

**Submission to Legislative Assembly  
Environment and Planning Committee  
Inquiry into securing Victoria's food  
supply**

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# Melbourne peri-urban region

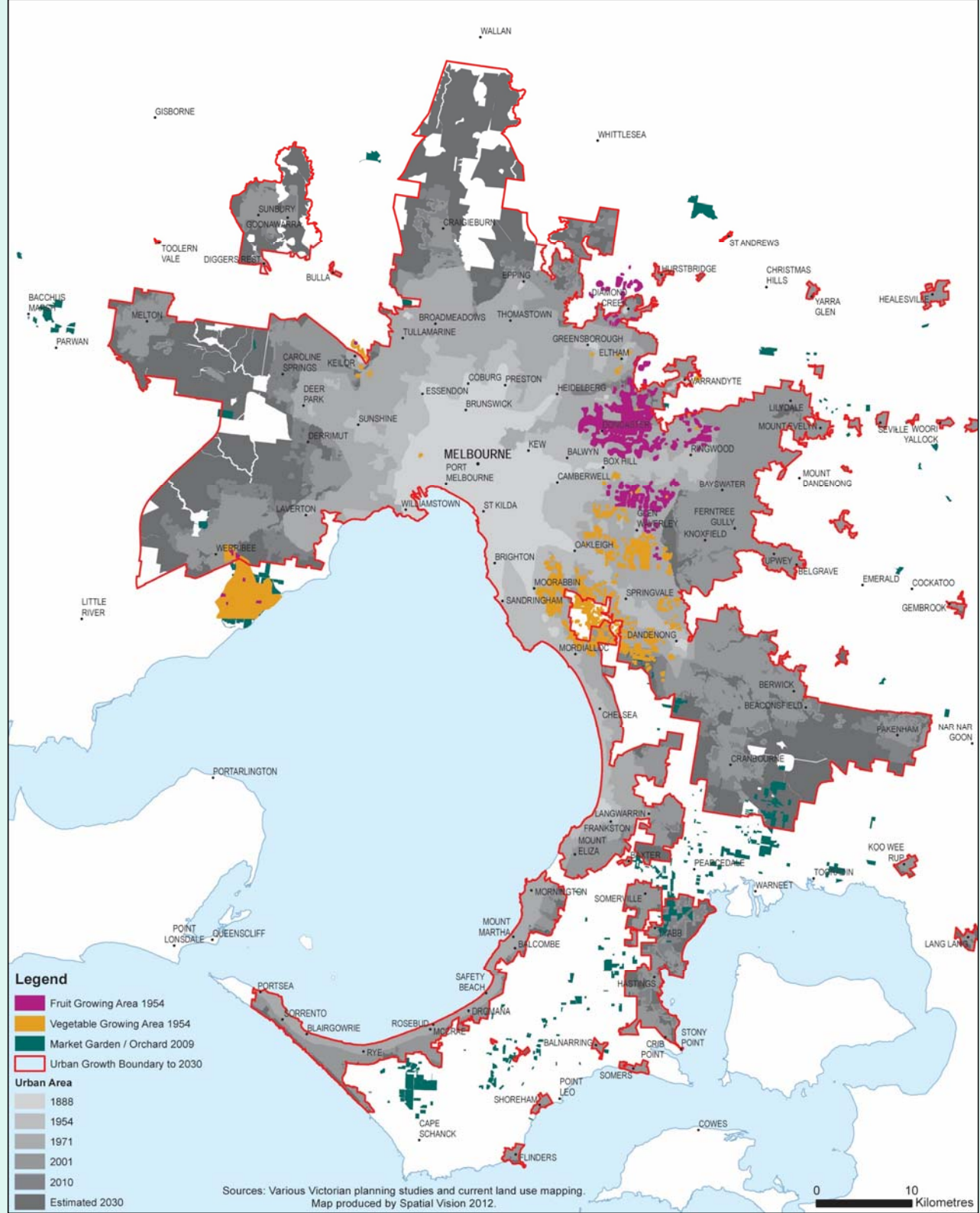


- Melbourne, population 5.2m; Australia population moving to 46m, 2056
- Melbourne's peri-urban region – inner and outer areas: population 700,000

