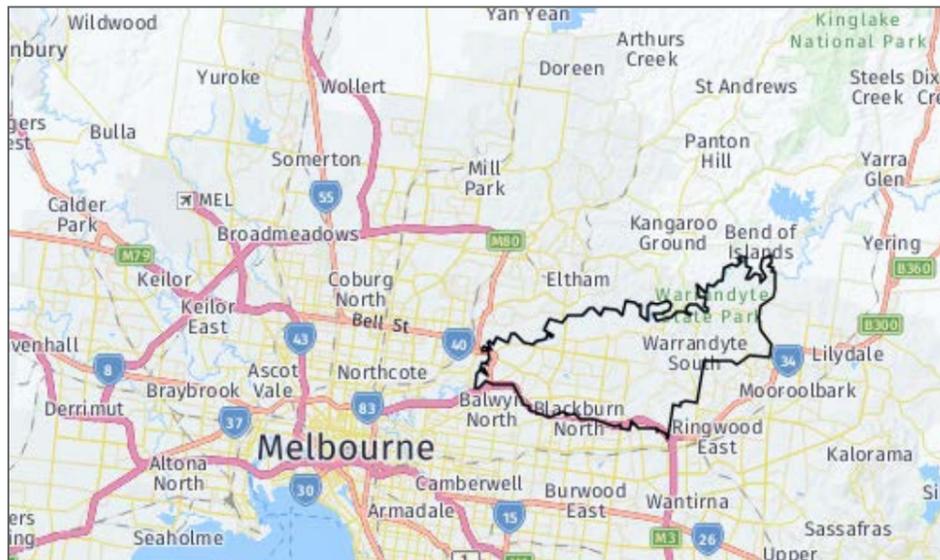


City of Manningham

Appendix 4: State and regional PPF/rural zones



During the audit period, a review of Victoria's Planning Policy Framework (PPF) was changing the content of planning schemes. Planning schemes are always dynamic. However, the PPF translation is particularly significant because it re-organises the structure of the entire local policy portion of a planning scheme in one amendment.

KEY:	
✘	No support
◐	Some support (could be augmented).
●	Strong support
N/A	Not applicable

		Manningham Planning Scheme: PPF										Manningham Planning Scheme: Zone Schedules	Council Plans, Policies, Strategies				Notes:
		Clause 11.01-R Green Wedges - MM	Clause 11.03-3S Peri-Urban Areas	Clause 11.03-5S Distinctive Areas and Landscapes	Clause 14 Natural Resource Management	Clause 14.01-1S Protection of Agricultural Land	Clause 14.01-1R Protection of Agricultural Land - MM	Clause 14.01-2S Sustainable Agricultural Land Use	Clause 17.01-1S Diversified Economy	Clause 21.07-6 Green Wedge and Yarra Corridor (Economic Development issues)	Clause 22.20 Use and Development in the Rural Conservation Zone Policy	Clause 35.06 Rural Conservation Zone Schedules	Council Plan 2017-2021	Securing the Future Adaptation Plan 2012	Green Wedge Action Plan 2020 (implemented C117)	Manningham Food Security Plan 2016-2021	Notes:

Peri-urban Planning Scheme Audit Benchmarking Principles

Food Production	Does the planning scheme support 'accepted agricultural practices' and 'accepted farm structures' by exempting them from the requirement to obtain a planning permit (note: other regulation may apply).	N/A	✘	✘	N/A	✘	✘	◐	N/A	✘	✘	✘	✘	✘	◐	✘	Default outbuilding exemptions in rural zones.
	Does the planning system facilitate expansion of the array of food produced - to satisfy demand for local food and expand access to local food for the community.	N/A	N/A	N/A	N/A	N/A	N/A	◐	✘	✘	✘	✘	✘	◐	◐	●	
	Does the planning system facilitate resilience against climate change, peak oil, and other threats?	N/A	N/A	✘	✘	N/A	N/A	◐	N/A	✘	✘	✘	✘	●	●	✘	
	Does the planning scheme support new sources of revenue on-farm, such as non-exempt agricultural uses, by taking a generally flexible and scale-sensitive approach? These might include farm-based businesses, agritourism, and direct sales.	N/A	N/A	N/A	N/A	N/A	N/A	◐	◐	✘	✘	✘	✘	✘	◐	●	

