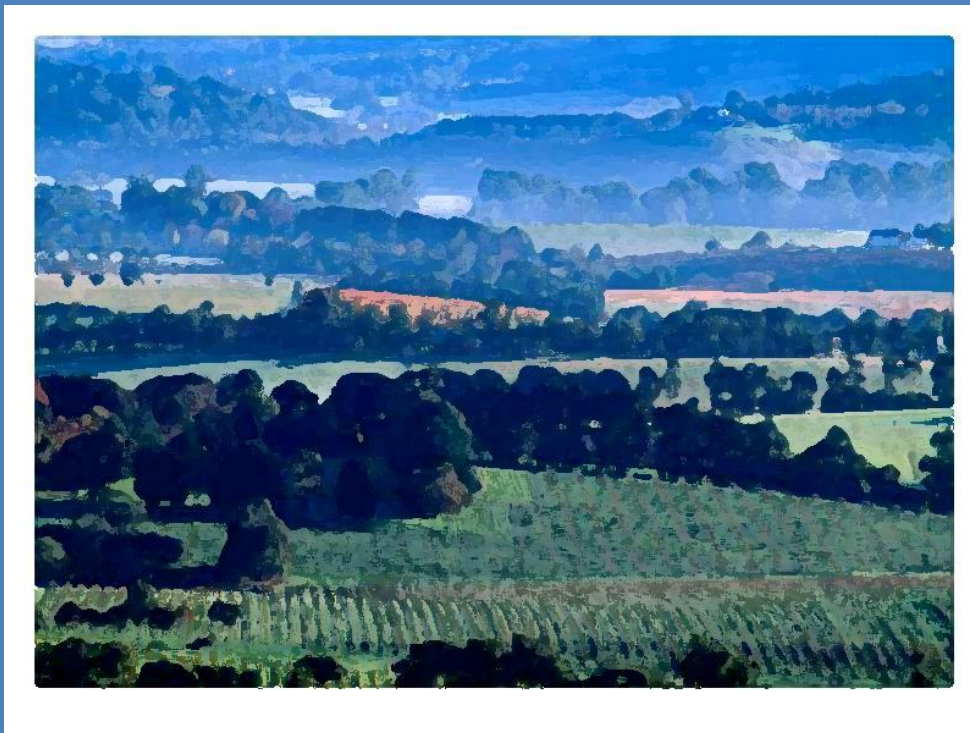


Yarra Ranges Localised Planning Statement



Adopted 27 June 2017



Version	1	2	3	4	5	6	7
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Introduction

Yarra Ranges has benefited from a long history of sensitive strategic planning which recognises the distinct characteristics of its towns, landscapes, biodiversity, agricultural and water catchment resources. The success of Yarra Ranges' planning policy has been achieved by a clear vision articulated in the *Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan* (Regional Strategy Plan).

This shared vision has been upheld by successive State and Local governments and the community, and is underpinned by strong planning controls. The Regional Strategy Plan provides for a clear separation between the Dandenong Ranges and Yarra Valley and the Metropolitan area. All planning policy (ie the Yarra Ranges Planning Scheme) is required to be consistent with the Regional Strategy Plan.

1.0 Planning Context

The Victorian Government in partnership with local government has established Localised Planning Statements (LPS) for four key areas of Victoria; the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and the Yarra Valley and Dandenong Ranges (Yarra Ranges). These areas are highly valued for their significant geographic and physical features and are a distinctive part of our State.

Yarra Ranges' planning controls are unique to any other area of Victoria due to the continued statutory role of the *Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan*, which was originally prepared by the Regional Planning Authority and adopted by the Victorian Government in 1982. When the Regional Planning Authority was disbanded, the Regional Strategy Plan continued to be administered under the *Planning and Environment Act 1987*. Section 46F of the Act requires that no change (amendment) to the Yarra Ranges Planning Scheme may be made if it is inconsistent with the Regional Strategy Plan (RSP). To enable Yarra Ranges Planning Scheme to be consistent with the RSP, a special Clause 53 has been added into the Scheme to reconcile any inconsistencies between State Planning Policy and the Regional Strategy Plan. In the event that there are inconsistencies the provisions of Clause 53 prevail.

Section 46G of the Planning and Environment Act also requires

Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan

The Planning and Environment Act 1987 Section 46F requires the Minister for Planning may not approve any planning scheme amendment that is inconsistent with the *Regional Strategy Plan*.