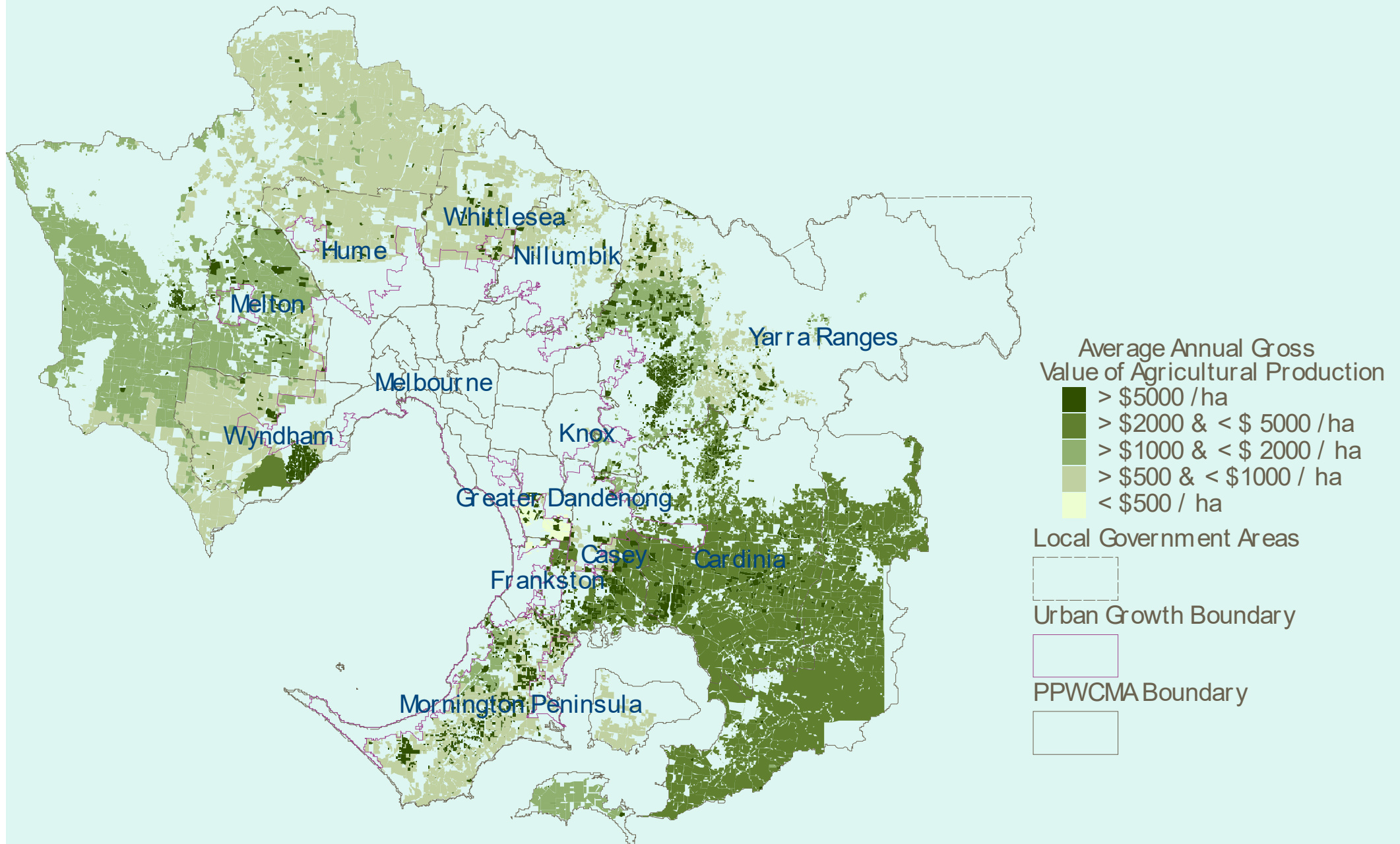
# Importance of peri-urban agriculture

- Melbourne green belt (inner peri-urban area) is Victoria's second highest producer of agricultural products with a per/ha output four times the state average
- Provides 41% of Melbourne's food needs
- Agricultural land incrementally lost
