

the determination of where, within the corridors, future development should occur, its nature and intensity.

Involved in these investigations will be consideration of whether there should be satellite town development in one or more of the corridors as an alternative to continuous development. Further reports will be released on these matters, and the proposals will result in continuing modifications to the corridor zones within the planning schemes.

Non-Urban Areas

Land use, resources, terrain, vegetation and habitat vary extensively throughout the non-urban areas. It is intended that the basic attributes and resources contained within the areas shall be preserved to a maximum degree, and that environment management policies shall be specifically oriented towards this objective. This aspect is also included in the draft statement of planning policy in Appendix 1.

The effectiveness of these policies will depend on a more complex system of land use and development control than has previously applied in the rural zone of the approved metropolitan planning scheme.

Examination of the non-urban area indicates the need for different policy objectives in five basic areas, each having different characteristics. These are shown in Figure 10, and against these are shown a broad range of land use types which may be expected in the non-urban area. The uses are shown as acceptable or unacceptable in respect of each objective, as the case may be. Where there is some doubt, depending on circumstances, they are shown as possible and could be acceptable in certain circumstances.

In the amending planning schemes referred to later in the report these policy objectives have been converted to specific zones with equivalent controls.

Development of Urban Land

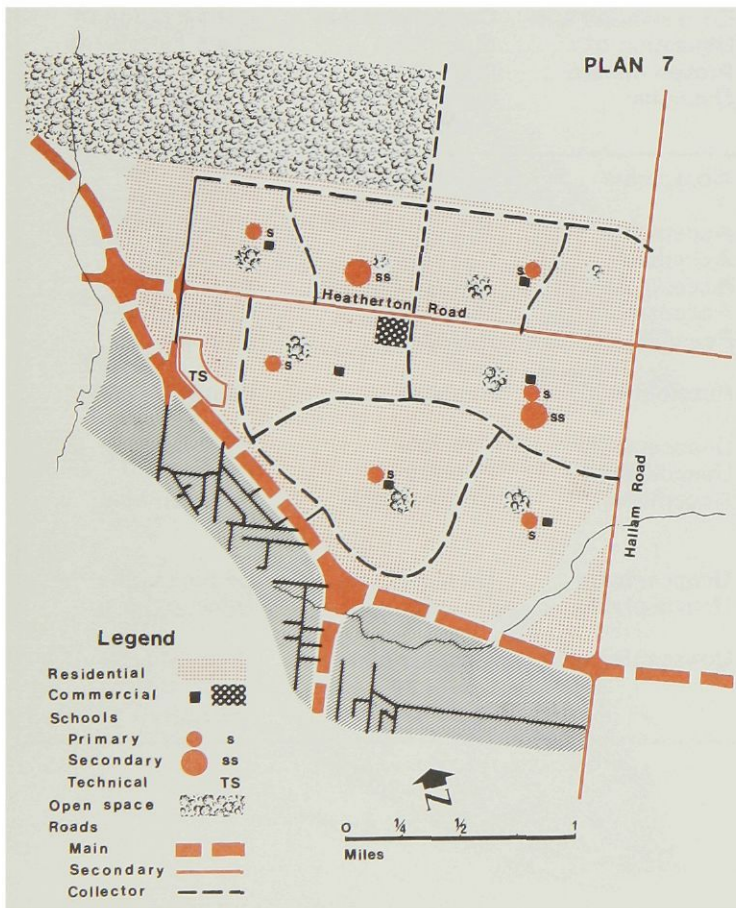
Within the residential and industrial zones and all urban zones designated in the urban corridors, it is essential that the full provision of all services is made at the time that the land is developed. This is important, not only to provide maximum service to the area, but also to minimise pollution and to encourage the actual corridor growth, and it is proposed that this become a matter for a statement of planning policy as in Appendix 1.

Figure 10

Policy Objectives					
Purpose	Conservation of Significant Land-Scape and Habitat, Floodways and Catchments	Protection of Landscape and Habitat where appropriate	Conservation and Utilisation of Proven Mineral Deposits	Conservation of Significant Intensive Agricultural Areas	Conservation of Open Farmlands
Agriculture	Acceptable	Acceptable	Acceptable	Acceptable	Acceptable
Animal Husbandry (Excl. Pigs, Poultry, etc.)	Possible	Acceptable	Acceptable	Acceptable	Acceptable
Afforestation	Possible	Acceptable	Acceptable	Possible	Acceptable
Clearing	Possible	Possible	Acceptable	Acceptable	Acceptable
Soil Removal	Possible	Possible	Acceptable	Possible	Possible
Utility (Major)	Unacceptable	Possible	Possible	Possible	Possible
Intensive Husbandry (Pigs, Poultry, etc.)	Unacceptable	Possible	Possible	Possible	Possible
Institutions, Public and Private	Unacceptable	Possible	Unacceptable	Possible	Possible
Rural Industry	Unacceptable	Possible	Unacceptable	Possible	Possible
Extractive Industry	Unacceptable	Unacceptable	Acceptable	Unacceptable	Unacceptable
Tourist Facilities (Petrol Filling Stations, Service Premises, etc.)	Unacceptable	Unacceptable	Unacceptable	Unacceptable	Unacceptable
Intense Housing	Unacceptable	Unacceptable	Unacceptable	Unacceptable	Unacceptable
Industry (other than Rural Industry)	Unacceptable	Unacceptable	Unacceptable	Unacceptable	Unacceptable
Subdivisional Lot	100 acres.				
Minimum	Strict control	20 acres		20 acres	100 acres

3 Regional Planning Policies

Most of these urban zones will be in the "reserved" category which means that a permit is required for subdivision and development and this again is dependent on the availability of services and the ability of the developer to meet certain requirements.



An Outline Development Plan - Berwick

First of all it is intended that the release of land for development in these zones will be co-ordinated with a programme of servicing works.

The next stage is to prepare a non-statutory outline development plan for a substantial area of the type indicated in Plan 7.

This will be prepared in consultation with the municipal council, and other authorities concerned, and will indicate matters such as main collector roads, shopping centres, school sites, park areas and others required for public purposes. Once agreed the subdivision and development of the land can proceed but with some flexibility having regard to different ownerships within the area.

Special Areas

The Yarra Valley

This is an area of unique characteristics and includes some of the most attractive bush and river settings close to urban settlement which exist in the region. For many it already serves as a recreational facility but it has great potential for bringing delight to present and future generations. Here the keynote is protection and preservation and because of this it poses one of the most challenging problems for planning in the whole metropolitan region.

Reference is made in Part 1 of this report to the Government's request for a careful examination of the valley and also to the recently approved statement of planning policy. Prior to the approval of this statement the Board had carried out extensive investigations in the area which confirm the principles expressed in the statement regarding the importance of the landscape in the valley and the need for conservation of its more important characteristics.

However there are other practical aspects which need to be stated and which have influenced the specific proposals contained in the framework plan and planning schemes.

The statement is primarily concerned with preserving water quality in the Yarra River, and the conservation of existing characteristics, landscape and habitat in its immediate environs. In giving effect to the statement, it is essential that regard be had to a major part of the catchment of the Yarra, including the various tributaries which join with the Yarra throughout its length, as major flooding and pollution implications can arise from changes in activities within this area.