Section 46G of the Act requires that no Government Department, Public Authority or Council may carry out works or undertakings in the Region which are not in conformity with the *Regional Strategy Plan*.

that no Government Department, Public Authority or Council may carry out works in the Region that are not in conformity with the Regional Strategy Plan. This Localised Planning Statement is directly influenced by the *Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan* (Regional Strategy Plan) and reiterates a similar vision to protect the key attributes and values of the Region. These are: conservation of the region's environmental features, protection of agricultural land, containment of urban development and improving the amenity of residents, farming communities and visitors. The LPS safeguards existing planning policy to preserve and enhance the area for future generations.

2.0 Yarra Ranges Localised Planning Statement Policy Area



Figure 1

3.0 Implementation

Localised Planning Statements are referenced in the Victoria Planning Provisions at Clause 11.05-2. Yarra Ranges' Localised Planning Statement applies to all land within Yarra Ranges Council as shown on the map above. The purpose of this Statement is to identify what makes Yarra Ranges unique in Victoria and underpin both State and Local Planning policy for the Region. It is not intended to replicate the controls of the Planning Scheme.

The importance and role of this Statement is established by Ministerial Direction 17 – *Localised Planning Statements*. The provisions of the *Planning and Environment Act 1987* require Planning Authorities (Council) to consider any Ministerial Direction when preparing a

planning scheme or amendment to a planning scheme. Therefore, any future amendment to the Yarra Ranges Planning Scheme will need to be considered against this statement.

4.0 Yarra Ranges – the Values

Yarra Ranges contains some of Melbourne's greatest natural assets. The unique and diverse landscapes of the Dandenong Ranges and the Yarra Valley provide an unparalleled combination of natural beauty, environmental, agricultural, lifestyle and recreational opportunities for residents and the broader Melbourne community. Of particular note:

- The area is rich in biodiversity and provides important habitat for many rare and threatened species.
- The climate and proximity to markets make the Region one of the most significant agricultural areas in the State. The Yarra Valley is renowned for its cool climate wines, gourmet meat, cheese and farm fresh fruit and vegetables, while the soils and micro climate of the Dandenong Ranges support a thriving nursery and cut flower industry.
- One of the defining features of Yarra Ranges is its scenic landscapes that include mountain ranges, rich valley floors, extensive waterway networks and thick temperate forest.
- Extensive areas of public land are reserved for recreation and resource management, including Melbourne's water catchment and storage areas. The Yarra River - and its open catchment - are of importance, not only as a significant metropolitan water resource but for the protection of biodiversity and recreational use.

As an area on the fringe of metropolitan Melbourne, Yarra Ranges experiences conflicting aspirations for its future. The urban centres and townships are increasingly subject to growing populations and the demand for additional housing, recreation and community services within the limits of their defined areas. Similarly, there is increasing pressure on rural land for recreational facilities, tourism and life style residential development. To maintain the attraction of the Region, it is critical to protect the unique landscape, environmental and agricultural values from development which does not support or contribute to these values. For this reason, specific land use and development controls are required to protect the special character and features of Yarra Ranges for future generations to enjoy.

5.0 The Vision

Yarra Ranges will exemplify how evolving needs of a growing community can be balanced, without compromising the quality of its natural assets in perpetuity.

The natural environment will continue to be the primary defining factor of the area. The conservation of significant vegetation, both native and exotic, and wildlife habitat shall continue to be an important priority.

Yarra Ranges' role will be clearly distinct and complementary to metropolitan Melbourne and designated growth areas. Its natural attractions will be promoted for tourism and leisure activities that contribute to, rather than detract from, these assets.

Productive farmland will be protected and the opportunities provided by climate, soils and proximity to market will be utilised to sustain a viable agricultural sector.

The Region will maintain its range of landscapes from broad open agricultural vistas to extensive forested mountain views including the iconic Dandenong Ranges which provide the backdrop to metropolitan Melbourne.

Water collection and the protection of catchment areas will continue to be a primary function.

Yarra Ranges' urban areas, contained townships and rural settlements will continue to provide opportunities for a variety of lifestyles and engender healthy, cohesive communities, supported by infrastructure and services.

Opportunities for new and innovative employment will be promoted.

Future development will be guided by planning that acknowledges climate change and the associated increased risk of natural hazards particularly the high risk of bushfire in the area.

Planning will strive to ensure the ongoing safety of residents and visitors to assist to build community resilience to hazards including bushfire, flood and landslip.

6.0 The Planning Statement

The following pages contain the regional objectives and policies which must be achieved in the development of relevant planning scheme policies and provisions.



6.1 Settlement

Yarra Ranges' metropolitan fringe location offers a variety of attractive lifestyle options, established neighbourhoods, recreational opportunities, scenic environments, appealing rural townships and proximity to Melbourne.

