

Mornington Peninsula Shire Council

**Submission to the Legislative Assembly Environment and Planning
Committee**

Inquiry into securing the Victorian food supply.

April 2024

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Abbreviations

Department of Environment, Land, Water and Planning	DELWP
Department of Transport and Planning	DTP
<i>Food Economy and Agroecology Strategy</i>	The Strategy
Legislative Council’s Environment and Planning Committee <i>Inquiry into securing Victoria’s food supply</i>	The Inquiry
Localised Planning Statement	LPS
Minister for Planning	The Minister
Mornington Peninsula Green Wedge	the Green Wedge
<i>Mornington Peninsula Green Wedge Management Plan</i>	GWMP
Mornington Peninsula Planning Scheme	MPPS
Mornington Peninsula Shire	The Shire
Mornington Peninsula Shire Council	The Council
<i>Planning for Melbourne’s Green Wedges and Agricultural Land</i>	P4GWAL
<i>Planning and Environment Act 1987</i>	The Act
<i>Planning for Green Wedges and Agricultural Land Action Plan</i>	The Action Plan
Urban Growth Boundary	UGB
Victorian Planning Provisions	VPPs

1. Introduction

The Mornington Peninsula Shire Council (the Council) welcomes the opportunity to make this submission to the Victorian Government Legislative Council Environment and Planning Committee's Inquiry into securing Victoria's food supply (the Inquiry).

The Inquiry is focused on the peri-urban food system, of which the Mornington Peninsula Shire (the Shire) is an integral part. Mornington Peninsula is a world-class agricultural region and an integral part of Melbourne's food bowl, producing large volumes of high-quality fruit and vegetables year-round.

Protecting, supporting and enhancing the agriculture, food and beverage production in Melbourne's fringes is essential to ensuring a thriving, climate resilient and prosperous Melbourne community for years to come.

The Terms of Reference for this Inquiry are:

That this House refers an inquiry into securing the Victorian food supply in the context of urban sprawl and the impact of population growth on the farming industry and arable land to the Environment and Planning Standing Committee for consideration and report no later than 31 December 2024.

The press release for the Inquiry stresses that with the Victorian population projected to rise above 10 million by mid-century, enough arable land is required to sustain food production needs. The Inquiry will also consider planning protections and restrictions, urban growth boundaries, climate change and Melbourne's green wedges.

The Council's submission to the Parliamentary Inquiry addresses:

- The role of the Mornington Peninsula Green Wedge (the Green Wedge) in the supply of food to metropolitan Melbourne.
- Council's advocacy position regarding the review of land use planning for the Green Wedge.
- Planning for a resilient local agricultural economy to address climate change impacts and sustainability goals.
- Planning to strengthen local and regional food supply chains by investing in shared and decentralised infrastructure, for local food processing and distribution.
- Investing in recycled water schemes to ensure capacity of agricultural areas into the future.
- Actions to transition to more regenerative agricultural techniques and adopt circular economy practices across the food supply chain.

This submission notes the very recent announcement of the *Planning for Green Wedges and Agricultural Land Action Plan* in March 2024 and acknowledges that many of the listed actions may result in viable solutions to some of the abovementioned identified issues.

When details of these actions are made public within the next one to three years, Council will take part in proposed stakeholder engagement to ensure protection and enhancement of the agricultural values of the Green Wedge.

2. The Mornington Peninsula Green Wedge

2.1 Green Wedge – agricultural economy

The Mornington Peninsula Green Wedge has a total area of 51,204 hectares (512 km²), which comprises approximately 70% of the area of the Shire. More than 80 percent of the land within the Green Wedge is in private ownership, consisting of some 4,939 lots. Approximately 83 percent of the lots in the Green Wedge contain a dwelling.

While the Green Wedge delivers benefits in the form of habitat and biodiversity, diverse landscapes, cultural heritage and opportunities for recreation, its principal purpose is for high-value productive agricultural activities.

The Green Wedge has favourable climatic conditions and fertile soils that support a variety of high-quality food and fibre production systems. The range of agricultural enterprises conducted in the Green Wedge include beef cattle grazing, large scale horticulture (fruit, vegetable, salad mix), broiler chicken farming, vineyards and wineries and an increasing diversity of artisan and value-added businesses.

