

substantially reduced, and summer flows supplemented by appropriate flows released from storages.

At present the means are not sufficient for the regulation of pollution entering the river nor for the generation and release of flushing flows to maintain it in a sanitary condition, particularly during periods of low flows.

The measures necessary to reduce river pollution therefore are additional river regulation to provide for flushing flows, progressive sewerage of all unsewered properties capable of being connected and a close co-ordination between the future release of urban land and the extension of sewerage facilities.

Within Area 1, further urban development could be commanded by a north-western interceptor.

In Area 2, east of Warrandyte, investigations into alternative means of treatment and disposal of wastes arising from existing and potential settlement in this part of the valley, have indicated that a scheme for disposal south-easterly into the Dandenong Creek system should be favoured.

From the investigation there emerges several important conclusions:

1. Major works at high cost will be required to provide principal sewers and treatment capacity.
2. The system must be developed in progressive stages to limit over commitment of long term capital.
3. Present development is remote from the river and future development for some time would probably naturally follow this trend.
4. The most favourable scheme for stage development is the construction of a main collecting sewer from the site of the proposed Brushy Creek Purification Plan following a route more or less on contour north of Chirnside Park and Lilydale, through Coldstream into the valley of Stringybark Creek south of the Maroondah Highway. Existing indications are that it would not be feasible to extend this sewer so as to command the valley of the Woori Yallock Creek, or other upstream areas north of the river, except with quite major additional costs.

#### *Water Supply Considerations*

One of the recommendations by the Parliamentary Public Works Committee was the provision of potable water storages at Sugarloaf and Watsons Creeks supplied from Yarra Brae. The Board did not support this recommendation and at the

present time no final decision has been made by the Government or the Board. However the Government has requested the Board to preserve the opportunity for possible storages at these locations. Whilst the establishment of the Yarra Brae storage would afford opportunities for the regulation of river flows to maintain sanitary conditions, strict development and water pollution control upstream, would be essential.

In view of these circumstances, the following policies should be adopted pending a final decision by the Government:

1. Further urban development should generally be limited to areas downstream of Yarra Brae.
2. The controlled release of land for development consistent with provision of sanitary services and disposal of sewage effluents.
3. The exclusion from the catchment of those industries and noxious trades which might detrimentally affect water quality.

In fact, as a final safeguard, the establishment and waste water control of any industry should be subject to approval by the Board as the responsible water supply, sewerage and drainage authority for the metropolis.

#### *Yarra Valley Proposals*

With regard to Area 1 further development is proposed in some of the tributary catchments leading to the Yarra but provided adequate flood protection works are carried out and full servicing is provided no major problems are seen.

Within Area 2 the overall scale of further urbanisation should be limited to accord with the measures that can reasonably be undertaken for control of stormwater drainage, flood and pollution control and river sanitation.

The urban corridor indicated on Plan 8 and on the planning scheme represents the general limit of any future urbanisation that should occur on this basis. Its northern boundary is defined by the general location of a future sewer commanding the area as previously mentioned. It is believed that this development could occur without detracting from the general landscape and amenity characteristics of the valley.

However, whether it should occur to the full extent proposed, depends on the ultimate decision on whether Yarra Brae is to become a water supply storage or not. It may be some time before this decision can be made and until then urban develop-

### 3 Regional Planning Policies

ment beyond committed urban zones should generally be limited to areas which discharge into the Yarra downstream from Yarra Brae.

An exception to this general rule is that in view of the existing substantial commitment to development within the catchment of the Brushy Creek and the proposed construction of a purification plant, approved by the Government to command this area, it is considered that further urbanisation can reasonably be permitted within an additional portion of this catchment commanded by the plant. The urban zones proposed in Amendment No. 3 to the planning scheme have been prepared on this basis. It is proposed also in the adjoining Olinda Creek catchment to include an area in residential D zone.

The section of the valley, from Banksia Street to Warrandyte will be subject to the strongest pressures for further urbanisation. On the south side of the river it is envisaged that some further development could occur up to the Mullum Mullum Creek, with low intensity development nearest the Yarra. The northern limits of such development are defined by local ridgelines, so that the immediate valley of the Yarra in this vicinity is kept free from further intensive development.

