

## **SCHEDULE ONE**

### **STATE PLANNING POLICY FOR THE REGION**

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#### **Formerly Statement of Planning Policy No. 3 - Upper Yarra Valley and Dandenong Ranges (as varied April 1979)**

#### **1.0 The Area**

This Statement of Planning Policy under Part 1 of the *Town and Country Planning Authority Act 1961* applies to the area of the Upper Yarra Valley and Dandenong Ranges and the southern foothills of those ranges shown on the map hereunder and referred to throughout as the Policy Area. The map shows also the Yarra River Catchment area, the Dandenong Ranges and their southern foothills.

#### **1.1 The Aims**

Statement of Planning Policy No. 3 aims to retain and improve, where possible:

- the amenity of the Policy Area for present and future residents, the farming community and other users;
- conservation of its natural resources;
- scenic and bushland environments for recreation and conservation, and
- other landscapes of value as a feature of the State of Victoria, and more particularly the Melbourne region.

1.2 Statement of Planning Policy No. 3 aims to contain urban development to a scale and type compatible with conservation of the Policy Area and with high standards of amenity. It aims at balanced planning for:

- hamlets and townships of a nature compatible with the physical environment;
- primary production;
- water harvesting, storage and diversion;
- timber production.

#### **2.0 The Application**

Planning and management of resources in the Policy Area shall take account of the interests and views of the community, both within and beyond the Policy Area.

2.1 Any net increase in the total provision for residential development in the Policy Area shall be contained within the aims of this Policy. There shall be no net increase in the total provision for residential development in the Dandenong

Ranges; and no significant increase in the Yarra Valley and the southern foothills beyond that provided for in proposals approved or exhibited at the date of adoption of this Policy.

- 2.2 Urban development and redevelopment of existing urban areas within the Policy Areas shall be planned within a strategy to be developed by the Upper Yarra Valley and Dandenong Ranges Authority, to promote community well-being and ensure that the aims of this Policy are implemented.
- 2.3 The strategy shall give effect to this Policy's intent that development shall be contained, to ensure that it does not prejudice the conservation of natural resources and the amenity for those who live there, and those who visit the area for recreation.
- 2.4 Natural resources worthy of conservation shall include significant vegetation, both native and exotic, and wildlife habitats of importance.
- 2.5 Planning shall seek to minimise bushfire risk.
- 2.6 Planning for recreation shall seek to minimise any adverse effect of tourism and day-tripping on residents, existing land use and the environment; and shall ensure compatibility with the primary aims of this Policy.
- 2.7 Systems of public open space shall be retained and others developed, where appropriate, along the Yarra River and its main tributaries.
- 2.8 Landscapes and scenic features shall be maintained, enhanced where appropriate, and rehabilitated where necessary.
- 2.9 Agricultural land in non-urban zones shall generally be retained for rural pursuits.
- 2.10 Areas currently used for water supply purposes shall be planned and managed to maintain their actual and potential value.
- 2.11 This Policy expressly recognises the option of establishing a major water storage on Watson's Creek.
- 2.12 Planning and management of forested areas shall be for multiple use, where compatible with the protection of water resources, water quality, forest value, landscape and nature conservation. Such multiple use may include compatible recreational activity, where appropriate.
- 2.13 Notwithstanding the previous paragraph, the Melbourne and Metropolitan Board of Works may manage forested areas under its control solely for water supply purposes.
- 2.14 Land use in designated catchments within the Policy Area shall continue to be determined by the Soil Conservation Authority in consultation with planning authorities.

- 2.15 Planning for the use of land shall take into account, and be compatible with Government policies for the use of public land, and with Statements of Environment Protection Policy.
- 2.16 Recognition shall be given to present and future needs for public utility services in the Policy Area, and adequate provision shall be made for the accommodation of these needs, having due regard to the aims of the Policy.

### **3.0 The Implementation**

In the following paragraphs "The Authority" means the Upper Yarra Valley and Dandenong Ranges Authority in respect of that part the Policy Area under its control, and the City of Knox and Shire of Pakenham in relation to the remaining parts of the Policy Area within the respective municipalities.