The seasonal diversity of production is an important risk management strategy for the region. The cycles of annual production systems tend to buffer the impacts of specific climatic events (frost, hail, water logging, disease, crop failure), provide full time employment and ensure secondary and tertiary industries (transport, distribution, processing, sales) benefit from consistent business.

The settlement pattern in the Green Wedge includes townships such as Arthurs Seat, Red Hill, Flinders, Balnarring, Shoreham and Somers, as well as small settlements including Moorooduc, Merricks, Point Leo and Main Ridge.

The Shire's Agriculture, Food and Beverage sector is worth an estimated \$1.3 billion and is critical to Victoria's food economy and security, contributing to the second highest value food production region per hectare in Victoria. Areas of the Shire were identified as strategically significant agricultural land by Agriculture Victoria during the consultation of *Planning for Melbourne's Green Wedges and Agricultural Land* (P4GWAL) by the Department of Environment, Land, Water and Planning (DELWP).

In December 2022 Council endorsed a transformative *Food Economy and Agroecology Strategy* to drive an economically, socially and environmentally resilient agriculture, food and beverage economy. The Strategy identified a number of agribusiness opportunities including:

- Leading the transition from conventional to regenerative agricultural activities, including skills enhancement and workforce capacity-building.
- Regional branding to secure local markets and provide a point of difference to reach national and global markets.
- A collaborative approach to regulation and advocacy to ensure security of tenure and the viability of agricultural land.
- The need to activate small parcels of land through innovative approaches to land leasing and sharing.
- Key infrastructure investments to enable the region's agricultural industry to grow sustainably, including initiatives that ensure security of water supply, as well as pathways to markets.
- The need to capture waste streams to reduce reliance on synthetic inputs.

The Shire's draft economic development strategy *A Thriving Peninsula 2023 - Our Economic Development and Tourism Strategy* is a ten-year strategy to guide how the Shire will contribute to sustainable economic

growth in the region. The draft economic development strategy is currently under review following community consultation.

The draft economic development strategy acknowledges that the agricultural integrity of the Green Wedge is essential to the local economy and the community's food system.

A key action of the draft economic development strategy is delivery of the *Food and Agroecology Strategy*, see section 5 of this submission for more details.

2.2 Green Wedge – planning policy

In addition to being one of Melbourne's designated Green Wedges, the Mornington Peninsula is also specifically designated as one of Victoria's environmentally sensitive areas with significant recreational value - Clause 12.05 of the Mornington Peninsula Planning Scheme (MMPS).

There is also an overarching approved policy for the Mornington Peninsula peri-urban area, identified in the Mornington Peninsula Localised Planning Statement (LPS), 2014. The overall objective of the LPS is to recognise that maintaining the special values of the Mornington Peninsula is dependent on integrated and balanced planning to achieve the following objectives:

- conservation and enhancement of natural systems and biodiversity
- promoting agricultural use of rural land
- the Green Wedge will not accommodate major population growth
- maintaining the existing Urban Growth Boundary and Green Wedge rural area.

It is noted that the basic planning policies for the Green Wedge have, in effect, been in place for more than 40 years, with the Statement of Planning Policy No 2 for the Mornington Peninsula introduced in 1970. The continuity of planning policies and provisions since that time reflects the enduring value of the Mornington Peninsula, the level of community support for its protection and bi-partisan agreement on the need for strong planning controls.

One of the main threats to the future integrity of Mornington Peninsula's Green Wedge is the ongoing pressures of rural living and amenity conflicts and the threat of urban encroachment. This is particularly relevant today with lobbying for release of more land for housing. The effect of ongoing demand for "rural living" (i.e., the occupation of rural land for its amenity value rather than primarily for agricultural production) is increasing the price of land and the potential for conflict between the expectations of new landowners and the needs of farming to operate commercially.

2.3 Mornington Peninsula Green Wedge Management Plan

Council adopted the Mornington Peninsula Green Wedge Management Plan (GWMP) in April 2019, following two rounds of community consultation. The GWMP had regard to the then current *Planning Practice Note on Green Wedge Management Plans* (PPN31) but was tailored to the Mornington Peninsula's land use context and character.

The full GWMP can be viewed [here](#).

Council's vision for the Green Wedge is:

...a place where the critical role of sustainable agriculture is recognised, protected and supported as a key land use and the productive capacity of land is conserved and enhanced for the future.