  - in 15 years prior to 2002 strategy, 18% lost; population growth to 2050 could reduce capacity to meet food needs from 41% to 18%

**Loss of peri-urban values will lead to catastrophic impacts this century**



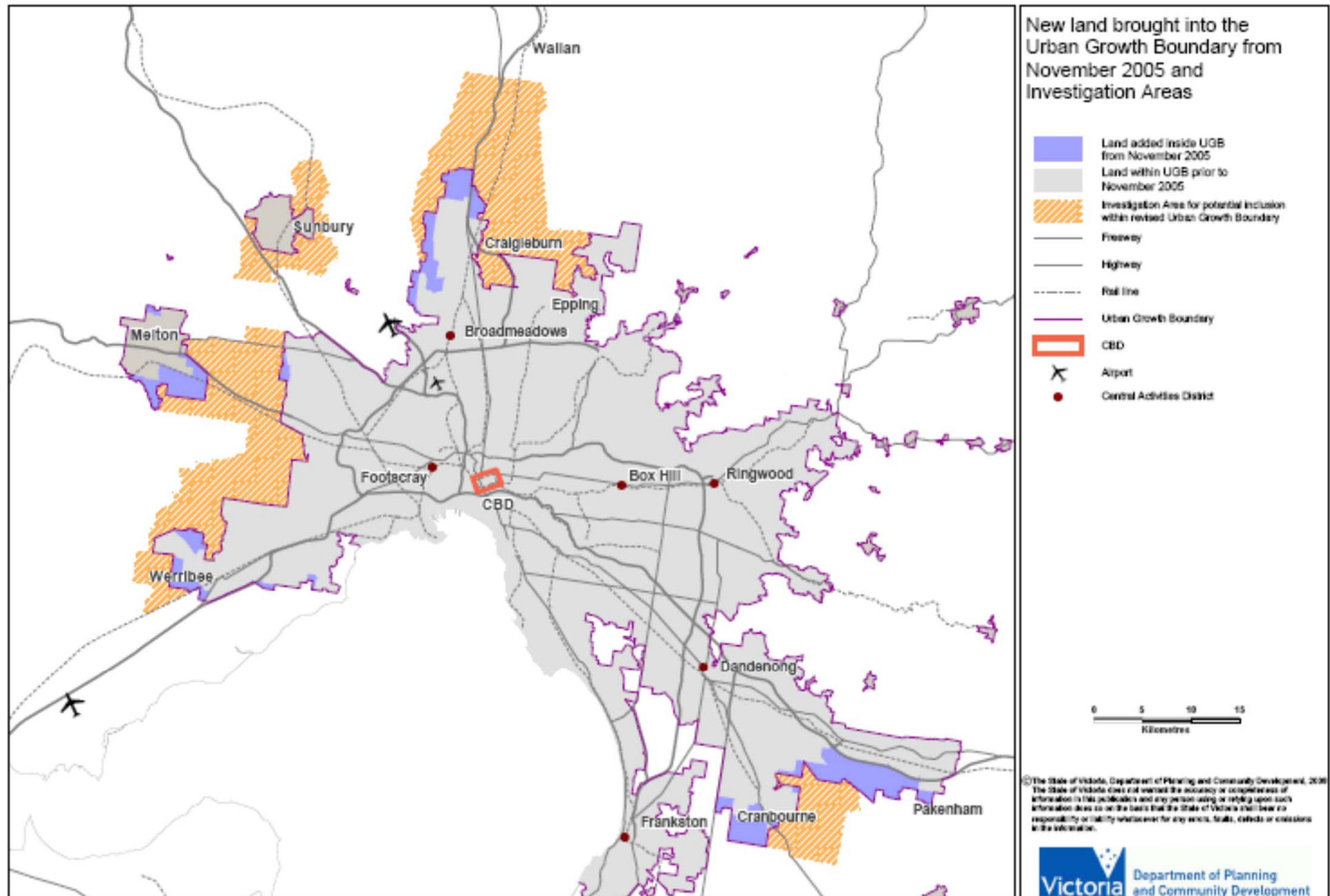
# Multi-functional rural landscapes - GVAP