Settlement types include suburban areas, scattered rural towns and extensive rural residential areas.

Settlement and Urban Form Policies

- Contain urban development to land within the Urban Growth Boundary to ensure urban land is utilised efficiently and non urban land is protected for rural activities consistent with existing policy in the Regional Strategy Plan.
- Contain rural towns within the currently defined Urban Growth Boundary to create compact and distinctive towns separated by green wedge land.
- Ensure comprehensive planning of Yarra Ranges' urban and rural centres and townships is undertaken having regard to future community needs, environmental constraints and consideration of the context of each centre within the broader metropolitan and regional context.
- Ensure townships maintain their distinctive character by maintaining rural land and restricting linear development between towns to maintain an area of separation.
- Ensure a clear hierarchy of activity centres and towns is provided consistent with the role and function of each centre generally as shown in Table 1.
- Provide for additional development to support increased densities on land within the Urban Growth Boundary, appropriate to the role of the town or suburb.
- Ensure development areas are not subject to environmental or other development constraints.
- Provide for and support a diversity of housing and specialised accommodation across Yarra Ranges' activity centres, urban areas and towns to meet the needs of the community.
- Support the provision of social services and infrastructure.
- Ensure urban and township development has access to appropriate levels of services (including transport), facilities and infrastructure.

Settlement Objectives

- Respond to changing community needs and ensure timely access to social infrastructure, employment and housing.
- Maintain the vast areas of rural land and small towns.
- Direct growth in the Region to sustainable locations within the existing settlement boundaries (Urban Growth Boundary).

Table 1: Yarra Ranges Activity Centre Hierarchy

Activity Centre Type	Role
<p>Major Activity Centres</p> <p><i>Chirnside Park and Lilydale</i></p>	<p>These centres provide a large, diverse and intensive mix of retail, commercial, entertainment, cultural and other uses.</p> <p>They have strong public transport links, serve a large regional-sized catchment, and are priority locations for future private and public sector development and more diverse residential use.</p>
<p>Large Neighbourhood Activity Centres</p> <p><i>Belgrave, Healesville, Kilsyth, Monbulk, Mooroolbark, Mount Evelyn, Seville, Yarra Glen, Yarra Junction</i></p>	<p>Smaller in floorspace terms than Major Activities Centres, these centres have a retail mix that is focussed on convenience and grocery shopping. They also provide a range of community services to the surrounding communities.</p> <p>Some of these centres, which serve a catchment that extends into the rural hinterland, perform a significant role in the provision of community and civic services, with some also providing a range of facilities and services for tourists.</p>
<p>Small Neighbourhood Activity Centres</p> <p><i>Coldstream, Montrose, Mount Dandenong, Olinda, Sassafra, Tecoma, Upwey, Wandin North, Warburton, Woori Yallock.</i></p>	<p>These centres have a more limited role in providing convenience retailing and community facilities for an immediate surrounding catchment.</p>
<p>Local Activity Centres</p> <p><i>Examples include: Launching Place Wesburn Millgrove Colby Drive - Belgrave South, Monbulk Road Silvan and Switchback Road - Chirnside Park</i></p>	<p>Local Activity Centres consist of a small group of shops that typically serve a local walk-in catchment, and provide for the daily convenience and 'top up' needs of local residents and passing motorists.</p> <p>Some of these centres contain a limited number of community facilities and other uses.</p>

Residential Areas Policies

- Identify and articulate preferred areas for housing change.
- Recognise and respond to environmental and landscape considerations, and provide access to services and facilities including public transport and employment opportunities.
- Ensure development within existing settlements will be of a type and scale that respects the existing or preferred character of each area.
- Recognise residential areas of environmental and landscape significance to ensure new development is compatible with established neighbourhood character values.

Green Wedge/ Rural policies

- Ensure that all use and development including subdivision, contributes positively to the primary values of the Green Wedge. The primary values are – the protection of its unique biodiversity; agriculture, encouragement of sustainable land management practices and protection of valued landscapes.
- Subdivision in all rural areas must conform to the subdivision provisions in the *Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan*.
- Ensure that the development of existing vacant lots is only permitted when it can be demonstrated the primary values of the Green Wedge are not compromised.
- Limit the extent of residential development within the green wedge areas on the Mount Dandenong ridge (Areas within the Green Wedge Zones).
- Implement the restructure of land holdings where inappropriate subdivision has occurred without regard to environmental, servicing or landscape considerations.



6.2 Environment

Yarra Ranges has long been recognised as a special place for its natural beauty and diverse habitats. The combination of national parks, state forests, private gardens and its location on the doorstep of Melbourne combine to make the area unique.