The key theme of the GWMP is maintaining the balance between a range of potentially incompatible land uses and protecting the resource base of the Green Wedge. The resource base has conservation, landscape and informal recreational values as well as agricultural capacity and potential.

The key directions of the GWMP are to confirm the Urban Growth Boundary, prohibit urban expansion into the Green Wedge, protect the landscape and protect the capacity of agricultural land.

The GWMP also highlights some outstanding policy issues that have been the subject of more recent advocacy efforts (see section 3 of this submission). These issues can be summarised as follows:

- The provision for dwellings in the Green Wedge and avoiding the occupation of land in the Green Wedge for exclusively rural living purposes.
- Explaining the distinction between informal recreation and commercial tourism, noting the potential of 'saturation' of commercial uses detracting from the natural and cultural values of the Green Wedge.
- The use of 'Camping and caravan parks' and the potential for de facto residential villages.
- The classification of landscape types and management of landscape quality as the landscape changes over time.
- Supporting and encouraging local sustainable agriculture 'agroecology' including provision for farm gate sales.
- Emphasising sustainability rather than intensification or industrial agriculture.

In assessing potential uses, the GWMP seeks to prioritise protection of the long-term values in the following order:

- conservation of the natural systems and landscapes
- sustainable agriculture
- informal recreational use
- tourism
- rural living

Setting out this hierarchy of use is important to support decision making and avoid the idea that a "balance" means everything can be included in all locations.

3. Council's advocacy to protect the Green Wedge

The protection of the Green Wedge and the Urban Growth Boundary underpins the preservation of arable land in the peri urban area for food production that is easily accessible to markets and consumers.

As noted in section 2.2 of this submission, planning policies for the protection of the Green Wedge and the Urban Growth Boundary are provided in the *Planning and Environment Act 1987* (the Act) and the Victorian Planning provisions (VPPs).

The Victorian Government did commit to strengthen the protections of green wedge and agricultural land in the release of *Plan Melbourne* in 2017. Since the introduction of *Plan Melbourne*, the then DELWP engaged in several important projects to support this commitment, including an investigation of strategic agricultural land/land capability assessment, a review of the Green Wedge Zone provisions and the preparation of new draft landscape protection guidelines.

These projects were combined, and DELWP then released a consultation paper *Planning for Melbourne's Green Wedges and Agricultural Land* (P4GWAL) in June 2020.

The P4GWAL consultation paper provides commentary and options in relation to a comprehensive range of issues which relate to protection of the Green Wedge. This includes both pressures from urban expansion on the Urban Growth Boundary and the potential erosion of the conservation, agricultural, landscape and recreational values of the Green Wedge from changes in land use and development within the Green Wedge itself.

Council's submission to the P4GWAL consultation remains relevant and current for input into this Inquiry due to the direct linkages between the protection of the Green Wedge for agriculture to serve metropolitan Melbourne.

Council's submission is attached to this submission. The key points adopted by Council in response to the P4GWAL consultation paper are outlined in the following sections:

- strengthen legislative and policy frameworks to provide clear strategic direction
- support agricultural land use by strengthening rural zones and overlays
- support more consistent and coherent land use decision-making
- promote design and development in green wedges that is responsive to the surrounding landscape
- strengthen planning compliance / enforcement provisions

3.1 Potential legislative changes

Council expressed strong support for changes to Part 3AA of the Act (Metropolitan Green Wedge Protection) to include an explicit purpose and articulating the long-term vision and objectives for the Green Wedge areas.

Council also supported the proposal to require the preparation of a Green Wedge Management Plan for each Green Wedge by the relevant municipality, in accordance with guidelines to be produced by DELWP, now Department of Transport and Planning (DTP) and requiring the adoption and approval of such plans to be subject to approval by the Minister.

However, Council qualified this support subject to:

- The provision of sufficient resources by the State government to local government to undertake the preparation of GWMPs.
- That the guidelines should be developed in consultation with local government and should provide sufficient flexibility to recognise the differing character and priorities of different Green Wedge areas.
- Interim support for the existing GWMPs, such as the Mornington Peninsula's GWMP, given the likely time lag to produce/review new documents.
- Explicit recognition of the GWMPs as the key policy documents for each Green Wedge area once approved by the Minister i.e., they should be equal to the Statements of Planning Policy required under part 3AAB for Distinctive Areas and Landscapes, and not subordinate to other (general) regional policies.

