financial support to assist farmers on marginal land exit the land	Strategic Planning	N/A	2010/11	Internal Resources
F9	Undertake a feasibility study that assesses the viability of establishing a small scale local food growing social enterprise in the Keilor Market Gardens	Community Planning and Development	Community and welfare organisations	2011/12	\$
F10	Work with education institutions to research viable farming and alternative land use opportunities for the area	Strategic Planning	Tertiary Institutions	2011/12	\$\$

Note: The funding and timing of all projects will be subject to approval through Council's annual budget process. All planning scheme changes proposed will be subject to the statutory planning scheme amendment process, including public exhibition, outlined at Part 3 of the Planning and Environment Act 1987.

G. Rural living

The Brimbank Green Wedge contains a small rural living precinct concentrated around Oakbank Road which consists of approximately 20 allotments. Other parts of the Green Wedge that contain a number of dispersed dwellings include the Overnewton precinct and the Keilor Market Gardens. The “city meets country” lifestyle enabled by the area’s proximity to central Melbourne is an important community value.

Rural living in the Brimbank Green Wedge is currently limited to the construction of single dwellings on the existing allotments. Any change to current planning provisions that enables additional subdivision requires ratification by both houses of Parliament.

Keilor Market Gardens

Sustaining agricultural production in the region, especially in the Keilor Market Gardens, is likely to require support for lifestyle farming whereby any farm income is secondary to the income from other employment. The Brimbank Green Wedge Management Plan provides for lifestyle farming by supporting development of single dwellings on the existing vacant allotments on the condition that new housing does not compromise the health of the catchment.

Challenges for increased rural living in the Keilor Market Gardens include conflict with farming activities, poor road conditions, lack of access to broadband and lack of reticulated gas and sewage. As such, improved road conditions and increased access to services would help attract lifestyle farmers to the area, thereby supporting the ongoing use of the Keilor Market Gardens for agricultural purposes.

Oakbank Road Precinct

The land on top of the escarpment surrounding the Oakbank Road precinct is of marginal rural utility due to its poor soil quality and limited water access. Given these constraints, opportunity exists to expand the Oakbank Road rural living precinct by rezoning the surrounding land to Green Wedge A (which allows subdivision to 8 hectare allotments). This could improve the viability of the existing precinct, creating the necessary critical mass to justify improved services and facilities. This proposal would require the support of the Department of Planning and Community Development and ratification of both houses of parliament. It is noted that the land surrounding the Oakbank Rd precinct is not affected by the more onerous airport environs overlay which prohibits residential subdivision.

Objective (20 years)

Controlled residential development within the limits of the area’s existing capacity and constraints that provides a high amenity rural lifestyle and which protects the environmental qualities of the Maribyrnong Valley.

Features	Values
“City meets country” lifestyle	Social
Proximity to central Melbourne	Social

Directions (20 years)

- Continue to support Clause 57 of the State planning provisions that limit residential development to single dwellings on existing lots in green wedge areas
- Support development of new single dwellings on existing allotments that are associated with lifestyle farming activities
- Only consider expansion of the Oakwood Road rural living precinct under the following circumstances: the Kings Road interchange is constructed; the riparian and escarpment land is transferred to a public authority; adequate financial contributions are made for local services and conservation and management activities; and the proposal achieves a positive outcome for the whole of the Sunbury Green Wedge. It is noted that any proposal to increase residential densities in the green wedge would require authorisation and approval by the Minister for Planning as well as ratification by both houses of Parliament.
- Ensure new residential buildings are designed to integrate with the area’s natural setting and minimise amenity impacts from the airport and surrounding farming activities
- Support improvements to the public realm and infrastructure services that improve conditions for existing residents and enhance the appeal of the area to potential residents
- Assist residents and land owners to enhance their knowledge of sustainable land management

Theme G: Rural Living Action Plan (4 years)

Resources required

\$	\$0 - \$20,000
\$\$	\$20,000 - \$50,000
\$\$\$	\$50,000 - \$100,000
\$\$\$\$	\$100,000 +
Internal resources	Forms part of internal operational budget

#	Action	Lead Council Department	External Partners	Timing	Resources required
G1	Develop design guidelines for development, within the green wedge, including housing that sets out requirements for the siting, layout, scale and design of new buildings. Incorporate the design guidelines into a DDO where relevant (as per Action D1)	Strategic Planning	DPCD	2011/12	\$
G2	Include local policies in the revised MSS discouraging further residential subdivision in the green wedge and encouraging the appropriate siting and design of buildings	Strategic Planning	N/A	2010/11	Internal resources
G3	Hold sustainable land management seminars and field days for existing land owners and residents (as per Action A16)	Environment	DSE DPI Melbourne Water PPWCMA Hume City Council	2010/11	\$
G4	Prepare an Urban Design Framework for the Oakbank Road Rural Living precinct that sets out a program of public realm improvements	Urban Design	N/A	2012/13	\$
G5	Investigate opportunities to expand the Oakbank Road rural living precinct under specified conditions as per dot point 3 of the "Directions" above (see Appendix 1 for the boundaries of the proposed Investigation Area)	Strategic Planning	Relevant land owner/s	2010/11	Internal resources
G6	Ensure new housing close to Calder Park Raceway incorporates appropriate noise attenuation to protect the amenity of future residents	Statutory Planning	N/A	Ongoing	Internal resources

Note: The funding and timing of all projects will be subject to approval through Council's annual budget process. All planning scheme changes proposed will be subject to the statutory planning scheme amendment process, including public exhibition, outlined at Part 3 of the Planning and Environment Act 1987.