		Manningham Planning Scheme: PPF										Manningham Planning Scheme: Zone Schedules	Council Plans, Policies, Strategies					
		Clause 11.01-R Green Wedges - MM	Clause 11.03-3S Peri-Urban Areas	Clause 11.03-5S Distinctive Areas and Landscapes	Clause 14 Natural Resource Management	Clause 14.01-1S Protection of Agricultural Land	Clause 14.01-1R Protection of Agricultural Land - MM	Clause 14.01-2S Sustainable Agricultural Land Use	Clause 17.01-1S Diversified Economy	Clause 21.07-6 Green Wedge and Yarra Corridor (Economic Development issues)	Clause 22.20 Use and Development in the Rural Conservation Zone Policy	Clause 35.06 Rural Conservation Zone Schedules	Council Plan 2017-2021	Securing the Future Adaptation Plan 2012	Green Wedge Action Plan 2020 (implemented C117)	Manningham Food Security Plan 2016-2021	Notes:	
Food Processing and Manufacture	Does the planning system respond to the scale of an operation and developmental needs for food processing - such as other regulatory requirements, and the infrastructure needed for packaging and distribution.	N/A	N/A	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	✘	✘	✘	✘	✘	●	
	Does the planning system provide for the on-farm sale of prepared food, if components of that food are produced or processed on the farm?	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	✘	✘	✘	✘	✘	●	●		
Aggregation, Distribution and Storage (Wholesale Distribution)	Does the planning system facilitate producers self-distributing their products, especially when they have small and medium sized farms?	N/A	N/A	N/A	N/A	N/A	N/A	✘	✘	✘	✘	✘	✘	✘	●	●		
	Does the planning system facilitate producers' access to all types of local and regional supermarkets, restaurants and institutions- where most food is purchased- which is a necessary precursor to significantly expanding the consumption of locally grown products. This might relate to the availability of a variation of scales and types of on-farm and commercial storage, aggregation and distribution services.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✘	✘	✘	✘	✘	✘	●	●		
	Does the planning system facilitate "secondary integrated agricultural activities" on farms - such as the sale of non-farm products (where these are ancillary to the marketing of an on-farm product), and the hosting of educational and cultural events related to farming.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✘	✘	✘	✘	✘	✘	✘	✘	✘	Educational uses and place of assembly (in some zones) are prohibited so would have to provide a legal planning argument for support. Also, all the rural zones in Manningham are RCZ which is the most restrictive.
	Does the planning system facilitate personal relationships among producers and consumers whose collective desire is to eat food that is healthy, fresh, tastes good, and to support those who produce it. This might encompass farmers markets, food hubs, shared marketing, shared distribution, regional brand development.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	✘	✘	●	●	●	Planning would require specific policy references - markets, food hubs, shared assets for distribution on farms. Goes against most policy direction to discourage commercial uses not directly related to the farm business.