The mountainous landscape and the Yarra River valley contain extensive areas of forested land together with a complex network of more fragmented remnants of indigenous vegetation and waterways. These areas provide a rich biodiversity which is both botanically and zoologically significant and one of the key identifying characteristics of Yarra Ranges.

Vast tracts of public land in the upper reaches of the Yarra River (some closed catchments) supply the majority of Melbourne's domestic water supply. Approximately 30% of water harvested for Melbourne's drinking water is sourced in Yarra Ranges including from the *open* catchments. Therefore the Yarra River areas downstream of the forested catchment areas are also vitally important to the metropolitan water supply. Development within these areas can have an adverse impact on water quality.

Vegetation and Habitat Policies

- Identify and protect significant remnant vegetation and habitat corridors in the Planning Scheme through the provision of appropriate zones, public reserves, and the application of relevant land management overlays. (Environmental Significance Overlays, Significant Landscape Overlay, and Vegetation Protection Overlay).
- Avoid new development resulting in the removal of remnant vegetation and flora and fauna habitat. Planning policies will ensure new development has regard to the natural features and landscapes of the Region.
- Identify and promote opportunities to improve connections between habitat areas.
- Actively facilitate and encourage re-vegetation with indigenous species particularly in the establishment and reinforcement of habitat corridors to improve connectivity between sites of environmental significance.
- Support the creation of additional conservation parks and reserves to protect biodiversity

Environmental Objectives

- Recognise, enhance and protect local biodiversity of the Region
- Strengthen the habitat corridors and improve the health of key flora and fauna
- Preserve and encourage connections between habitat areas
- Protect water quality and waterway habitat
- Minimise environmental impacts
- Encourage renewable energy
- Plan for and manage impacts of climate change

Waterway Policies

- Identify waterways in the Planning Scheme and ensure appropriate buffers are provided to protect and enhance riparian corridors and improve stream health.
- Recognise the role of riparian corridors and floodplains for their protection of water quality, maintenance of healthy ecosystems and habitat connectivity.
- Recognise the Yarra River and its tributaries as a single system with multiple functions including recreation activities.
- Recognise the role of waterways in providing water for agriculture – ensure agricultural uses are balanced with environmental requirements.

Catchment Policies

- Protect open water catchments used for potable water supplies from potential contamination. Development and activities in these areas will be managed to ensure there is no adverse impact on water quality.
- Ensure planning controls consider impacts on the broader catchment.
- Prioritise the provision of reticulated sewer to existing settlements to improve the quality and health of waterways and groundwater.



Climate Change Policies

- Ensure planning controls respond to climate change to minimise greenhouse gas emissions and support a transition to a low carbon regional economy.
- Encourage low energy forms of transport and the use of renewable energy.
- Encourage the development of alternative energy generation which contributes positively to the values and vision for the Region.
- Support local and community ownership of renewable energy generation to build community resilience and provide alternative sources of income.
- Ensure planning controls assist the community to adapt to changes and provide mitigation for impacts.
- Encourage the use of recycled water particularly for agricultural production.
- Manage ground water sustainably.



6.3 Landscape and Heritage

Yarra Ranges will continue to support a diverse mosaic of landscapes including productive agricultural areas, unique towns and urban areas, bushland and mountain ranges. The natural environment will continue to be the most defining characteristic.

Yarra Ranges aims to promote, understand and conserve the built and cultural heritage of the Region.

Although our history generally reflects European Settlement, Yarra Ranges has a rich indigenous history. There are tangible elements that connect us to the lives of the Wurundjeri people. The Wurundjeri are the Woiwurrung language group and have occupied the area that is today known as Yarra Ranges for at least 35,000 years. Yarra Ranges recognises the diversity of the Indigenous community and acknowledges the Wurundjeri people as the traditional owners and custodians of the lands of which make up Yarra Ranges.

The Wurundjeri are part of the Kulin Nation, which is made up of five communities across central Victoria. The Wurundjeri community is 'of the Yarra catchment'.

The history of Yarra Ranges' European settlement spans a number of key themes including farming, discovery of gold, timber and later health resort development. It also plays a unique role in the development of Melbourne's water supply.

The Planning Scheme will continue to identify and preserve a diversity of heritage buildings, ruins, sites and precincts to reflect the origins which contribute to the overall identity of Yarra Ranges.

Landscape Policies

- Identify areas of landscape significance in the Planning Scheme and provide design guidelines for new development to protect these areas.
- Recognise (in planning controls) the special features of Yarra Ranges' (rural) areas.
- Put in place strict development controls to protect iconic features of the Region including the treed escarpments of the Dandenong Ranges and Great Dividing Range.