H. Tourism

The main tourist destination currently in the Brimbank Green Wedge is Organ Pipes National Park. Opportunity exists to attract additional visitors to the area by capitalising on the Brimbank Green Wedge's proximity to Metropolitan Melbourne and Melbourne Airport. In particular, opportunity exists to build the area as a tourist precinct offering eco-tourism experiences and access to local produce farmed by either commercial or lifestyle farmers.

Objective (20 years)

Development of a vibrant, identifiable tourist precinct that provides access to local produce and eco-tourism experiences

Features	Values
Proximity to metropolitan Melbourne and local residential communities	Social, Economic
Good road transport connections to Melbourne Airport, the CBD and regional Victoria	Economic
Landscape values of the Maribyrnong Valley	Social, Economic

Directions (20 years)

- Support development of amenities, services and facilities that enrich visitor experiences, supporting eco and farm gate tourism
- Support tourism activities that capitalise on the area's proximity to Melbourne Airport
- Encourage new businesses to locate in the area that support local tourism
- Support changes to current planning provisions that limit tourist related retailing in green wedge areas
- Support urban improvements that enhance the attractiveness of the area to new businesses and visitors
- Ensure new tourism related uses integrate into the landscape and minimise any off-site impacts

Theme H: Tourism Action Plan (4 years)

Resources required	
\$	\$0 - \$20,000
\$\$	\$20,000 - \$50,000
\$\$\$	\$50,000 - \$100,000
\$\$\$\$	\$100,000 +
Internal resources	Forms part of internal operational budget

#	Action	Lead Council Department	Partners	Timing	Resources required
H1	Develop a visitor centre in Sydenham Park once the park is open to the public	Urban Design	Historical societies Wurundjeri Land Council Tourism Victoria	As need arises	\$\$\$\$
H2	Develop a brand and marketing strategy aimed at attracting growers and visitors to the region (as per Action F2)	Economic Development	Farmers / Land owners Tourism Victoria Western Melbourne Tourism Inc DPI	2011/12	\$\$
H3	Integrate visitor amenities and interpretive information into public open spaces and recreation corridors	Urban Design	Parks Victoria Historical societies Wurundjeri Land	As need arises	\$\$\$\$

#	Action	Lead Council Department	Partners	Timing	Resources required
			Council		
H4	Advocate for changes to the Victorian Planning Provisions to enable farm related retailing in green wedge areas	Strategic Planning	DPCD	Current and ongoing	Internal resources

Note: The funding and timing of all projects will be subject to approval through Council's annual budget process. All planning scheme changes proposed will be subject to the statutory planning scheme amendment process, including public exhibition, outlined at Part 3 of the Planning and Environment Act 1987.

I. Non-green wedge uses

A number of non-confirming or non-green wedge uses are currently located in the area including Overnewton College, the Lower Hall sports complex, Overnewton Castle Function Centre, Calder Park Raceway and a variety of freeway service centres. It is important to limit future non-confirming uses in order to protect the area's green wedge values and minimise negative environmental and amenity impacts.

Objective (20 years)

Containment of non-green wedge uses to the existing sites and facilities to protect the integrity, environmental and landscape qualities of the green wedge area

Features	Values
Proximity to metropolitan Melbourne and Melbourne Airport	Economic
Strong road links to regional Victoria and the CBD	Economic
Calder Park Raceway	Economic

Directions (20 years)

- Limit non-confirming / non-green wedge uses to the existing sites and facilities, in accordance with existing master plans and approvals
- Ensure the traffic and noise impacts of new and expanded high trip generating uses are assessed and managed
- Ensure non-green wedge uses minimise their environmental and amenity impacts
- Ensure any redevelopment of Calder Park is consistent with the green wedge principles and land uses, as outlined at Clause 57 of the Planning Scheme.

THEME I: Non-Green Wedge Uses Action Plan (4 years)

Resources required	
\$	\$0 - \$20,000
\$\$	\$20,000 - \$50,000
\$\$\$	\$50,000 - \$100,000
\$\$\$\$	\$100,000 +
Internal resources	Forms part of internal operational budget

#	Action	Lead Council Department	Partners	Timing	Resources required
I1	Develop local policies as part of the revised MSS that discourage further expansion of non-confirming uses in the area	Strategic Planning	N/A	2010/11	Internal resources
I2	Review Special Use Zone 1 and other State and Local planning policies applicable to Calder Park Raceway to ensure these provisions reflect the preferred future use of the site and provide for improved visual and environmental outcomes	Strategic Planning	Calder Park Raceway	2010/11	Internal resources
I3	Ensure any redevelopment of Calder Park Raceway includes appropriate landscaping and noise attenuation to minimise impacts on surrounding residential areas.	Strategic Planning	Calder Park Raceway	As need arises	Internal resources
I4	Advocate for the re-alignment of the Urban Growth Boundary with the Calder Park Drive / Calder Freeway interchange	Strategic Planning	DPCD	2010/11	Internal resources
I5	Include local policies in the revised MSS that require new high trip generating uses to prepare traffic impact assessments and transport / travel plans showing how the use will be accessible to all people, minimise traffic and congestion and facilitate non-motorised travel.	Strategic Planning	N/A	2010/11	Internal resources
I6	Implement a TravelSmart program with Overnewton College aimed at achieving a	Engineering	Overnewton College	2011/12	\$\$

#	Action	Lead Council Department	Partners	Timing	Resources required
	mode shift from private vehicle use to walking, cycling and public transport		DoT		
17	Advocate for improved environmental management of Somerset Quarry (see Action A22)	Strategic Planning	Hume City Council	Ongoing	Internal resources

Note: The funding and timing of all projects will be subject to approval through Council's annual budget process. All planning scheme changes proposed will be subject to the statutory planning scheme amendment process, including public exhibition, outlined at Part 3 of the Planning and Environment Act 1987.

