

4 The Amending Planning Schemes

is to identify and provide adequate opportunities in the establishment of such uses.

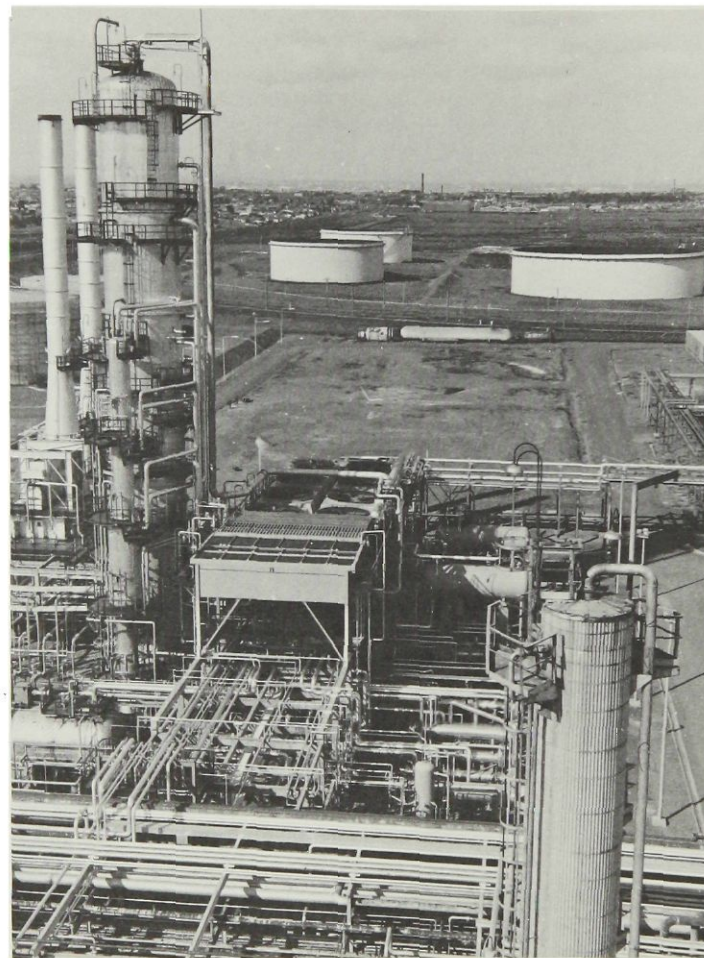
The metropolitan planning scheme, and municipal schemes within the extension area already designate quite substantial industrial zones. Whilst it is often maintained that the extent of land so zoned is not adequate, any lack of land for the establishment of new activities is primarily due to the withholding of land by speculators or by industrial companies who hold land substantially in excess of future requirements rather than a shortage of zoned land. In view of this, consideration is being given to action by the planning authority which would enable the release of zoned land, where it remains undeveloped for an excessive period.

In view of the circumstances set out above, the proposals for additional industrial zones provided in the planning schemes are an interim provision, which will be supplemented by further proposals following the completion of further studies with the Chamber of Manufactures.

The major factors taken into account in the preparation of these interim proposals are as follows:

1. The additional industrial zones provided, together with areas already designated in planning schemes, should be of an extent and location which give reasonable opportunities for the location of all forms of industrial activities, subject to the basic restrictions on location arising from the designation of permanent non-urban areas.
2. The additional zones should be capable of accommodating the industrial work force which could reside within the additional residential areas designated in the planning schemes, in reasonable proximity to such areas.
3. Apart from the above aspects, the zones should generally be in close proximity to existing major centres of activity and to major transport networks, and should be placed so as to have minimal adverse effects on nearby residential areas, in terms of visual amenity, or nuisance from pollution.
4. It is no longer envisaged that industrial development will take place in any of the non-urban areas. The corridor zones are the only areas where future industrial zoning and development should occur.

With respect to requirement (1) above, the proposed distribution of additional zones had regard to the various location-



al requirements for industrial activities set out in an earlier part of this report. For (2) the expected manufacturing workforce which could be located within additional residential areas has been used as a basis for distribution, and this allocation has been increased to make provision for other activities.