In this regard it may also be possible to consolidate the provisions of Part 3AA and Part 3AAB of the Act to ensure greater consistency.

Council also recognised the argument for "right to farm" legislation but has urged caution as such provisions may be divisive and have unintended consequences.

3.2 Policies to support agricultural land use

Council strongly supports the retention of current minimum rural subdivision provisions. This is particularly important in fringe metropolitan areas such as the Mornington Peninsula, where there is continuing pressure to subdivide land for rural living purposes, that is, where land is occupied primarily on a residential basis rather than with any significant agricultural or conservation-based activity, which incrementally erodes the productive and environmental values of the Green Wedge.

Council generally supports new policies to give greater emphasis to the protection of productive agricultural uses but highlights that the conservation, cultural heritage and landscape values of the Green Wedge are also important, and this requires a balanced approach through the preparation of GWMPs, as noted above.

There are a range of specific issues where the VPPs could be reviewed to provide greater protection of the Green Wedge from the further conversion of land use to “rural living” or other non-agricultural purposes. These include:

- A stronger definition of the requirements for uses which may only be established ‘in conjunction with’ other uses.
- Provisions requiring new dwellings in the Green Wedge to provide a clear commitment to ongoing and substantive agricultural and/or habitat restoration/conservation – reinforced by legally binding agreements.
- A review of the provisions in relation to primary produce sales, to provide more opportunity for the sale of locally grown produce direct from farm gate outlets.
- More comprehensive policies in relation to the location and appropriate form of tourism-based development in the Green Wedge.
- The potential to avoid the fragmentation of land held in multiple titles through some form of tenement control e.g., requiring a minimum area for the construction of a dwelling.
- The exclusion of residential caravan parks from the Green Wedge.
- The use for a ‘Host Farm’ to continue to be a permit required use, to ensure a genuine link with the agricultural use of the land.
- Prohibit ‘Data Centres’ which lack any necessary connection with the non-urban purpose.

3.3 Provisions to manage the urban rural interface

The DELWP consultation paper included an option to “manage the urban interface” by providing for a “transitional area” inside the Green Wedge, where a range of “urban spill over” uses, initially focussing on places of worship and education centres, could be considered, or even given priority.

While establishing a “transitional area” may have some value as part of a Growth Area plan, the situation is very different on the Mornington Peninsula where the UGB has been defined and stabilised over a long period. In this context, the introduction of a policy supporting “transitional areas” would simply trigger speculation and the expectation of further release of Green Wedge land for urban development and is therefore strongly opposed in relation to the Mornington Peninsula.

3.4 Provisions to manage land use within the green wedge

This element of the P4GWAL consultation paper outlines issues in relation to a range of specific land use types raising the question of whether they fit within the Green Wedge, and whether existing provisions should be tightened or relaxed.

Council generally supports uses which can demonstrate a clear relationship to agricultural and conservation-based activities but argues for caution and clear limits on other uses, including intensive tourism based use and development (such as restaurants and function centres) which can displace agricultural uses, and, through built form, signage, car parking etc, significantly change the rural character of the area.

3.5 More effective planning compliance / enforcement provisions

There is a need to provide for a more streamlined process for enforcement (Part 6 of the Act). This is critical to the credibility of any efforts to strengthen protection of the Green Wedge.

Council would strongly recommend a review of current enforcement provisions in the consideration of potential amendments to the Act.

4. Planning for Melbourne's Green Wedges and Agricultural Land Action Plan, 2024

Council welcomes the Victorian Government's much anticipated *Planning for Green Wedges and Agricultural Land Action Plan* (the Action Plan), announced on 18 March 2024. This Action Plan is an outcome of the State Government's earlier P4GWAL consultation paper.

The action plan contains 20 actions, grouped under the following six themes:

- Theme 1: Protecting Melbourne's food bowl – new protections to help farmlands close to Melbourne remain productive and resilient.
- Theme 2: Planning for future farming – clearer guidelines and advice to councils on planning future farming activities.
- Theme 3: Securing the right to farm - new measures to prevent land-use conflict and incompatible green wedge land use and development.
- Theme 4: Establishing stronger protections - improved guidance and directions for councils in land use strategy and land management.
- Theme 5: Adopting smarter land use - review and update planning decision guidelines and planning application requirements to support appropriate land use and development.
- Theme 6: Setting tighter controls - strengthening planning controls in green wedges and prohibiting and restricting discretionary uses.