J. Infrastructure

The Brimbank Green Wedge has limited infrastructure services and is not serviced by broadband internet or reticulated gas or sewage. Transport to and within the area is limited due to the area's location between the Calder Freeway and the Maribyrnong River. Improving transport connections and infrastructure services will improve conditions for existing residents and assist in attracting new residents and lifestyle farmers to the area.

The Calder Freeway interchange proposed at Kings Road will significantly improve vehicle access to the Oakbank Road rural living precinct and the Keilor Golf Course. Other opportunities include developing a shared path through the Brimbank Green Wedge connecting Brimbank Park and Organ Pipes National Park, enhancing the condition and amenity of the existing road network and upgrading existing telecommunications and reticulated services.

Objective (20 years)

Provision of safe and efficient transport networks and improved access to telecommunications services.

Features	Values
Existing potable water supplies and electricity services	Social, Economic
Access to and from the Calder Freeway	Social, Economic

Directions (20 years)

- Encourage enhanced walking and cycling connections to and through the green wedge
- Encourage upgrades to roads, reticulated services and telecommunications facilities to Council standards
- Encourage treatment of storm water and irrigation runoff before it is discharged into natural waterways

Theme J: Infrastructure Action Plan (4 years)

Resources required

\$	\$0 - \$20,000
\$\$	\$20,000 - \$50,000
\$\$\$	\$50,000 - \$100,000
\$\$\$\$	\$100,000 +
Internal resources	Forms part of internal operational budget

#	Action	Lead agency	Partners	Timing	Resources required
J1	Upgrade local roads within the green wedge to Council standards	Engineering	N/A	2010 - 2014	\$\$\$\$
J2	Advocate for provision of walking and cycling connections across the Calder Freeway as a part of the development of the Freeway interchanges at Sunshine Avenue, Kings Road and Calder Park Drive (as per Action E2)	Urban Design	VicRoads	As required	Internal resources
J3	Monitor traffic volumes on Arundel Road and develop strategies to ensure levels of through-traffic does not compromise the amenity of the area	Engineering	N/A	2010-2014	\$
J4	Assess the feasibility of installing upgraded telecommunications and reticulated services to the green wedge through a special rate or charge	Engineering	Utility services	2011/12	\$\$

Note: The funding and timing of all projects will be subject to approval through Council's annual budget process. All planning scheme changes proposed will be subject to the statutory planning scheme amendment process, including public exhibition, outlined at Part 3 of the Planning and Environment Act 1987.

K. Community involvement

A number of community groups such as the Keilor Historical Society, the Sydenham District Historical Society and the Friends of Organ Pipes take a strong interest in enhancing the natural and cultural heritage of the area. In addition a strong sense of community exists amongst existing land owners, many of whom are descendents of the area's early settlers. Opportunity exists to build on this sense of community by enhancing the capacity of existing groups and keeping the community informed about plans for the area and opportunities to be involved.

Objective (20 years)

Coordination of activities across government agencies with the active participation of an informed, engaged community.

Features	Values
The strong sense of community amongst land owners in the Keilor Market Gardening area.	Social
The active interest of community groups in conservation and heritage activities in the Green Wedge.	Social

Directions (20 years)

- Support an ongoing governance arrangement to monitor and review the Green Wedge Management Plan
- Support community involvement in planning, projects and decision making for the area
- Support increased community access to information about services, current activities and sustainable land management

Theme K: Community Involvement Action Plan (4 years)

Resources required	
\$	\$0 - \$20,000
\$\$	\$20,000 - \$50,000
\$\$\$	\$50,000 - \$100,000
\$\$\$\$	\$100,000 +
Internal resources	Forms part of internal operational budget

#	Action	Lead agency	Partners	Timing	Resources required
K1	Establish an external advisory group responsible for overseeing the implementation, monitoring and review of the Green Wedge Management Plan	Strategic Planning	DPCD	2010/11	\$
K2	Develop a regular community newsletter about services, programs, networking opportunities, sustainable land management, biodiversity and environmental projects and events relevant to the area (as per Action A20)	Environment	N/A	Ongoing	\$
K3	Enhance Council website to provide information about = agency contacts, areas of responsibility and sustainable land management practices	Environment	N/A	2010/11	Internal resources
K4	Support land owners and residents access grants for neighbourhood improvements and environmental projects	Community Planning and Development	N/A	Ongoing	Internal resources
K5	Support land owners and community groups access funding for conservation activities through local and state government grant programs	Environment	N/A	Ongoing	Internal resources
K6	Hold training programs for community groups in self-governance, marketing and skills development	Community Planning and Development	N/A	2010 - 2014	Internal resources
K7	Involve the community in conservation activities through Council's regular planting days and targeted programs for specific groups such as businesses and schools	Environment	Friends Groups Melbourne Water	Ongoing	Internal resources

#	Action	Lead agency	Partners	Timing	Resources required
K8	Work with employment agencies and training organisations to utilise the Robertson's Homestead Restoration Project for skills development	Strategic Planning	Employment and volunteering agencies Training organisations	As required	Internal resources
K9	Advocate for greater community representation on State Government reference groups relevant to green wedges	Strategic Planning	Land owners / community members	Ongoing	Internal resources
K10	Involve existing community groups in the monitoring of biodiversity values, including fauna and flora	Environment	Friends Groups Community and environmental organisations	Ongoing	Internal resources

Note: The funding and timing of all projects will be subject to approval through Council's annual budget process. All planning scheme changes proposed will be subject to the statutory planning scheme amendment process, including public exhibition, outlined at Part 3 of the Planning and Environment Act 1987.

