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MELBOURNE METROPOLITAN PLANNING SCHEME AND LOCAL PLANNING

The Melbourne Metropolitan Planning Scheme will continue to zone and reserve land, control development and to be the means by which metropolitan strategic policies and priorities are expressed. It will continue to provide a basis for metropolitan investment decisions and a means of ensuring a consistent approach to matters of metropolitan significance. The essential basis of the Metropolitan Planning Scheme is retained. It maintains the corridor-wedge approach in which urban development is restricted to urban corridors, broadly based on existing transportation routes, separated by wedges of open countryside.

The need for a consistent approach to management of development throughout the metropolitan area will be satisfied by the objectives and zoning provisions of the Metropolitan Planning Scheme.

2.1 **The Role of the Board of Works**

Most councils within the metropolitan area administer the Metropolitan Planning Scheme under delegated authority from the Board. Delegation of the Metropolitan Planning Scheme will continue, so that decisions on local issues can be made at the local level. Decisions on matters of metropolitan significance will continue to be made by the Board.

As well as implementation of the Metropolitan Planning Scheme under delegation from the Board, the council of any





Local Authority Development Zones

municipality within the metropolitan area may prepare local development schemes, as provided for in Section 21 of the Town and Country Planning (General Amendment) Act 1979, to supplement the Metropolitan Planning Scheme on matters of local detail.

Local development schemes allow councils to plan in greater detail for various parts of their municipal area within the framework provided by the Metropolitan Planning Scheme. They should be developed in such a way as to provide greater certainty and minimise the need for discretionary approvals. Their preparation and administration will be facilitated by inclusion in the Metropolitan Planning Scheme of objectives which can be related to broad categories of land use. New planning procedures will ensure that a planning permit is required for fewer uses, and that when a permit is required for a development, only one planning permit will be needed.

The framework provided by the Metropolitan Planning Scheme is not a 'master plan' or an 'end state' plan for development, but rather a basis for the Board to integrate the plans of government, councils and the public. Integration involves ensuring that all projects and local development schemes will fit into and further the metropolitan strategy.

The planning role of the Board is to set out, to monitor and to vary as necessary the provisions of the Melbourne Metropolitan Planning Scheme and its objectives, to deal with matters of metropolitan significance, and to guide municipal councils both in their administration of the Metropolitan Planning Scheme under delegation and in their detailed planning through local development schemes.

Within the limits of its resources the Board will help councils prepare local development schemes and foster discussion and agreement on the forms of control needed to achieve the objectives.

2.2 Matters of Metropolitan Significance

Although delegation and local development schemes will give municipal councils control over most planning decisions within the metropolitan area, matters designated as being of metropolitan significance are reserved for decision by the Board. Matters of metropolitan significance include proposals which need to be considered in relation to the overall development of the metropolitan area.

Many uses of metropolitan significance are subject to specific zoning and are therefore controlled through the zoning process rather than by development applications. Responsibility for the zoning of land in the Metropolitan Planning Scheme will remain with the Board. Certain uses, however, although not subject to specific zoning, are still likely to be of metropolitan significance. These uses are set out in a definition of metropolitan use included in Amendment 150 and may have impact within a single municipality or a broader area.

To enable adequate specification of uses of metropolitan significance, new definitions are included for Major Hospital, Major Industry, Office Category 1 and Major Shopping Complex.

Delegation of the Metropolitan Planning Scheme will be varied to exclude uses of metropolitan significance.

In addition to uses, certain locations have metropolitan significance; these include the corridor areas and the metropolitan countryside (non-urban zones). The present procedures for reserved zones, such as the Reserved Living Zone and Reserved Light and Reserved General Industrial Zones will continue, so that matters of metropolitan significance can be taken into account. Land within the new District Centre Zone is also of metropolitan significance, but can be considered for delegation to councils when adequate schemes of future development are approved as local development schemes.

2.3 Future of the Local Authority Development Zone

The Local Authority Development Zone was introduced into the Metropolitan Planning Scheme in 1971 to cover urban areas which already had approved council planning schemes when they were incorporated into the Board's planning area. This was an interim measure to enable the local schemes to be reconciled with the Metropolitan Planning Scheme and detailed zones to be applied to these areas.

Within the Local Authority Development Zone, development and use of land is currently controlled by the council scheme and Metropolitan Planning Scheme control is limited to new subdivision and servicing needs.

The Minister has directed that existing local planning schemes be incorporated into the Metropolitan Planning Scheme to replace the Local Authority Development Zone as soon as possible and that administration of

the Scheme in these areas be delegated to the councils except for matters of metropolitan significance.

2.4 Future of Other Council Planning Schemes

The Minister intends to phase out all local planning schemes and interim development orders by 1 July 1981. The Board will consult with each council concerned on matters appropriate for inclusion in the Metropolitan Planning Scheme or to form the basis of a local development scheme. Any issues not resolved by 1 July 1981 will be considered by the Minister.

