



City of Wyndham

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

	Wyndham Planning Scheme: PPF									Wyndham Planning Scheme: Zone Schedules				Council Plans, Policies, Strategies			Notes:
	Clause 11.01R Green Wedges - MM	Clause 11.03S 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 14.01-2S Sustainable Agricultural Land use	Clause 17.01-1S Diversified Economy	Clause 21.05-1 Natural Resource Management (Agriculture)	Clause 35.04 Green Wedge Zone Schedule	Clause 35.05 Green Wedge A Zone Schedule	Clause 35.06 Rural Conservation Zone Schedules	Clause 315.07 Farming Zone Schedules	Wyndham 2040 Rural District Plan 2015 - 2018	Werribee South Green Wedge Policy and Management Plan 2017	Western Plains South Green Wedge Background Report		

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	◐	✘	✘	✘	✘	✘	✘	◐	◐		
	Does the planning system facilitate resilience against climate change, peak oil, and other threats?	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	◐	◐	✘	✘	✘	✘	✘	✘	◐	◐	
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	✘	✘	✘	✘	✘	✘	✘		
	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	✘	✘	✘	✘	✘	✘	✘		

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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	✘	✘	✘	✘	✘	✘	✘	✘	Ⓜ	Ⓜ	
	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	✘	✘	✘	✘	✘	✘	✘	✘	Ⓜ	✘	
	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	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	Educational uses and place of assembly (in some zones) are prohibited so would have to provide a legal planning argument for support.
	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	✘	✘	✘	✘	✘	✘	✘	✘	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.
Nutrient Management	Does the planning system facilitate the prevention of nutrient losses in the environment, moving away from waste management to nutrient management? And 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	✘	✘	✘	✘	✘	✘	✘	✘	
	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	Ⓜ	●	●	●	●	✘	✘	✘	GWMPs do not consider this as an integral part of agricultural production.

Notes:

- Council Plan/Health and Wellbeing Plan is content free re local food access so has not been included.
- In the absence of anything more relevant, the Rural District Plan 2015-2018 has been included instead. However, this is also content-free and has expired (all action on the webpage ceased in 2018).
- The Green Wedge and Coast Management Strategy referenced in the 2018 community consultation for the Rural District Plan is not searchable on the website.
- *Werribee South Green Wedge Policy and Management Plan 2017* is remarkably focussed on urban uses for a plan that seeks to manage the green wedge.

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:

Investigate the incorporation into the scheme of elements from the *Werribee South Green Wedge Policy and Management Plan 2017* (not implemented in the planning scheme). This document could not be described as strongly supportive of a local food economy. However, there is some scope for modifying text in existing local policy (Clause 21.05-1). One of the green wedge guiding principles is that “opportunities for new agricultural and rural land uses will be preserved and promoted.”

One of the few objectives that relate to agriculture specifically relates to the Werribee South Intensive Agricultural Precinct and aims to “broaden the range of agricultural uses possible within the area and the conditions under which diversification may take place”.

Future directions relating to agriculture include:

- *Agriculture should be viewed flexibly, and a wide interpretation of the definition applied. Agriculture may include a range of primary production activities that utilise one or all of the key resources (water, soil and transport infrastructure) in the area (Werribee South - p.41).*
- *All land use and development within the precinct must be compatible with agricultural activity. Existing agriculture and the protection of farm viability should take precedence over non-agricultural land uses in decision making. Well managed agricultural activity will be promoted even where this may result in a loss of amenity to surrounding non-agricultural land users (Werribee South - p.41).*
- *Farm-based tourism activities which value-add to existing agricultural activities in the intensive agricultural precinct are supported where they meet the requirements of the Green Wedge Zone provisions and there is no detrimental impact on existing agricultural uses (Recreation and Tourism Development - p.49).*

The lack of specifics affects the scope for recommended changes to local planning policy. Only a relatively light touch can be applied to existing strategies at Clause 21.05-1 (Agriculture) based on the intent to apply flexibility and to encourage farm visitation (opportunities for community access to local food are often sidelined as tourism activities in planning documents). Recommended text as follows (existing content black text/proposed content blue text):

Objective 1: To preserve the agricultural areas of the municipality.

Strategy 1.6: *Encourage ~~Consider~~ land uses that complement and enhance the viability of agricultural activity, including on-farm businesses that diversify and significantly expand the range of locally grown products.*