# Main threats to green belt

- Progressive expansions of urban growth boundary – over 50,000 ha lost since legislative boundary introduced in 2002
- Allowing non-urban land uses in rural zones - undermines UGB and allows uses which raise land prices and are inconsistent with agriculture and other green belt values
- Existing inappropriate subdivision and inadequate subdivision minimums

# Progressive expansions of UGB

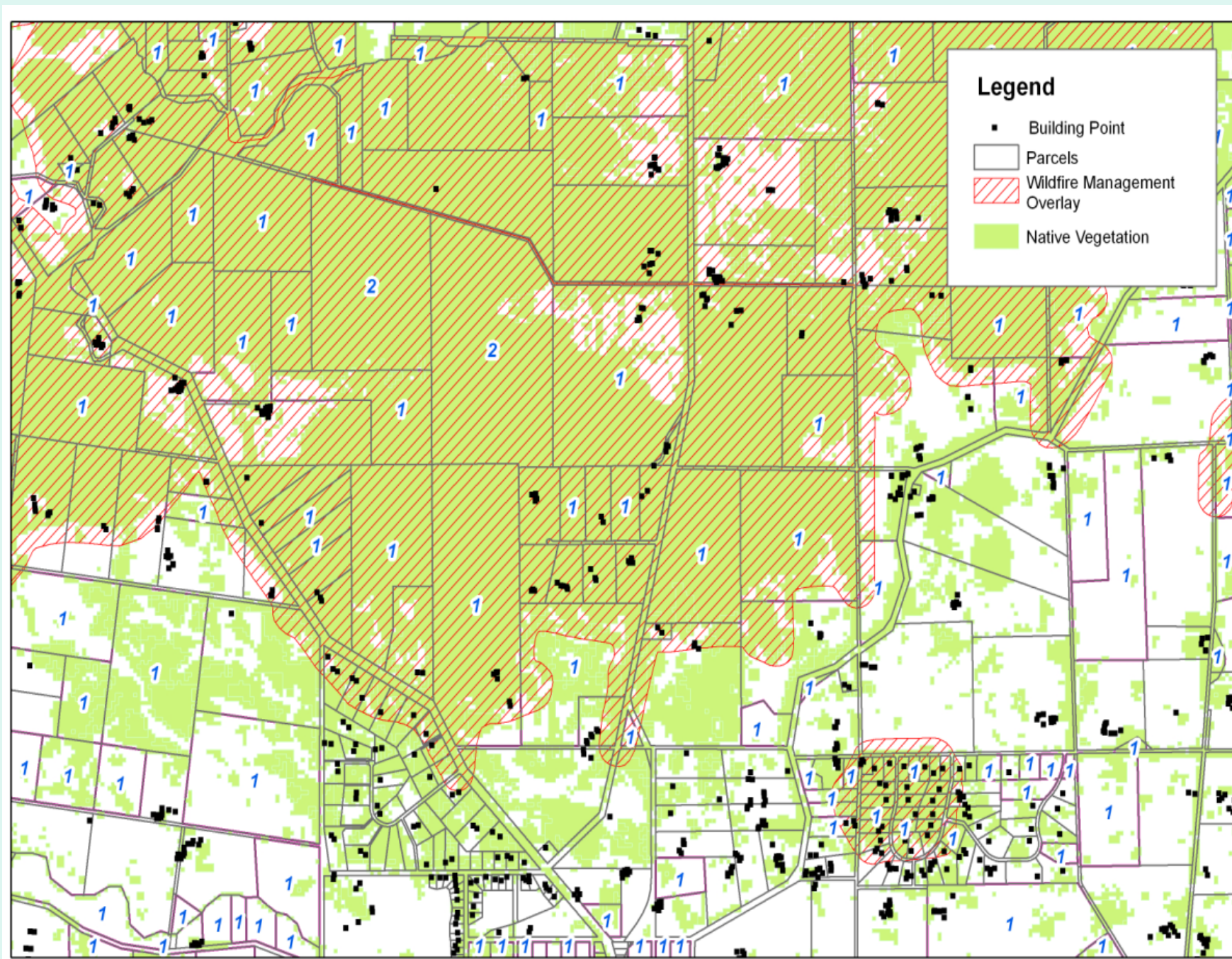


# Inappropriate urban-related land uses

- Urban related uses in green wedge zones most inconsistent with rural values are: caravan park; exhibition centre; function centre; group accommodation; materials recycling; place of assembly, place of worship, primary school; research and development centre; research centre; residential building; residential hotel, restaurant; restricted place of assembly; secondary school; solid fuel depot
- Some are subject to conditions: ‘in conjunction’ with agriculture or other uses; limitations on size and minimum land sizes
- GWA zone has inadequate conditions (ie 8 ha land minimum for urban related uses) and RCZ none.

