

The strategy promotes comprehensive planning for fringe growth and its essential services and facilities, but at the same time encourages as much growth as can readily be accommodated in existing areas where infrastructure exists. The approach is flexible enough to be responsive to changing attitudes and circumstances, and can be implemented within an acceptable level of cost and with low levels of government intervention.

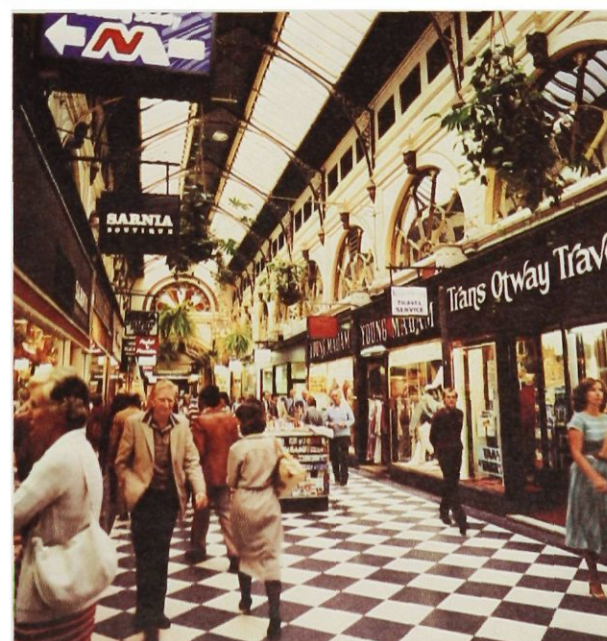
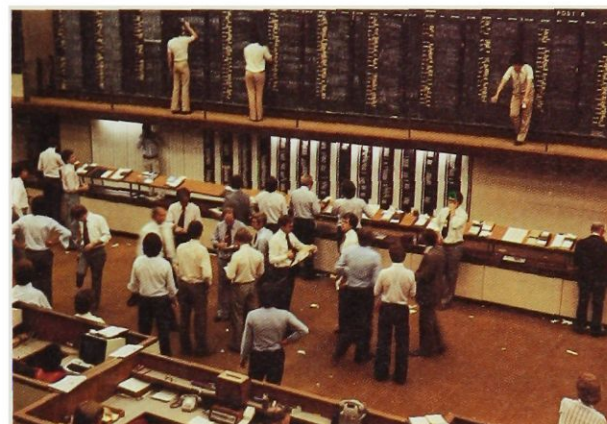
It calls for a vigorous Central Melbourne, continued but slower growth in the outer urban area and greater activity at district centres identified along existing transport routes. In the past, the Board has indicated the need for revitalising inner and middle suburbs; the strategy draws particular attention to the potential of these suburbs.

For the Central Melbourne area and for district centres the Board intends to set aside up to \$1 million a year to enable the prompt provision of any new service for which it is responsible. This is to overcome delays which otherwise could occur in the augmentation of services in areas the Scheme promotes for accelerated development. It is expected that other authorities will act in a similar fashion. Other measures which the Board intends to take are shown in Chapter 6.

The Board's overall aim is to encourage imaginative development and redevelopment and to provide greater certainty for individual decision making. This will be achieved by greater clarity in planning intentions and requirements for an area and by reduction of the field of discretion for authorising authorities. This must be done in a way which encourages rather than inhibits development. One of the primary purposes of the legislation as it applies to local development schemes is to achieve positive guidance and encouragement for development.

The incremental approach will mean:

- better use of the immense public and private investment that already exists in the metropolitan region, including transport, recreational and cultural facilities and social service networks as well as services such as costly gravity services
- greater choice for Melbourne's people in style and place of housing, employment and mode of travel
- an improved and less inhibited range of investment and job opportunities, notably in Central Melbourne and district centres.



1.3 **Amendment 150: An Essential Step**

An essential step in giving legal status to the strategy is Governor-in-Council approval of Amendment 150 to the Melbourne Metropolitan Planning Scheme. Prior to approval, public exhibition of the amendment for three months, as required by the Town & Country Planning Act, will allow for examination, discussion and lodgement of submissions by interested individuals or organisations in response to the proposals.

The Board welcomes submissions from interested people and organisations on both the ideas expressed in this report and the amendment. Submissions may be simply letters expressing support, criticisms, or suggestions for improvement. All submissions will be considered before the Board makes its final recommendation to the Government.

Where required, submissions will be heard by an independent panel appointed by the Minister for Planning. After the hearings this panel will recommend to the Board the approach it should take to the particular matter.

The amendment, with any modifications will then be submitted by the Board to the Minister for Planning for approval by the Governor-in-Council.

Amendment 150 is on exhibition at the offices of all metropolitan councils, the Ministry for Planning and the head office and the southern, western and eastern area offices of the Melbourne and Metropolitan Board of Works. (Planning Scheme maps at council and Board area offices relate only to their area).

1.4 **A Task for the Entire Community**

The Board is charged with the task of planning the development of Melbourne for the benefit of all its citizens. Fulfilment of the plans, however, depends to a large extent on their wide acceptance and support by government authorities, private industry, commerce and other organisations and individuals in the community.

The Government has formed a State Co-ordination Council Task Group to ensure a co-ordinated approach by public agencies to the implementation of the strategy. In developing its plans the Board consults these and other organisations and individuals, and seeks their continuing co-operation in implementing them.

Everybody in Melbourne has the opportunity to take part in the planning process, by examining Board reports and plans and commenting on them before they become law. The Board looks to such involvement as an essential part of the process, just as it looks to the continuing co-operation of individuals as essential in implementing the strategy.