8 Implementation and review

8.1 Green Wedge Management Plan Reference Group

It is recommended that the implementation of the Strategy be overseen by a Brimbank Green Wedge Management Plan Reference Group composed of representatives from:

- Brimbank City Council – Councillor / Administrator (Chair)
- Brimbank City Council – Strategic Planning Unit
- Brimbank City Council – Conservation Unit
- Department of Planning and Community Development – Green Wedges Team, Planning Policy Unit
- Department of Primary Industries
- Department of Sustainability and Environment – Biodiversity Unit
- Melbourne Water – River Health Unit
- Melbourne Water – Diversions Unit
- Parks Victoria – Metropolitan Parks Unit
- Port Phillip and Westernport Catchment Management Authority
- Hume City Council
- Land owners

It is recommended that the Reference Group be chaired by the Brimbank City Council Councillor or Administrator representative and administered by Council's Strategic Planning Unit.

It is recommended that membership of the group be reviewed every two (2) years to ensure the Group remains relevant and continues to be composed of key stakeholders.

The role and responsibilities of the Reference Group should include:

- Monitoring implementation of the actions and directions included in the *Brimbank Green Wedge Management Plan*
- Sharing information about current projects and activities relevant to the Brimbank Green Wedge to achieve enhanced coordination across government departments and agencies with the community
- Identifying emerging issues and priorities for the area
- Reporting annually to Council with advice about the implementation of the Brimbank Green Wedge Management Plan and emerging issues and priorities

It is recommended that more detailed Terms of Reference be developed in collaboration with the Reference Group once established, and approved by Council.

8.2 Planning Provisions

The Brimbank Green Wedge Management Plan actions relating to the use or development of land will be implemented through the Brimbank Planning Scheme via amendments to the Municipal Strategic Statement, land rezonings or the development of new planning overlays or other statutory provision.

In particular, the Brimbank Green Wedge Management Plan proposes the following changes to the Brimbank Planning Scheme:

- **Reference Document** – Inclusion of the Brimbank Green Wedge Management Plan as a reference document to the Brimbank Planning Scheme
- **Municipal Strategic Statement (MSS)** – Reflection of the Brimbank Green Wedge Management Plan aims and strategic directions in the MSS
- **Environmental Significance Overlays (ESO)** – Inclusion of sites of biological significance in Environmental Significance Overlays as proposed by Amendment C53 (Action A8)
- **Significant Landscape Overlay (SLO) or Design and Development Overlay (DDO)**- Application of an SLO or DDO to highly visible landscapes to protect views to and within the Maribyrnong Valley and of the city skyline (Action D1, D2 and G1)

- **Rezoning** – Rezoning of Sydenham Park, Caroline Chisholm Reserve, the Keilor Golf Course and the Keilor Market Gardens to reflect the current use and land ownership of the different sites (Actions E3, E4, E5 and F1)
- **Special Use Zone (SUZ)** – Review of Special Use Zone 1 applicable to Calder Park Raceway to ensure these provisions reflect the preferred future use of the site and provide for improved visual and environmental outcomes (Action I1)

All proposed changes to the Brimbank Planning Scheme will be subject to the statutory process outlined in the Planning and Environment Act 1989 including consideration of the amendment by Council, authorisation by the Department of Planning and Community Development, public exhibition and review of the amendment by an independent Panel (if required).