The actions include:

- Protecting key irrigated agricultural areas in Werribee and Bacchus Marsh and preserving future opportunities for irrigated agriculture around Melbourne.
- Better protecting agricultural land within 100kms of Melbourne and making the best use of fertile soils.
- Strengthening the 'right to farm'.
- Updating planning policy to emphasise the non-urban values, purpose and character of the green wedges and providing more guidance for the urban-rural interface areas that supports a permanent edge to growth.
- Introducing mandatory design controls (site coverage, setbacks and building heights) for discretionary uses in the Green Wedge Zone.
- Increasing flexibility for primary produce/farm gate sales.
- Strengthening the planning controls for discretionary uses in the green wedge, including prohibiting new data centres.

Most of the actions are applicable to the Mornington Peninsula Shire. Notably, a number of the themes and actions in the Action Plan reflect Council's ongoing recycled water advocacy and the objectives of Council's adopted *Food Economy and Agroecology Strategy* as detailed in section 5 of this submission.

The Action Plan does not provide any specific details about the suggested policies, guidelines and planning controls. Officers from the DTP advise that the timing of the actions will vary from short term (within 12 months) to medium term (up to three years).

An initial scan of the actions reveals that some may address Council's recommendations to P4GWAL, such as strengthening policy for the protection of green wedge land, providing clearer guidance and improving the design of development in green wedges.

However, the Action Plan does not address or lacks detail about some of the key areas of concern in the Council's submission to P4GWAL, notably tourism-based uses within Green Wedge areas, primary produce sales, host farm accommodation and residential caravan parks.

5. Food Economy and Agroecology Strategy

In 2022 Council endorsed a transformative *Food Economy and Agroecology Strategy* (the Strategy) to drive an economically, socially and environmentally resilient agriculture, food and beverage economy. A link to the Strategy can be found [here](#).

Regions suited to agriculture, close to markets and with reliable water such as Mornington Peninsula are becoming increasingly valuable. However, all agricultural production areas face an uncertain future due to climate change and shifts in global power structures, necessitating this Strategy to chart a course to a more sustainable future.

A resilient agrifood economy that includes increasing consumption of locally produced in-season foods should also reduce the carbon footprint of food transport by reducing the import or trans-continental movement of fresh foods.

Council received an overwhelmingly positive response from industry to participate in the consultation on the future of the region's agri-food sector. Several key themes emerged from the consultation:

- The importance for collaboration and the need to develop solid institutional and regulatory structures to support the industry.
- The need to secure markets and sales to build resilience in the food supply chain and ensure profitability for producers.
- Supporting a transition to regenerative agriculture to prepare for and mitigate against climate change.
- The need for a transformational approach to skills development and training in the agrifood sector.
- The need for infrastructure which transitions the food system to a circular supply chain.

Council recently appointed a Sustainable Food Economy and Agroecology Taskforce to work collaboratively with Council on the implementation of this Strategy.

Whilst addressing the Terms of Reference for this Inquiry, it is important to note that the challenges that face agriculture in Melbourne's Green Wedges and beyond are not solely caused by urban encroachment and competing land use pressures. Climate change, supply chain stresses and workforce challenges are all being acutely felt by producers and their allied industries across Melbourne's fringes.

It should also be noted that the 2019 consultation *Protecting & Supporting Melbourne's Strategic Agricultural Land Engagement Findings Report* by Capire Consulting, which informed the P4GWAL also noted that planning controls were only one part of the solution. Therefore, the solutions to a prosperous and resilient agrifood economy span beyond planning controls and regulations.

In Victoria, the Foodprint Melbourne research group is a world leading research group at the University of Melbourne studying Melbourne's food system. The Shire contributes to this research through the Stakeholder Advisory Group. In May 2022, Foodprint Melbourne delivered their report *Roadmap for a Resilient Melbourne's Food System*, which is worth noting as a valuable resource. Several of the opportunities for action points that are most urgently needed on the Mornington Peninsula are identified in this report.

6. Recycled water infrastructure

As has been identified in the *Food Economy and Agroecology Strategy*, recent Foodprint Melbourne research and in the Governments recent Action Plan, access to recycled water on high value agricultural land is a powerful way to secure climate resilient food production for Melbourne's growing population.