The resultant distribution of additional industrial zones is as follows:

Figure 13

Reserved Industrial Zones	
Corridor	Additional Reserved Industrial Zones (Acres)
Werribee	2,100
Melton	2,100
Merri	200
Plenty	1,600
Lilydale	1,500
Berwick	1,500
Frankston	1,600
Total	10,600

It should be noted that, whilst the additional provision is generally regarded as adequate as an interim measure, provision within the Berwick and Frankston corridors has been limited at this stage. This is primarily because it is expected that part of the future industrial development to the south-east of Melbourne will be channelled into the Western Port region, in accordance with Government policies. In addition, it is contemplated that quite major industrial areas may be required in subsequent amending planning schemes, east of Berwick. However, it is considered that such areas should not be made available until such time as investigations concerning the effects of industrial and other development on the ecology of Western Port Bay, have been carried out.

As with the reserved living zone, land within reserved indus-

trial zones may only be developed following approval from the planning authority, and the factors taken into account are broadly similar.

Local Authority Development Zones

Within parts of the extension area, municipal planning schemes already include quite substantial areas in various types of urban zone. Whilst it is desirable that action be taken to reconcile the varying provisions of these schemes with the metropolitan scheme, past experience indicates that the necessary liaison and negotiation with the councils concerned would involve considerable time, and this could reasonably be delayed until after the Board's major proposals for urban extensions, future development, and non-urban areas have been released. In view of this, it is proposed that urban zoning provisions in the approved municipal schemes should continue to apply. Following this, action would be taken to reconcile the various council proposals with the metropolitan scheme by a subsequent amending scheme.

This has generally been achieved by including the areas concerned in a "local authority development zone" in Amendment No. 3; however, where such areas are separate from the major or continuous urban areas in council schemes, they are included in specific zones in Amendment No. 3.

Within the local authority development zone, land may be used or developed in accordance with the zoning provisions of the councils' approved schemes.

However, subdivision of land in excess of 2 acres requires planning consent, so that regard can be had to the provision of adequate services.

Corridor Zones

The basic purpose of the corridor zone is to designate areas which may be made available for urban development in the future, and to ensure that the land is not subdivided or developed in a manner which would prejudice its future use for a planned urban purpose.

The above concepts differ to a major degree from those now applied in the present rural zone of the planning scheme, consequently a new zone has been created.

The basic strategies which have been adopted for this zone are as follows.

Following investigations which will be carried out on a

continuing basis, land within this zone would be included in zones intended for specific types of urban development. (As previously pointed out, it does not follow that all land within the corridor zone would ultimately be available for development. Detailed investigations may indicate that no development should occur within defined portions, and in such cases, the land could then be included in one of the non-urban zones. However, it is intended that all future development should be confined within the corridor zone).

With respect to the form of control proposed to be exercised within the zone, it is intended that no form of intensive development be permitted, and that land within this zone generally should not be subdivided into allotments of less than 30 acres.

Non-Urban Zones

The portions of the metropolitan area which are intended to be permanently reserved in a non-urban state have been included in the new zone types referred to hereunder. However, apart from land included within these zones, quite significant areas are included within reservations for various public purposes, and further minor areas are included in other zones, including a township zone which replaces the former village zone.

The areas allocated to each new major zone throughout the metropolitan area are as follows:

Figure 14

Non-Urban Zones	
Zone	Area (Square Miles)
Conservation	172
Landscape Interest	179
Special Extractive	25
Intensive Agriculture	30
General Farming	410
Other Zones and Reservations	215
Total—non-urban area	1,031

The detailed provisions relating to each zone are contained in the planning scheme ordinance and are based on the table in Figure 10, Part 3.

It should be noted that the concepts underlying these proposals vary substantially from those which applied in the former rural zone. The rural zone broadly related to those areas which were intended to preserve opportunities for further urban development following rezoning, and also to preserve non-urban characteristics. The present proposals envisage the separation of these areas, and their further partition so as to define more precisely the characteristics which are to be protected in each local area.