		Manningham Planning Scheme: PPF										Manningham Planning Scheme: Zone Schedules	Council Plans, Policies, Strategies				
		Clause 11.01-R Green Wedges - MM	Clause 11.03-3S Peri-Urban Areas	Clause 11.03-5S Distinctive Areas and Landscapes	Clause 14 Natural Resource Management	Clause 14.01-1S Protection of Agricultural Land	Clause 14.01-1R Protection of Agricultural Land - MM	Clause 14.01-2S Sustainable Agricultural Land Use	Clause 17.01-1S Diversified Economy	Clause 21.07-6 Green Wedge and Yarra Corridor (Economic Development issues)	Clause 22.20 Use and Development in the Rural Conservation Zone Policy	Clause 35.06 Rural Conservation Zone Schedules	Council Plan 2017-2021	Securing the Future Adaptation Plan 2012	Green Wedge Action Plan 2020 (implemented C117)	Manningham Food Security Plan 2016-2021	Notes:
Nutrient Management	Does the planning system facilitate the prevention of nutrient losses in the environment, moving away from waste management to nutrient management?	N/A	N/A	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	✘	✘	✘	◐	◐	
	Does the planning system facilitate the production and use of compost as a valuable component of sustainable farming operations?	N/A	N/A	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	✘	✘	✘	✘	✘	
	Does the planning system facilitate sustainable agriculture practices – for example, environmental stewardship that supports soil health and biodiversity conservation/enhancement, prevents manure and fertilizer runoff, reduces soil erosion and prevents livestock access to waterways. This may be achieved with buffers and setbacks that relate to the scale of the use/development.	N/A	N/A	N/A	◐	N/A	N/A	◐	N/A	✘	◐	✘	✘	◐	●	✘	

Summary recommendations:

Note for all Council Matrices

The Farm to Plate Victorian Peri-Urban Planning Scheme Audit defined the problem via a literature review, VCAT review, and a review of state and local government policy reforms, using this information to make recommendations for local planning scheme content within each Council matrix. Relevant content from publicly available, local Council strategies and plans has also influenced the recommendations. Possible changes to the wording in local policy to support local sustainable food systems have been proposed below (refer strike-through and blue text). However, planning schemes are dynamic and there can be no guarantee that the policy content that was reviewed here remains the same at time of reading.

Locally relevant documents:

Planning Scheme Amendment C117 (Rural Areas Discretionary Land Uses) implements the *Manningham Green Wedge Action Plan 2020*. Amendment C117 might hold the key to why there is not more direct intervention proposed for the planning scheme in support of agriculture. The issue appears to be that Council sought to increase the focus on tourism, sometimes at the expense of agriculture and was criticised by C117 submitters for giving up on agriculture. It was evident in the proposed changes to Clause 21.07 that agricultural activity was being removed as a focus and replaced with other business opportunities. This appears to be a misunderstanding of the broader role of agriculture in the Green Wedge (food production as well as jobs).

At page 21 of the Planning Panel report, Council submitted - *What the changes do is to change the policy emphasis to acknowledge the decline in agriculture and greater policy support for tourism uses. That policy shift is clear and unambiguous in the proposed clauses.* Ultimately, the Planning Panel recommendations were that the changes to this clause be abandoned – also stating:

A decline in agricultural employment in the green wedge may have broader economic development issues for Manningham but it does not imply a need to replace those jobs within the green wedge. (Planning Panels Victoria, 2018, p.28).

Manningham's Council's problem in pursuing its focus on tourism is that all of its GW land is Rural Conservation Zone (RCZ) which does not encourage tourism uses and is not specifically aimed at agricultural activity either. Rather, the RCZ seeks to protect and enhance natural characteristics and resources, with development only encouraged if it is responsive to the natural environment and to the enhancement of the rural landscape. The zoning is generally a barrier to encouraging local agriculture (noting that Agriculture is a section 2 use) and affects the recommendations of the audit for this Council. It is not the role of this project to recommend changes to policy where there is either no Council policy support outside of the planning scheme, or where Council policy is actively unresponsive of agriculture (as is the case here).

In terms of Council policy support outside of the planning scheme, Manningham does have the *Manningham Food Security Plan 2016-2021*, which does seek to build the local food system. Actions relating to this objective include:

- Encourage existing Council licenced markets to promote local produce and affordable food.
- Support and encourage local food businesses to source local fresh produce through existing and emerging food hub networks that link to information about their role in the food system.
- Explore the use of local producers to supply and promote at Council events.
- Promote local food producers to the community through Council communication channels.
- Promotion of local food producers at the point of sale.

However, the Food Security Plan does not appear to have influenced the Green Wedge Management Plan to assist with the achievement of these actions (the Food Security Plan is missing from the list of strategies providing the local strategic context at page 34). Rather, Council policy with regard to agriculture has moved in a markedly different direction.