Landscape and Heritage Objectives

- Protect and enhance the Region's significant landscapes
- Identify and protect cultural heritage
- Recognise and celebrate the strong indigenous heritage of the Region

- Ensure areas of landscape sensitivity are protected by discouraging obtrusive development and ensure development uses muted colours.
- Maintain and enhance visual amenity and the quality of landscape along main roads and other key tourist routes.
- Ensure development in urban centres and townships contributes to and enhances the distinctive built form and maintains the individual character of each area.
- Provide planning controls for township and urban areas that will protect neighbourhood character, promote good design and encourage retention and enhancement of a treed landscape.

Heritage Policies

- Prioritise the identification of sites of cultural heritage significance and ensure they are recognised and protected in the Planning Scheme.
- Manage subdivision, new development and changes to land use in a way that is sensitive to landscape and heritage qualities.
- Provide for the protection and conservation of Aboriginal cultural heritage places by ensuring all permit approvals align with a Cultural Heritage Management Plan as required by the Aboriginal Heritage Act 2006.



6.4 Economic Development

Yarra Ranges has a well distributed network of activity centres offering a range of services and employment opportunities in its urban areas and larger rural towns. Overall, the Region has a relatively narrow economic base with a limited range of higher level employment. Much of the job market consists of manufacturing and retail. Some smaller rural communities have relatively poor access to a diversity of employment and many residents travel outside the area for employment.

Development of all sectors of the local economy (commercial, agricultural, industrial and tourism) will be promoted, provided the growth is ecologically sustainable and is generally accepted by the community as contributing to an improvement in the quality, amenity and lifestyle of residents.

The green wedge (rural) areas contain extensive areas of agricultural land which support a strong agricultural sector. Floriculture and other forms of horticulture including viticulture are important elements of the local economy. The scenic landscapes combined with the proximity of Yarra Ranges to the metropolitan area will attract ongoing interest in providing tourism and hospitality services and will strengthen the economy by celebrating the Region's distinctive assets.

Other tourist attractions include health and wellbeing facilities, bed & breakfasts, accredited markets along with food, music and sport festivals. Key tourist attractions such as the Healesville Sanctuary and the Puffing Billy Railway attract local and international tourists.

Tourism will continue to build on outdoor activities and ecotourism.

Activity Centre Policies

- Reinforce economic development consistent with the role and function of each activity centre as identified in Table 1.
- Discourage out of centre retail development including commercial development along key transport routes that may adversely affect the viability and vibrancy of existing activity centres.
- Ensure activity centres are well designed places for business, shopping, working, and community activities.
- Encourage tourism related businesses to establish within an existing town where they can support local businesses,

Economic Objectives

- Strengthen the economy through the diversification and celebrating the Region's distinctive assets
- Reinforce a network of prosperous and sustainable activity centres in suburbs and towns to provide an equitable distribution of services and facilities across the Region
- Protect agricultural land and support farming
- Create employment opportunities in the Region

improve the vibrancy and activity of the town centre and provide accessible local employment opportunities.

- Ensure commercial and industrial zoned land is efficiently utilised before any additional land is considered for such purposes.

Commercial Activity in the Green Wedge Policies

- Ensure all commercial activity in green wedge areas contributes positively to the primary values of the Green Wedge, and responds to the environment in which it is located.
- Support the economic development of the Region and its green wedge areas by building on its competitive strengths including tourism, agriculture and the natural environment.
- Ensure tourism developments including visitor accommodation, restaurants, cafes and function centres operate in conjunction with either productive agriculture on the land or lead to the improved management of natural systems on the land.
- Support nature based tourism that complements and enhances the natural features of the region.
- Ensure commercial activity provides local employment and regional economic viability.

Agriculture Policies

- Strengthen and support agriculture in Yarra Ranges.
- Support sustainable agricultural production and practices which promote environmentally sound practices and encourage innovation. Encourage innovative crops and production techniques.
- Retain options for future use of rural land for a range of agricultural activities and prevent further fragmentation of green wedge/ rural lots.
- Support agricultural pursuits that are compatible with the environmental features of the area.
- Acknowledge and promote locally grown food production.
- Encourage the development of accredited farmers markets selling locally grown produce and products unique to Yarra Ranges.
- Create business opportunities for 'value adding' associated with food growing, floriculture and other agricultural/ horticultural enterprises.

Tourism Development Policies

- Recognise the economic role and recreational value of the Yarra Valley and Dandenong Ranges.
- Provide for a variety of sustainable tourist oriented businesses that reinforce the primary values of the Yarra Ranges' Green Wedge.