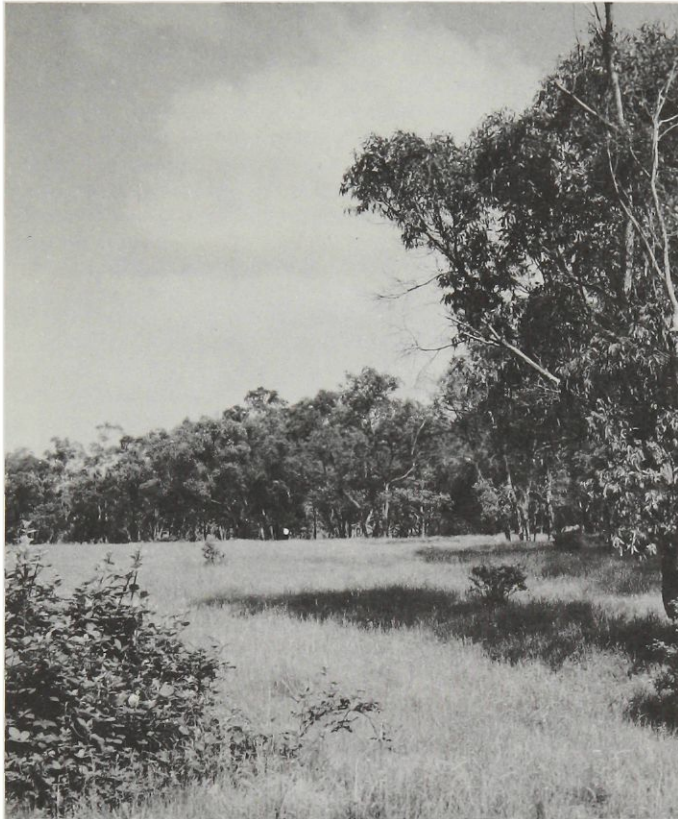
The scheme provisions do not provide for the establishment of land uses such as petrol filling stations, cafes, motels, restaurants, etc., within the non-urban zones. The Board considers that these types of proposals should not just be the subject of a permit but should go through the rezoning process; therefore it is intended that following the receipt and examination of development proposals, the land concerned would be included in a new special use zone (No. 12), if it is considered warranted.

It is generally intended that housing established within the various zones of the non-urban area would be associated with a form of rural or other appropriate activity. However, it is recognised that there is a demand for the establishment of houses on smaller allotments of 1 acre or more. Where considered appropriate, land has been included in a residential D zone for this purpose. In addition, there is an extensive stock of unused land already subdivided into allotments of 5 acres or more within rural areas and provisions are contained in the planning scheme whereby land held either as a separate tenement or being a lot on a plan of subdivision consented to under an approved planning scheme and approved by the Registrar of Titles may, with consent of the Board, be used for a house.

Conservation Zones

This zone has been applied to land which has at least one of the following characteristics:

1. Land of major conservation significance in terms of natural features or habitat.
2. Land adjoining rivers and streams which needs to be so maintained as to enable the unrestricted flow of floodwaters, and the execution of drainage improvement works.



3. Land which drains towards storages of water for human consumption, and where special measures are required to preserve water quality.

The scheme provisions relating to this zone are intended to conserve existing characteristics to a major degree, by controlling the intrusion of adverse or incompatible activities, and facilitating the establishment of appropriate management policies. As a consequence, a stringent form of planning control is proposed, which provides for the establishment of limited compatible uses, and a very strict control of subdivision, generally with allotments of not less than 100 acres.

Of the total area of 172 square miles included in this zone, a major part of the land is concentrated in river valleys and in the mountainous areas to the north-east and east of Melbourne.

The information obtained from the Conservation Council of Victoria and other bodies, and from studies carried out by the Board's staff, indicated that there are only quite limited areas to the north or west of Melbourne which have characteristics which justify inclusion in this zone, and it is therefore especially important that appropriate action should be taken to conserve these limited areas.

Most of the areas are contained within other non-urban zones, and in such instances, it is believed that the proposed scheme provisions will be sufficient to ensure that existing characteristics of the areas are substantially maintained.

However, in some instances, these zones have been applied in areas which are in close proximity to existing or potential urban development, and in these cases, consideration will need to be given to the need for additional measures, which may include acquisition. (See Appendix 3).

Landscape Interest Zones

This zone has been applied where land has considerable interest in terms of natural features or habitat, but where a degree of development or change could occur.

The form of planning control proposed for this zone is less stringent than for the conservation zone, and provides for a broader range of permitted and discretionary uses. It is generally intended that land within this zone should not be subdivided into allotments of less than 20 acres.

Land included in this zone has a total area of 179 square miles, and apart from limited sections in river valleys, is