8.3 Review

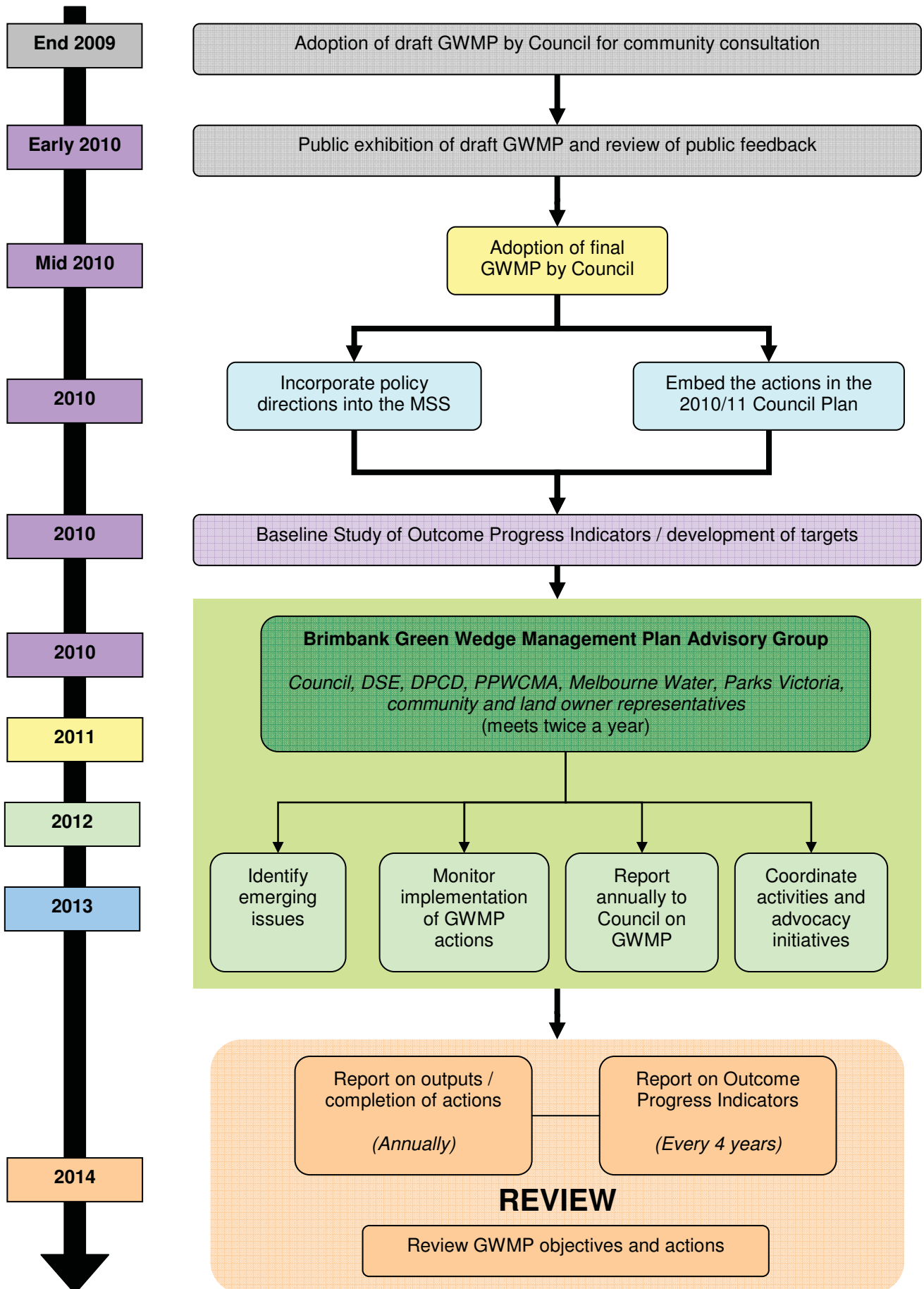
Monitoring and review processes generally consist of two parts:

- Review of actions – ie. “Did we do what we said we would do?” and
- Review of outcomes – ie. “Did we achieve our objectives?”

It is recommended that the actions included in the *Green Wedge Management Plan* be monitored by Council’s Strategic Planning Unit and the Green Wedge Management Plan Reference Group annually. This should be supplemented by a 4 yearly review of Outcome Progress Indicators that show whether the policies and actions included in the Plan are contributing to the fulfilment of the Plan’s objectives. These Outcome Progress Indicators should be used to review the actions and directions included in the Plan.

The majority of these Outcome Progress Indicators can be measured using readily available internal and external data and information. To measure the community satisfaction indicators, it is recommended that an area specific Resident Survey been undertaken every 4 years cover issues such as perceptions of landscape change, recreation facilities and transport services.

While targets or benchmarks for the Outcome Progress Indicators have not been included at this stage, it is recommended that these be developed following completion of a base line study in 2010.