On the north side of the river it is intended that within Eltham Shire, the present residential D zone (with strengthened requirements relating to discharge of effluents) and open space reservation adjoining the Yarra be retained.

These proposals would result in the flood plain and adjacent slopes of the valley of the Yarra in this vicinity, being bounded by residential development of varying intensities, but without such development being generally seen from the Yarra. This section of the valley has considerable landscape significance and potential for recreational use and because of the development pressures on both sides the Board proposes that this part of the valley, from Banksia Street, eastwards to existing reservations at Warrandyte, involving an area of 4 square miles should be reserved for potential recreational use. However it need not necessarily all come into public ownership.

Should proposals arise whereby it is intended to establish uses of an open character which would largely preserve the attributes of this important area, it is contemplated that such uses could be supported.

Areas at Yarra Brae, Watsons Creek and Sugarloaf Creek have been reserved for public uses as requested by the Government.

The remainder of the Yarra valley has varying characteristics ranging from the steep timbered landscape in the northern parts, to open farmlands south of Yarra Glen. It is intended that such lands be preserved as non-urban areas, with a view to the maximum preservation of existing characteristics.

These characteristics vary considerably and areas have been designated for special conservation significance or of special landscape interest where appropriate. Parts of the open farmlands are preserved for general farming.

#### *Board's Powers and Responsibilities*

A major part of the Yarra valley lies outside that for which the Board has responsibility in respect to water supply, drainage and sewerage services, and a lesser but still substantial part lies outside that for which the Board has town planning responsibilities.

Although the Board has control of parts of the latter area through control of its water catchments, if the measures discussed in this part of the report are to be effective it would seem desirable to extend the Board's servicing and planning functions to cover the whole of the valley.

#### **The Dandenong Ranges**

Reference has been made in Part 1 of this report, to the Government's statement of planning policy which applies to this general area.

Except for that portion of the area which is within the shire of Berwick, land to which the statement applies is subject to the provisions of planning schemes approved by the Governor-in-Council covering parts or the whole of the municipalities of Knox, Sherbrooke and Lillydale.

The planning schemes provide for a substantial increase in population and activities within urban zones and, as with the Yarra valley, it is not proposed to modify these provisions. For this and other reasons discussed elsewhere in this report, the present urban zoning is not modified and the present local zoning controls are continued.

However, following consideration of the current proposals contained in this report and the planning schemes, the Board will examine in more detail the urban zoning provisions of the local schemes in comparison with the metropolitan planning scheme, and will take into account, the need to modify or



supplement the existing provisions, so as to give greater effect to the statement of planning policy.

Further urban development beyond areas already zoned, will be confined to the foothills to the north, west and south-west of the Dandenongs which lie within the municipalities of Knox and Sherbrooke. The areas selected contain few areas of conservation significance, or of major servicing costs. Within catchments discharging towards the Yarra River, particularly the catchments of the Woori Yallock and Stringybark Creeks and their tributaries, it is intended that further urban development should not occur for the reasons already outlined in the section dealing with the Yarra valley. The same principle has been applied to the upper portions of the catchments of the Eumemmerring, Cardinia, Toomuc, and Monbulk Creeks and their tributaries along the south face of the Dandenongs. These have conservation interest, and could only be serviced at high cost with gravity based networks.

Apart from the proposals for urban development, it is intended that non-urban characteristics be preserved in a major part of the area through special landscape controls in the planning scheme. However, particular areas, including the Warramate Hills, and land in the vicinity of the Beaconsfield and Cardinia Creek reservoirs could not undergo change without detriment to the local ecology, or effect on water purity, and these have been included in conservation areas. It is also intended that the horticultural activities of the Silvan-Wandin area should be retained and this area has been preserved for intensive agriculture.

### **The Dingley Area**

This general area surrounds the township of Dingley, and is bounded roughly on the west by Warrigal Road and on the east by Springvale Road, but extending further to the east, south of Cheltenham Road. Land uses which are located within the area include a proposed major park, Board of Works depot, sanatorium, airfield and Braeside Purification Plant on the western side, market gardens, sand pits, and the township within the area, and residential and industrial development on the northern and eastern sides.

The main matters taken into account in deciding basic policies for this area are as follows:

1. The substantial proved deposits of high quality coarse concrete sands north of Lower Dandenong Road, and