The impacts of climate change on food production in the Melbourne region are likely to increase in future. The region will experience more extreme heat and rainfall is likely to decline. One of the main ways that climate change will affect food production in the region is through lack of water, and this is likely to reduce crop yields.

With a vastly underutilised resource currently being pumped out to sea, the need to invest in recycled water infrastructure is urgent. The Shire calls on the Victorian Government to invest \$50 million to prepare detailed design, planning approvals and construction of the Tyabb-Somerville recycled water scheme. Investment would secure the ongoing sustainability of our agriculture, food and beverage sector, reduce wastage of 370M litres of Class A recycled water each day and protect the circular food economy.

Beyond recycled water there is an urgent need to prioritise circular economy principles in all aspects of policy and regulation. The current rates of food waste are unacceptable in a community facing unprecedented level of food insecurity and market pressures alone are clearly failing to remediate the problem.

The Shire's approach to recycled water and a circular economy has been widely embraced by industry stakeholders and the wider community.

7. Supply chain resilience

Recent global shocks and stresses have highlighted the need for resilient supply chains and distribution networks to enable the market to rapidly respond and innovate.

Whilst measures such as encouraging farm gate sales go some way to doing this there is a need to identify and plan solutions for key supply chain weaknesses which threaten the viability of certain industries in peri-urban Melbourne.

A perfect example of this is the recently announced closure of the Victorian Livestock Exchange in Pakenham (please note the Shire wrote to Minister Spence on 18 March regarding the closure). With zero competition in the market and a company interested primarily in shareholder profits the future of small-scale livestock production in the Green Wedges is becoming perilously fragile.

The inevitable impacts on producer viability, animal welfare and carbon emissions could have been avoided by strategically planning for vital infrastructure and services to support peri-urban agriculture. There is a range of supply chain and circular economy infrastructure which can be planned now. The Shire invites the Victorian Government to proactively work with Council on identifying this infrastructure.

The Shire continues our advocacy to the Victorian Government for the release of surplus land at the Port of Hastings and requests funding for comprehensive strategic planning and community engagement, to determine the best mix of land use, including agriculture.

Local and regional food supply chains should be strengthened by investing in shared and decentralised infrastructure for local food processing and distribution.

8. Regenerative farming

Finally, it is important to note that the Green Wedge is important not only to Victoria's economic prosperity and food security but also to our regional resilience to climate change. The long-term resilience of Melbourne's food system is undermined by the impacts of agriculture on the environment.

Food production depends on the availability of natural resources, such as land and water and on services provided by natural ecosystems, such as pollination, biological pest control, maintenance of soil fertility and cycling of nutrients, such as phosphorous and nitrogen.

Since colonisation, intensive approaches to agriculture that are ill-suited to Australia's ancient soils have undermined the ecosystems and natural resource base on which future food production depends.

In order to respond to the Climate Emergency, the Green Wedge must not only provide food but do so in a way which actively regenerates the resources on which our community depends. The Shire's *Food Economy and Agroecology Strategy* identifies the need to transition to more regenerative agricultural techniques and adopt circular economy practices across the food supply chain and beyond. The scale of this task is not small and several barriers to adoption exist.

Whilst commonplace in many parts of the world the knowledge base for agroecological land management practices does not currently exist in Victoria and there is an understandable hesitation by farmers to adopt unproven practices. A robust evidence base is needed to prove the efficacy and long-term profitability of these approaches. To accelerate the transition farmers should be incentivised to adopt sustainable farming practices.

Regenerative and agroecological farming approaches should be supported as part of a diverse suite of approaches to sustainable agriculture.

9. Conclusion

A resilient food supply system of land and access to markets for a growing Melbourne is inextricably linked to the protection and improvement of non-urban land in the Green Wedges and the peri-urban areas of Melbourne.

The protection of this land has been a Victorian Government commitment since the release of *Plan Melbourne* in 2017. From that time, Council has engaged in subsequent projects to deliver the commitment and has raised concerns and proposed solutions for policy guidance and legislative changes.

Council's submission to the P4GWAL consultation paper in 2021 remains relevant as it emphasises the continuing external pressures for urban expansion, and internal pressures of uses and developments changing the role, function and character of Green Wedge and peri-urban areas.

Council presents this submission to help inform the Inquiry and looks forward to the release of the Inquiry's findings and recommendations.

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