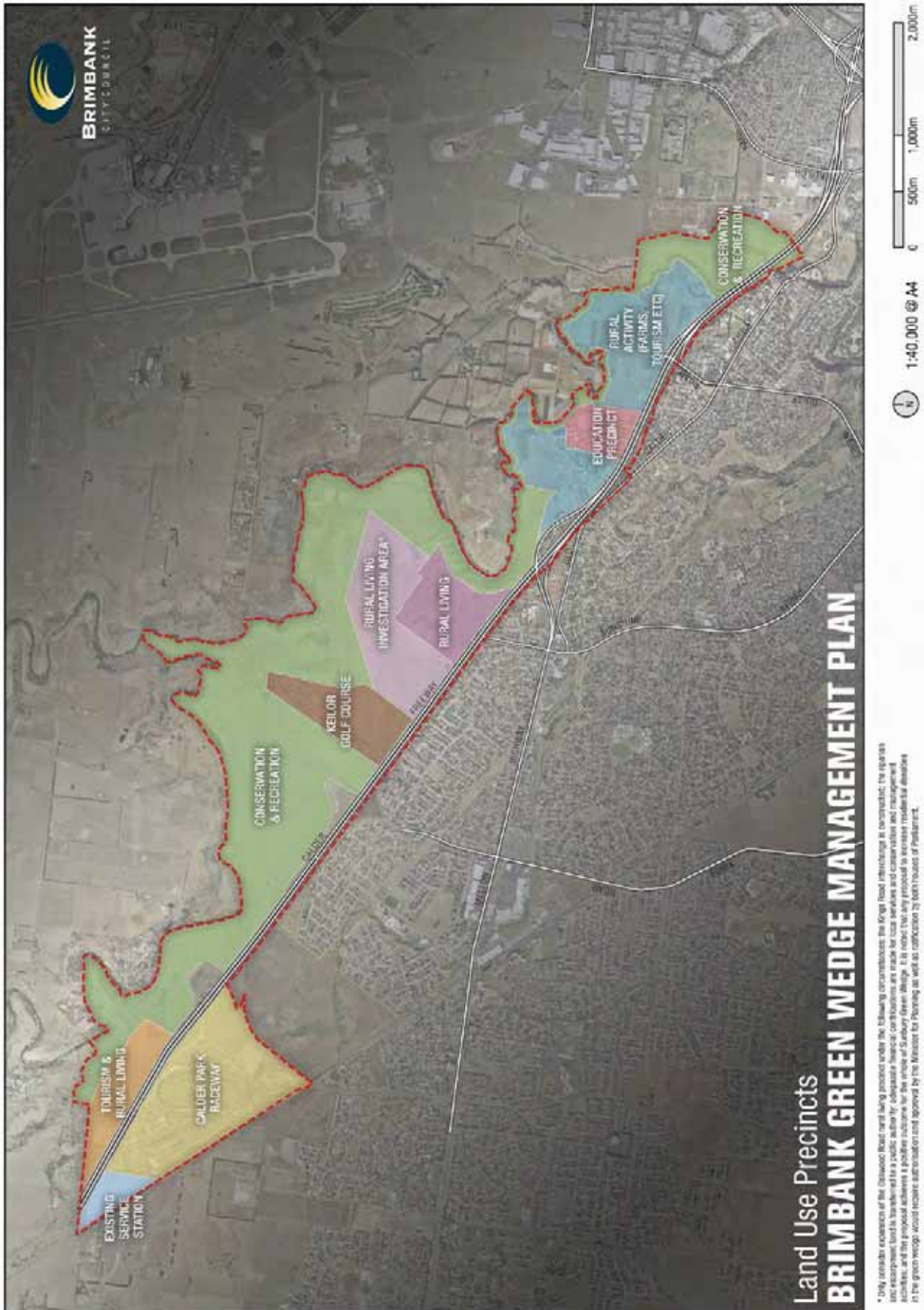
8.4 Progress Indicators

Outcome Progress Indicators

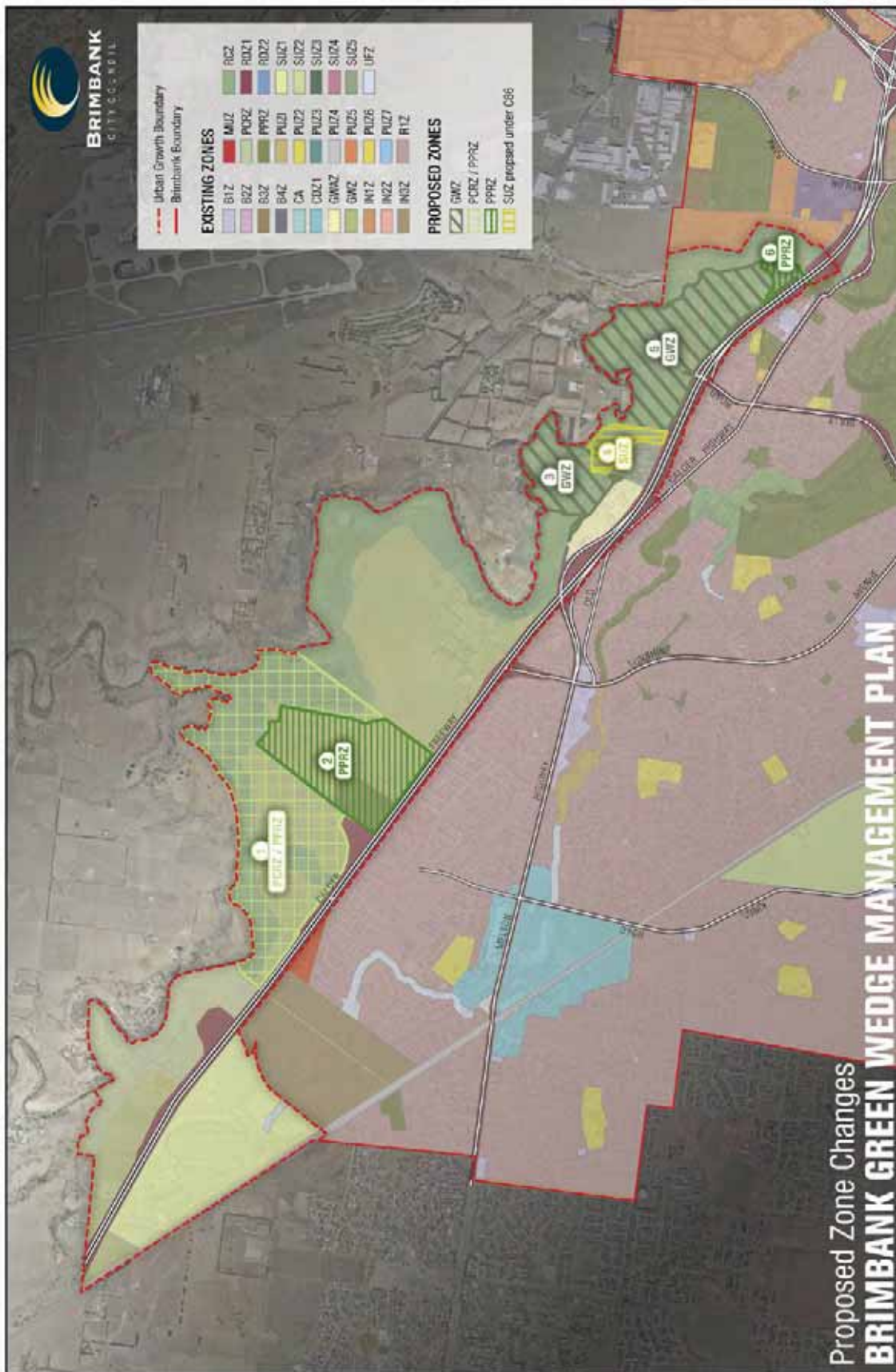
To be measured every 4 years

#	Progress Indicator
1	Successful coordination of conservation activities with regional partners. Eg: <ul style="list-style-type: none"> • Networking and coordination events attended • Implementation of partnership projects
2	Uptake of conservation grants by private land owners. Eg: <ul style="list-style-type: none"> • Brimbank City Council's Sustainable Land Management Incentive Scheme • Melbourne Water's River Health Incentives Programs
3	Biodiversity values on public land (<i>once a progress measurement has been developed as part of the Brimbank Biodiversity Strategy</i>)
4	Progress towards development of an open space and habitat corridor through the Brimbank Green Wedge. Eg: <ul style="list-style-type: none"> • Completion of a feasibility study • Application of relevant planning scheme provisions • Security of funding • Staged implementation of capital works
5	Water Quality. Eg: <ul style="list-style-type: none"> • Salinity levels reduced • Algae blooms minimised • PH levels stabilised • Environmental flows maintained
6	Native fish populations
7	Level of positive or negative landscape change. Eg: <ul style="list-style-type: none"> • Extent of revegetation • Integration of new development within the landscape
8	Containment of sports and other non-conforming uses to existing sites and facilities
9	Visitation rates at local tourist attractions
10	Progress towards development of an identifiable tourist precinct. Eg. <ul style="list-style-type: none"> • Development of a brand for the region • Implementation of marketing initiatives • Community awareness of the precinct
11	Access to and from the area via walking, cycling and public transport services
12	Implementation of heritage restoration and interpretive projects
13	Percentage of market gardens used for agriculture
14	Participation of the community in planning and caring for the area
15	Community satisfaction with local traffic management
16	Community satisfaction with transport and infrastructure services
17	Community satisfaction with the appearance and amenity of the area
18	Community satisfaction with recreation spaces and facilities

Appendix 1 – Land Use Precincts



Appendix 2 – Proposed Zone Changes



1. **Sydenham Park** – Rezone from Green Wedge and Rural Conservation to Public Park and Recreation or Public Conservation and Resource (see Action E3)
 2. **Keilor Golf Course** – Rezone from Rural Conservation to Public Park and Recreation (see Action E4)
 3. **Keilor Market Gardens** – Rezone from Rural Conservation to Green Wedge (see Action F1)
 4. **Lowther Hall Sports Grounds** – Rezone from Rural Conservation to Special Use as per Planning Scheme Amendment C86