- Promote eco tourism ventures that contribute to the conservation of the area's biodiversity.
- Encourage tourism uses to locate in rural townships to create flow on business opportunities and broaden the economic base of rural towns.
- Recognise and support the development of disused rail reserves and the importance of multiple use trails to the region for walking, cycling, horse riding and other compatible activities.



Forestry Policies

- Ensure forested areas are managed to be compatible with the protection of water resources, water quality, forest value, landscape and long term protection of biodiversity.
- Support silvicultural practice and sustainable forestry.
- Ensure new forestry plantations do not create increased risk of bushfire to existing settlements.

Extractive Industry Policies

- Ensure existing quarrying and mining operations are managed to avoid harmful off-site effects or loss of amenity to surrounding land uses.
- Prevent expansion of existing quarry operations into environmentally sensitive areas.

6.5 Recreation and Open Space

Yarra Ranges has a vast network of public open space assets, parks and community spaces, all integral to the health and wellbeing of the community and the environment. These places encourage people to live healthy and active lifestyles and connect with nature. They are the 'lungs' of the metropolitan areas and provide significant natural environments and habitats and cultural heritage for the broader population to enjoy.

Policies for Open Space

- Develop a network of trails across the Region to encourage cycling, horse riding and walking and appreciation of the natural environment. Ensure all recreation trails have sufficient public infrastructure to support their use.
- Encourage the use of disused linear features such as aqueducts, railway reserves and utility easements to create linear recreation opportunities. Ensure recreation and open space areas (and opportunities) are retained in settled areas to provide on-going open space opportunities.
- Design open space and recreation areas to protect natural environments, habitat corridors and cultural heritage.
- Ensure active recreation areas support community activities such as canoeing, walking and cycling.



Recreation and Open Space Objective

- Ensure the open space network is managed to meet the needs of residents and provides recreation opportunities for all abilities and ages
- Ensure the open space and recreation areas protect the integrity of valuable natural systems
- Maintain the importance of the Yarra River for recreational use for visitors and residents

6.6 Community safety

The combination of natural topography, urban fringe location and projected climate change have resulted in many communities in Yarra Ranges being exposed to significant environmental hazards including bushfire, landslip and flooding.

Strategies

- Ensure the Planning Scheme identifies areas subject to environmental constraints including landslip, flooding, potential site contamination and bushfire risk.
- Make the community aware of potential environmental hazards.
- Ensure environmental risks are considered in planning decisions.

Fire Risk Strategies

- Ensure a coordinated and proactive response to bushfire risk that prioritises human life, while acknowledging community values, and the environmental and landscape sensitivity of the Region.
- Encourage community resilience to fire risk through education and planning.
- Balance bushfire risk with new development.
- Ensure areas containing significant vegetation are sensitively managed to reduce fuel loads by prioritising the removal of weeds while maintaining environmental and habitat values.
- Encourage the ongoing removal of overhead power lines that can contribute to bushfire risk.
- Reduce adverse visual affects and potential fire ignition hazards of overhead power lines on the north - western face of the Dandenong Ranges and ensure no further overhead lines are constructed in this area.

Flood Risk Strategies

- Avoid creating situations endangering life, health or safety in the event of a flood, particularly where the development includes the provision of access or services such as water,

Community Safety Objectives

- Provide a healthy and safe environment for residents and visitors to the Region
- Ensure priority is given to human life in the management of hazards
- Strengthen community resilience to environmental hazards

sewerage, waste disposal, drainage, electricity, gas and communications.

- Identify flood hazard areas from riverine flooding and overland flows caused by inadequate infrastructure.
- Ensure integrated water planning is considered early in planning processes.
- Protect the storage capacity of flood pondage areas.

Landslip Strategies

- Identify all sites of landslip in the Planning Scheme
- Require that all proposals for development on sites that are potentially subject to identified landslip are assessed by people with appropriate technical expertise.



Yarra Glen Bushfire Memorial

Artist: Ernst Fries, Cast Concrete and Dalle de Verre Glass

6.7 Community Infrastructure

A range of well designed and adaptable community facilities and public places will facilitate increased community interaction and a greater sense of community. Social infrastructure includes all services and facilities that a community needs such as community meeting places, learning centres, neighbourhood houses and welfare providers.

Strategies

- Planning for the provision of community services should be coordinated to ensure services are delivered to all sectors of the population where they are needed.
- Planning should ensure residents participate in decision making which affects access to economic resources, power and essential goods and services.
- Planning will encourage clustering and co-locating of multiple facilities and services where appropriate.
- Before rezoning land currently designated for public use, ensure the long term need for community facilities has been considered.



