



AUTHORISATION TO PREPARE PLANNING SCHEME AMENDMENTS AFFECTING THE URBAN GROWTH BOUNDARY AND GREEN WEDGE LAND

Sections 46AD and 46AE of the Planning and Environment Act 1987 establish a requirement for a planning authority to obtain authorisation from the Minister for Planning to prepare an amendment that affects an Urban Growth Boundary or green wedge land in metropolitan fringe planning schemes.

This practice note sets out:

- information the Minister will require from a planning authority before considering a request for authorisation to prepare an amendment affecting an Urban Growth Boundary or green wedge land and*
- matters the Minister will consider in deciding whether or not to authorise the preparation of an amendment affecting an Urban Growth Boundary or green wedge land.*

TO WHICH AMENDMENTS DOES THIS PRACTICE NOTE APPLY?

This practice note applies to a request for authorisation to prepare an amendment to a metropolitan fringe planning scheme that would:

- amend or insert an urban growth boundary; or
- amend or insert a provision that relates to or affects any green wedge land.

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WHAT INFORMATION SHOULD ACCOMPANY A REQUEST FOR THE MINISTER'S AUTHORISATION TO PREPARE AN AMENDMENT?

In applying to the Minister for an authorisation to prepare an amendment under Part 3AA, Division 2 of the *Planning and Environment Act 1987*, a planning authority must provide a report that explains:

1. How the amendment is consistent with the State Planning Policy Framework, any other relevant Government policy and the Local Planning Policy Framework, including the Municipal Strategic Statement and local policies.
2. How an amendment proposing a change to an Urban Growth Boundary is consistent with any approved Growth Area Plan or Map.
3. How the amendment is consistent with *Melbourne 2030 Planning for sustainable growth*. Particular consideration should be given to:

Policy 2.1 Establish an urban growth boundary to set clear limits to metropolitan Melbourne's outward development.

Policy 2.2 Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Policy 2.4 Protect the green wedges of metropolitan Melbourne from inappropriate development.

Policy 3.2 Control development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Policy 4.1 Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

WHAT MATTERS WILL THE MINISTER CONSIDER WHEN DECIDING WHETHER OR NOT TO AUTHORISE PREPARATION OF AN AMENDMENT?

While all of the factors the Minister will consider when deciding whether or not to authorise preparation of an amendment affecting an Urban Growth Boundary or green wedge land cannot be prescribed, many of the following matters will be relevant and will be considered, as appropriate:

1. The strategic intent of the amendment and its consistency with the State Planning Policy Framework and any other relevant Government policy and the Local Planning Policy Framework, including the Municipal Strategic Statement and local policies.

2. In the case of an amendment to an urban growth boundary, the consistency of the amendment with any approved Growth Area Plan or Map.
3. Consistency with relevant policies expressed in *Melbourne 2030 Planning for sustainable growth*.
4. How the amendment promotes the objective of protecting the green wedges of metropolitan Melbourne from inappropriate development and subdivision.
5. The impact of the amendment on land supply in metropolitan Melbourne, the municipality and general locality.
6. The impact of the amendment on the provision of social services, community facilities, transport and other physical infrastructure, including an analysis of the public cost.
7. Whether the proposed amendment corrects a situation that is unjust, unreasonably causes hardship or is clearly in error.

THE MINISTER'S AUTHORISATION

A planning authority must not prepare an amendment that requires the Minister's authorisation unless the Minister has authorised its preparation.

The Minister's authorisation will be in the form of a letter. Authorisation may include conditions.

An authorisation by the Minister to prepare an amendment does not imply that the Minister will approve the amendment.

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