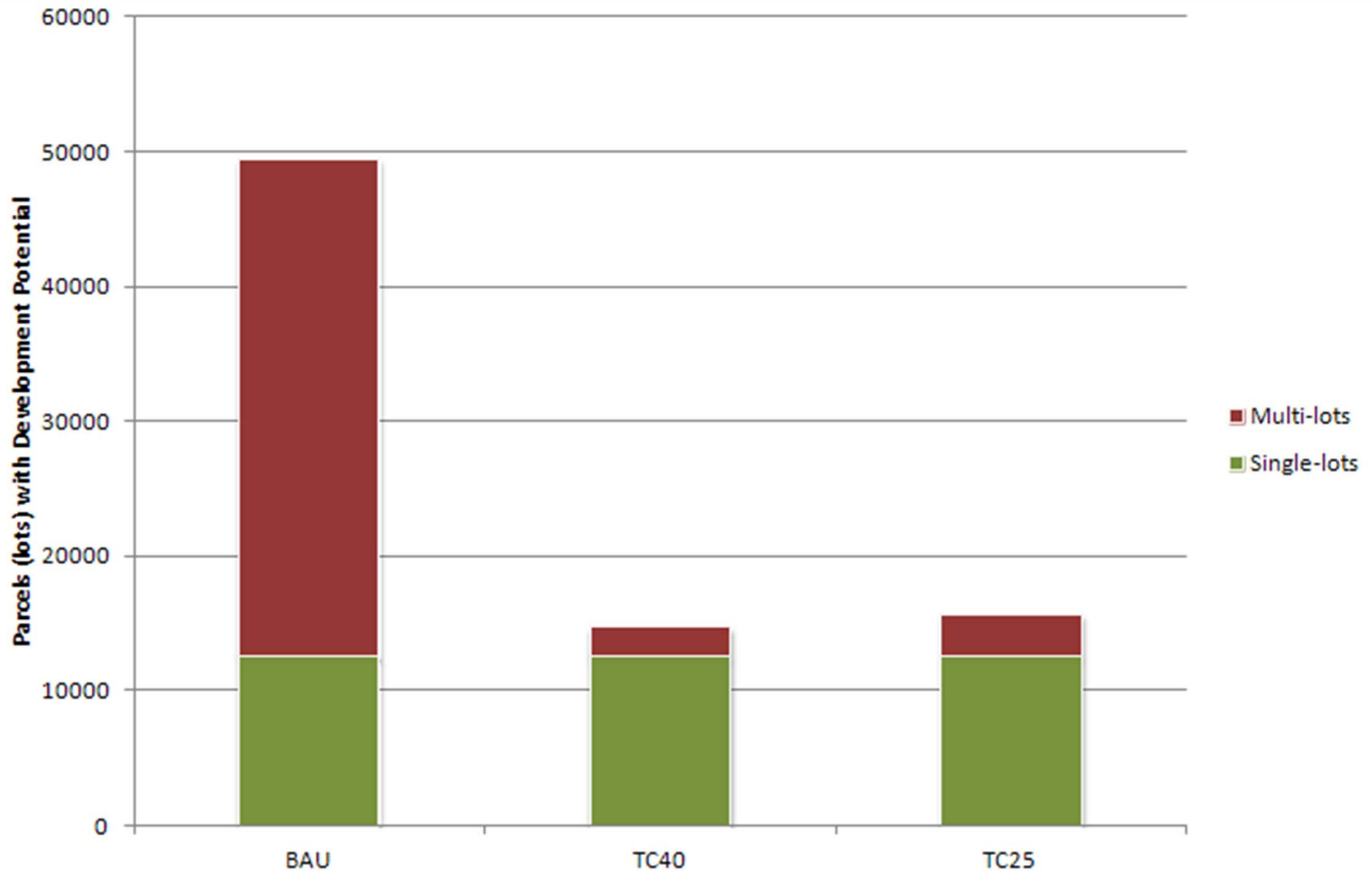


# Extensive rural land fragmentation – 87,000 dwelling capacity (vacant lots + subdivision)

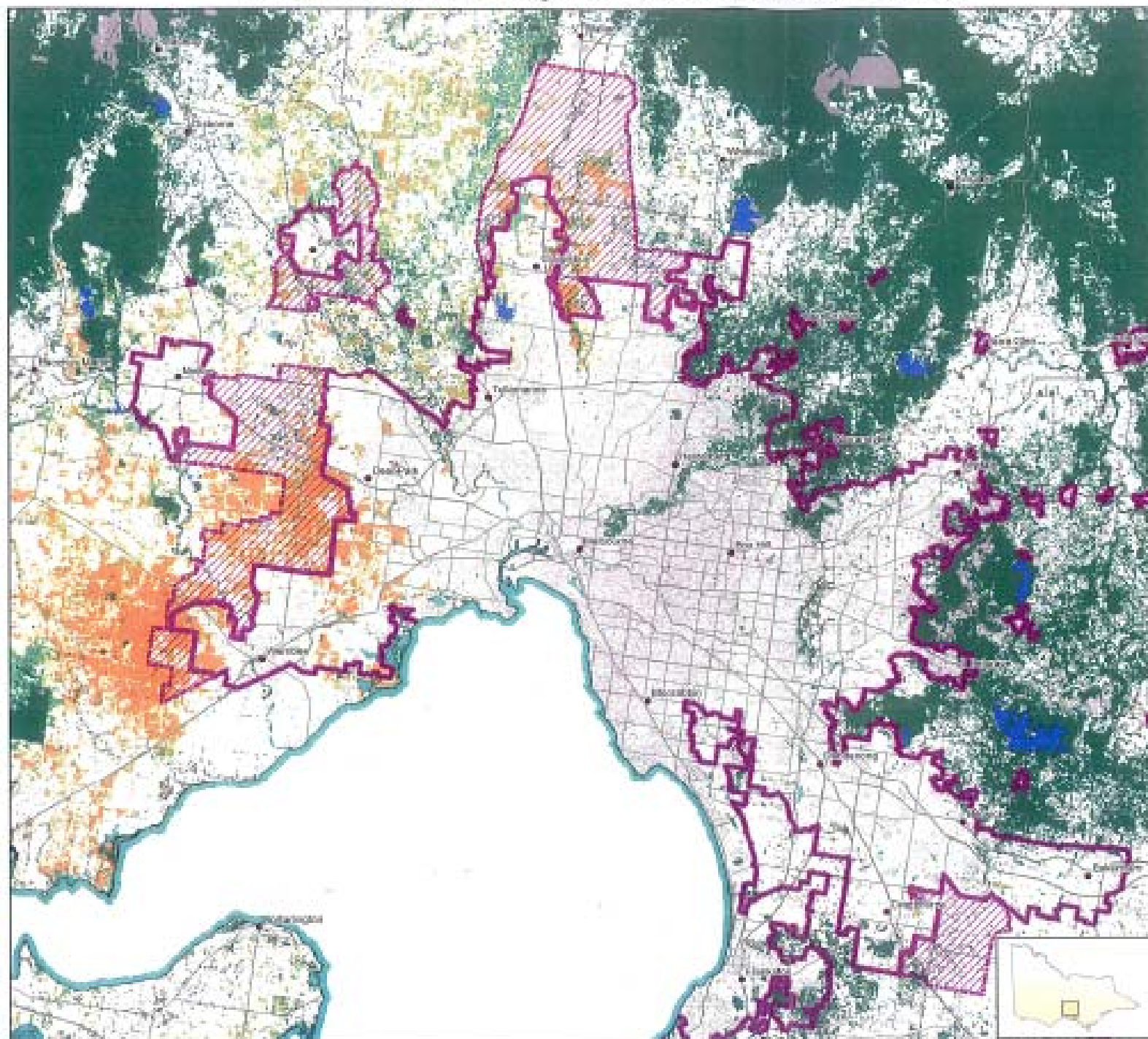




# Development capacity – BAU – tenement control



# Urban Growth Investigations Areas (December 2008)



## Legend

### Native Vegetation (Modelled 2005 cover)

-  Highly likely native vegetation grassy
-  Highly likely native vegetation structurally modified
-  Highly likely native vegetation woody
-  Possibly native vegetation
-  Unlikely to support native vegetation
-  Exotic woody vegetation
-  Floodway
  
-  Urban Growth Boundary (2000)
-  Investigation area Boundary (Dec 2008)

Source Data:  
All data is sourced from the CSGL, DSE  
except the following:

UGB Investigation Area, DPUD

Map Production by  
Biodiversity & Ecosystem Services, GBE  
Map Production Date: 14 Feb 2009