Objectives Community Infrastructure

- Community facilities will respond to emerging community needs and encourage residents to lead healthy lifestyles within a safe environment

6.8 Public Works / Utilities

The provision of services and community facilities can drive land use outcomes. Therefore, where Government or service agencies are undertaking public works, they must take an integrated approach to decision making which considers environmental, economic and social sustainability.

All Government agencies, departments and Council are required to have regard to the following policies when undertaking public works.

Roads / Public Transport Infrastructure

- Planning for the provision of roads and public transport must be coordinated to meet the needs of the Region's visitors and residents.
- The planning, design and construction of roads and transport and associated infrastructure will seek to minimise environmental and landscape impacts.
- The relevant road manager (VicRoads or Council) will ensure that all roadside maintenance undertaken in the Region is undertaken in accordance with an agreed Environmental Code of Practice.
- Public transport and associated facilities will be encouraged to be accessible and where possible be improved to meet the needs of the community.
- Council will actively advocate for the provision of infrastructure to underpin major developments, such as the duplication of the rail line between Mooroolbark and Lilydale as part of the Lilydale Quarry site development.



Objectives Public Works

- Coordinate the planning design and construction of roads and utility services - and their installation - to maintain environmental features and minimise the effect on the landscape
- Advocate for major infrastructure improvements to support local communities

Utilities and Services

- Ensure the provision of infrastructure including reticulated sewer is consistent with the long term policy settings of the Region.
- Works associated with the keeping of electricity lines should avoid trees and other vegetation (both overhead and underground cable).
- Telecommunication facilities must be located and constructed in a manner which protects the landscapes of the Region and ensures their functional capacity in an emergency.

Aircraft Landing Areas

There are two established airports in the Yarra Valley which provide for recreational flying, emergency management and tourism. They are located in Lilydale and Coldstream.

- Support existing airports. Any expansion to them must consider the amenity and safety of residents in the area with respect to aircraft type, weight, training hours, low altitude flying practice and hours of operating.



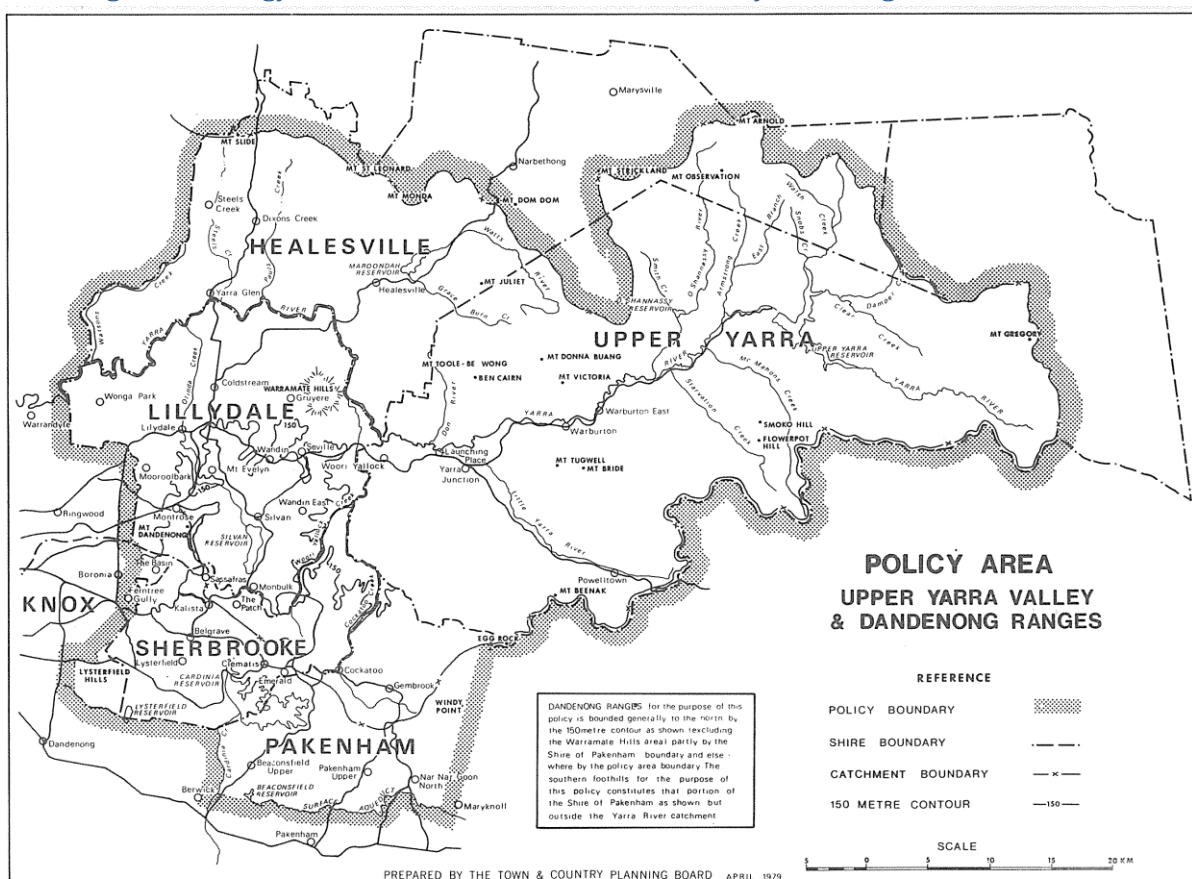
NOTE 1:

History of the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan

Since the proclamation of the *Upper Yarra Valley and Dandenong Ranges Authority Act 1976 (the Act)*, special attention has been given to the planning controls in Yarra Ranges to protect this unique and valuable area.

In April 1977, the Upper Yarra Valley and Dandenong Ranges Authority was established and was directed to prepare a regional strategy for the area. The Authority prepared the first *Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan* (RSP) which was adopted in 1982. At that time the 'Region' included the former Shires of Healesville, Lilydale, Upper Yarra and Sherbrooke along with smaller parts of what is now Knox, Nillumbik and Cardinia Councils.

Former Regional Strategy Plan area - Source: Town and Country Planning Board 1979



At its inception the Regional Strategy Plan provided the necessary link between the broad principles of State Government policy and the more specific planning controls contained in the individual council planning schemes of Healesville, Upper Yarra, Lilydale and Sherbrooke Shires. The Regional Strategy Plan's purpose was to lead the planning schemes towards planning that protected and enhanced the special characteristics of the Region in its entirety. The role of the Regional Strategy Plan was and is to ensure planning

across the Region protects the special character and features of the area in accordance with the former *Statement of Planning Policy 3*.

The Regional Strategy Plan was required to be regularly reviewed and in 1987 a major review / re-write of the RSP commenced as required by the UYVDR Authority Act 1976. Following extensive investigation, public exhibition and consideration by planning panels, it was approved in 1993. Any review of the RSP would be at the discretion of the Minister for Planning.

In December 1994, all Victorian councils were amalgamated and as a result, the Shires of Lilydale, Sherbrooke, Upper Yarra and Healesville, making up the bulk of the Regional Strategy Plan area, became the Shire of Yarra Ranges (now Yarra Ranges Council). The recently completed RSP work, combined with support for protecting and enhancing the features of the Region were a key factor in determining Yarra Ranges' boundary. Following Council amalgamations the area of the Regional Strategy Plan became the same as the local government area of Yarra Ranges Council.

At the same time a single planning scheme was being prepared for Yarra Ranges, consistent with the Regional Strategy Plan. It replaced the four previous schemes in 1996. The Planning Scheme was later translated into a standardised 'new format' planning scheme which was exhibited in 1999 and came into effect in 2000.

Following the amalgamation of the Shires, the State Government repealed the Planning Authority's Act and disbanded the Regional Planning Authority. The administration of the Regional Strategy Plan was placed under the jurisdiction of the Minister for Planning via the *Planning and Environment Act 1987*. Since that time, the legislated status of the Regional Strategy Plan has remained unchanged.

Today, the *Planning and Environment Act 1987* provides the legislation under which the Planning Scheme and the Regional Strategy Plan operate. The key role of the Regional Strategy Plan is in considering amendments to the Yarra Ranges Planning Scheme. Section 46F requires that, the Minister for Planning may not approve an amendment to the Yarra Ranges Planning Scheme which is inconsistent with the Regional Strategy Plan. The Planning Scheme applying to Yarra Ranges must therefore seek to implement the vision, objectives and policies of the Regional Strategy Plan.

To enable the Yarra Ranges Planning Scheme to be consistent with the Regional Strategy Plan the Victoria Planning Provisions (VPPs) provide special provisions in the Yarra Ranges Planning Scheme at Clause 53. In the event that there are any inconsistencies arising between an amendment (change) to the Planning Scheme, these provisions will be available to the Minister for Planning and the relevant planning Authority (Council) to reconcile any inconsistencies between the Yarra Ranges Planning Scheme and the Regional Strategy Plan.

In relation to works undertaken by public authorities; public agencies, authorities and Government Departments must have regard to the objectives and policies contained in the Regional Strategy Plan when planning for and undertaking works.