 5. **Keilor Market Gardens** – Rezone from Rural Conservation to Green Wedge (see Action F1)
 6. **Caroline Chisholm Reserve** – Rezone from Rural Conservation to Public Park and Recreation (see Action E4)
- Note: All planning scheme changes proposed will be subject to the statutory planning scheme amendment process including public exhibition outlined at part 3 of the Planning and Environment Act 1987*

Appendix 3 – Community Comments to Background Paper

Brimbank Green Wedge Management Plan Background Paper

Summary of community comments - April 2009

Submitters

1. *Anonymous*
 2. *Anonymous*
 3. *Anonymous*
 4. *Anonymous*
 5. *Anonymous*
 6. *Chris Koroneos*
 7. *David Hansen – on behalf of Hartway Pty Ltd*
 8. *A.R.G Planning – on behalf of Penleigh and Essendon Grammar School*
 9. *Bobby Koroneos*
 10. *Nik Tsardakis*
-

Values

- The proximity of the area to the CBD
- The rural atmosphere and lifestyle
- The area's history which current land owners are integral to
- The commercial value of the property
- None
- The public recreation and conservation areas – Organ Pipes, Sydenham Park, Keilor Golf Course and the Maribyrnong River
- The lack of development which has allowed native wildlife to thrive
- The views from the Calder Freeway as you enter the City

Challenges

- Developing a coherent and funded strategy to improve the area
- Managing noxious weeds and revegetating the area
- Eradicating rabbits, foxes and feral cats
- Sourcing affordable fit for purpose water
- Managing the impacts of climate change on the area
- Obtaining a permit for subdivision
- The “resurrection” of the Keilor Market Gardens
- Resisting the urban redevelopment of the Keilor Market Gardens
- Determining a future for the Keilor Market Gardens
- Traffic increases through the area

Vision

- The continued improvement of the area based on “triple bottom line” principles – environmental care, social equity, economic opportunity
- Creation of a linear park system along the river
- Development of the Keilor Market Gardens:
 - As a rural residential precinct that supports a small increase in dwelling densities which caters for Melbourne's growing and aging population
 - As parkland
 - As a commercial precinct that supports the packing and re-distribution of produce
 - For sports grounds and schools
- A unique area that will be developed into a National Park
- A tourist precinct with controlled access, including promotion of the area's indigenous heritage
- “That future generations will always be able to enjoy the peace and serenity of the magnificent Maribyrnong River and Jacksons Creek”

THEMES

Biodiversity

Comments

- Natural assets on private land are a financial liability, the preservation of which should be fully funded by the community.
- The area has never been grazed and, therefore is of high biodiversity value.

