1.0 Introduction

This document is an incorporated document in the schedule to clause 45.12 and clause 72.04 of the Yarra Ranges Planning Scheme (‘Planning Scheme’) pursuant to section 6(2)(j) of the Planning and Environment Act 1987.

This incorporated document has the effect of restricting development on the identified land and ensuring bushfire management requirements are met for permitted uses.

2.0 Purpose

- To ensure that use and development on the land is restricted so that the risk to life and property from bushfire can be reduced to an acceptable level.
- To ensure that bushfire risk management plans are in place.

3.0 Land

The control in this document applies to the land defined as 13 Green Street, Healesville, which comprises Lot 2 on PS641028B (Volume 11424 Folio 225) (the land).

The land is marked as SCO15 on Yarra Ranges Planning Scheme Map 12SCO.

4.0 Prohibited uses

The following vulnerable uses are prohibited:

- Accommodation
- Education centre
- Fuel depot
- Hospital
- Medical centre
- Place of Assembly
- Trade supplies
- Timber yard
5.0 Conditions to be met

Any planning permit granted for buildings and works on the land under Clause 34.01-4, Clause 43.02-2 or Clause 44.06-2 must include the following conditions:

1. New buildings are to be designed and constructed to a minimum Bushfire Attack Level of BAL-29 or as otherwise agreed by the Responsible Authority in consultation with the CFA.

2. All vegetation on the land must be managed as defendable space in accordance with the requirements of Table 6 of Clause 53.02.

Any planning permit granted must include the following condition:

1. Prior to development commencing, a Bushfire Emergency Management Plan (BEMP) must be submitted to and endorsed by the Responsible Authority and the Country Fire Authority. When endorsed the plan forms part of this permit. The plan must not be altered unless otherwise agreed in writing by the Responsible Authority in consultation with the CFA.

6.0 Decision Guidelines

The following decision guidelines apply to an application for a permit which must be considered, as appropriate, by the responsible authority:

- Whether the proposal is consistent with the purpose of this Incorporated Document.
- The characteristics of the likely future occupants of the use including their age, mobility and capacity to evacuate during a bushfire emergency.
- The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation of an emergency management plan.