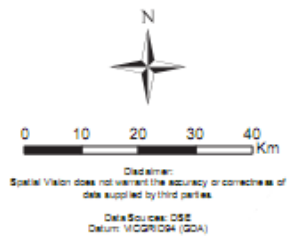
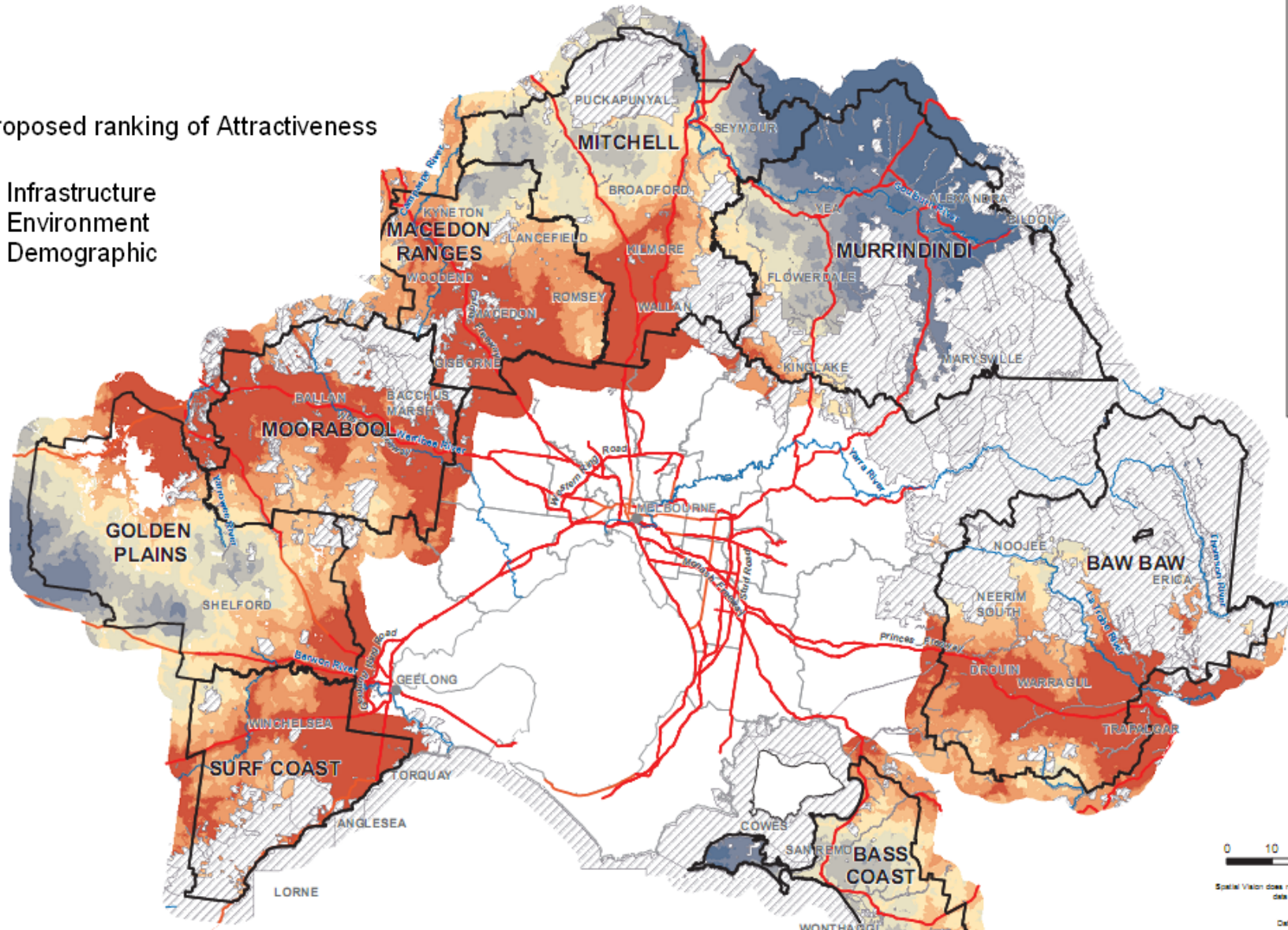
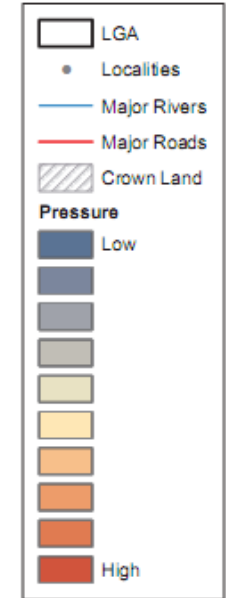


Produced as a working map to support the Sustainable Planning for Melbourne's Peri-Urban region project.

## Distributed Demand - Scenario 2

### Proposed ranking of Attractiveness

1. Infrastructure
2. Environment
3. Demographic



Spatial analysis undertaken by Spatial Vision as part of the RMIT Research Team

## Scenario 2 - Current Trends Proposed New Infrastructure

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