Priority actions

- Stabilise the river banks by removing noxious weeds and re-planting native species, including gum trees.
- Take a firm position on the eradication of serrated tussock – ie. increase enforcement of weed control on private land.
- Assist land owners to prepare land management plans by developing a land management plan template and by providing funding and advice.
- Acquisition of the land between Oakbank Road and the Keilor Golf Course by Council.
- Recognise and financially compensate farmers for the services they provide to biodiversity.

Water

Comments

- Dams, recycled water and desalination are not efficient or cost effective options for the Keilor Market Gardens.
- Action on water accessibility is too late.

Priority actions

- Manage the impacts of climate change on the Keilor Market Gardens.
- Permit rural residential development which will reduce extraction of water from the river.
- Change the use of the Keilor Market Gardens.
- Explore recycled or harvested water for agricultural uses.

Cultural Heritage

Comments

- The growers in the Keilor Market Gardens are passionate about the historic value of the area.
- Maintaining the Keilor Market Gardens for the sake of cultural heritage alone is not feasible.

Priority actions

- As per the Background Paper.
- Increase public investment in the maintenance of all culturally significant sites.
- Explore use of the old goal and stables behind Oakbank Road for education purposes.
- Develop cultural visitor centres.

Landscape values

Priority actions

- Permit rural residential development and smaller land holdings to facilitate revegetation and sustainable land management.
- Develop an open space corridor along the Maribyrnong River.
- Take action regarding the land fill on the escarpment.
- Work with Hume City Council to revegetate the escarpment on the east side of the river.
- Continue to control and eradicate weeds.
- Maintain the unique character of the Maribyrnong River and Jackson's Creek.

Recreation

Priority actions

- Permit rural residential development that will facilitate development of an open space corridor along the Maribyrnong River
- Develop a high quality, fully equipped leisure centre in Keilor
- Create more passive recreation areas
- Limit development of and access to sporting precincts
- Enhance opportunities for bush walking
- Develop a shared trail between Keilor and Organ Pipes National Park

Agriculture

Comments

- Indicators for the GWMP should include the adequacy of existing infrastructure, soil conditions, impacts of off-site non-agricultural uses, loss of buffer areas, market influences, challenges to the “right to farm”, the value and potential of the precinct, land use conflicts and food security.
- Failure to provide fit for purpose water should trigger assessment of alternative land uses for the area.
- High production costs, small allotments, lack of finance from banking institutions and lack of water has prohibited development of niche markets and value adding operations and has resulted in the failure of a number of farm businesses in the Keilor Market Gardens.
- Agriculture cannot be revived in the area.
- A number of growers have left the area since 2005 due to the lack of affordable water.
- The Keilor Market Gardens play a miniscule role in the context of Melbourne’s agriculture industry.

Priority actions

- Undertake a thorough investigation into the ongoing viability of horticulture in the Keilor Market Gardens.
- Include an “exit strategy” in the final Green Wedge Management Plan.

Rural Living

Priority actions

- Permit rural residential development in the Keilor Market Gardens.
- Develop a thoughtful and deliberate plan for the Keilor Market Gardens that will protect the area’s landscape values from ad hoc and inconsistent development.
- Address traffic management along Arundel Road.
- Maintain the current level of rural living and resist further development.
- Limit infrastructure development that increases access for large machinery and trucks.
- Attract more families to the area.
- Develop a fire plan for the area.

Economic activity

Priority actions

- Develop a visitor centre for tourists and education purposes
- Develop a wildlife tourist precinct and park
- Attract appropriate businesses to the area

Non-conforming uses

Comments

- It is likely that the escarpment and riparian land associated with Penleigh and Essendon Grammar School will be maintained in its “natural” state and used for school community planting days and, potentially, outdoor education.
- The freeway facilities are not “non-conforming”. These facilities make a positive contribution to the gateway and tourism precinct (Organ Pipes National Park and Calder Park Raceway) as well as to road safety and employment.

Priority actions

- Permit rural residential development.
- Assist schools manage their traffic and improve access.
- Explore a range of uses including parks, recreation and caravan resorts.
- Monitor Somerset Quarry and its impact on the Maribyrnong Valley.
- Maintain planning permit requirements for non-agricultural uses to manage off-site impacts.
- Extend any rate rebate to the Penleigh and Essendon Grammar School site.

Infrastructure

Priority actions

- Provide reticulated gas and bitumen roads.
- As per the Background Paper.

Community development and engagement

Priority actions

- Educate the community and stakeholders about the plight of the Keilor Market Gardens.
- Educate the community about why weed control is important.
- As per the Background Paper.

Glossary

DDO	Design and Development Overlay
DoT	Department of Transport
DPCD	Department of Planning and Community Development
DPI	Department of Primary Industries
DSE	Department of Sustainability and Environment
EPA	Environment Protection Authority
ESO	Environmental Significance Overlay
GWMP	Green Wedge Management Plan
LSIO	Land Subject to Inundation Overlay
MFB	Melbourne Fire and Emergency Service Board
MSS	Municipal Strategic Statement
PPWCMA	Port Philip and Westernport Catchment Management Authority



Language link

Arabic	عربي	9209 0131
Croatian	Hrvatski	9209 0132
Greek	Ελληνικά	9209 0133
Italian	Italiano	9209 0134
Macedonian	Македонски	9209 0135
Serbian	Српски	9209 0136
Spanish	Español	9209 0137
Turkish	Türkçe	9209 0138
Vietnamese	Việt-ngữ	9209 0139
All other languages		9209 0140
English		9209 0141

Local call costs apply

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