- 3.1 This Policy requires the Authority in consultation with responsible authorities, Government departments and agencies, to develop planning strategies for the Policy Area. This Policy, and those strategies and their intent, shall be complied with by Government departments, agencies and municipalities; and responsible authorities shall amend existing planning schemes and controls to comply with them.
- 3.2 The strategies shall encompass all matters pertinent to the Policy Area that fall within the aims of this Statement of Planning Policy, and shall deal with urban containment, community well-being, agriculture, conservation, recreation, water resource management, forest management, fire prevention and preservation of amenity.
- 3.3 The strategies shall take account of:-
- the effects of implementation of Policy aims on the local community;
  - environmental effect;
  - appropriate land management;
  - access, extent, location and ownership of suitable recreation areas both public and private, and natural resources contained therein;
  - existing and potential demand for recreation facilities and the ability of given areas to meet such demand without detriment;
  - needs and preferences of the community both within and beyond the Policy Area, and
  - servicing requirements.
- 3.4 The Authority, in consultation with other authorities and agencies, shall evaluate the Policy Area for scenic and landscape value, recreational significance, native flora and fauna, wildlife habitats and other natural resources, and the need and desires of the people who live there. This evaluation shall aim at making appropriate provision for the maintenance and planting of trees, regulation of land clearance and tree removal, and the conservation of other flora.

- 3.5 The Authority, in consultation with other authorities and agencies, shall evaluate landscapes to identify areas of special significance, and develop general guidelines with a view to assisting public and private development towards visual compatibility with the environments in which they are located.
- 3.6 Planning measures shall encourage farming and other rural pursuits in appropriate areas, and provide for the maintenance of natural resources and rural landscape values.
- 3.7 The Authority, and relevant departments, shall develop and apply appropriate control for the siting, extent, operation and rehabilitation of land mined by the extractive industry.
- 3.8 An urban and residential strategy shall provide guidelines for development considered appropriate, and for detailed planning of town and settlements, define appropriate residential densities, identify areas suitable for development and establish requirements for the provision of services.
- 3.9 The Authority, with appropriate departments, shall evaluate existing subdivisions, and their capacity to be developed without significant detriment to the environment, and formulate measures to prevent detriment.
- 3.10 Where it is deemed appropriate to provide water supply, drainage, sewerage and other essential services within the Policy Area, the Authority, and the relevant departments and agencies, shall plan them to be consistent with any demands and restraints on such works required or implied by this Policy.
- 3.11 The Authority and appropriate departments and agencies shall ensure that any urban development permitted within the terms of this Statement of Planning Policy has effective provisions for the treatment and disposal of wastes and effluents.
- 3.12 Development of an urban character shall be prohibited or stringently controlled, in areas which the Authority considers to be flood-prone, unstable, fire prone, or significant for nature conservation, recreation, water resource or scenic quality.
- 3.13 In consultation with the Country Fire Authority, techniques for fire prevention shall be promoted throughout the Policy Area.
- 3.14 Fire protection techniques shall include:
- elimination of fire hazards with due regard for the environment;
  - isolation of fire-prone bushland from residential areas;
  - provision of access for fire-fighting, fire-prevention and safety of residents;
  - maintenance of existing, and establishment of additional fire buffer zones as need emerges from studies of the Policy Area, and
  - continuance and expansion of fire-prevention education for residents and users of the area.

- 3.15 The Authority shall develop strategies to contain the establishment of secondary and tertiary industries to types compatible with the employment needs of present local populations, and with the environment in which they would be located.
- 3.16 The Authority, with appropriate departments, shall develop an integrated transport strategy, classifying and providing for the improvement of the road system with due regard for the environment. This strategy shall have regard for the public transport requirements of the workforce in the Policy Area, and shall take account of energy conservation policies.
- 3.17 The Authority shall launch an educational programme to promote public understanding of this Statement of Planning Policy, and to encourage public participation in the planing of the Policy Area.

#### **4.0 The Need**

Statement of Planning Policy No. 3 for the Upper Yarra Valley and Dandenong Ranges recognises the special quality of the Policy Area, and the need for appropriate, coordinated planning to conserve, and to protect and promote the well-being of the communities of the area and maintain amenity for people who use it for recreation.

- 4.1 This Statement of Planning Policy recognises the wide range of factors that demand sensible and sensitive planning controls in the Policy Area. These factors include:-
- 4.2 Landscape and landforms of outstanding local, regional and State significance, and the importance of the Yarra River as an attribute to the character of the Melbourne region and the Metropolis.
- 4.3 The abounding natural resources so close to Melbourne, and the readily accessible recreational areas. The Policy Area is rich in native plant and animal life and has high value aesthetically, ecologically, recreationally, educationally, scientifically and for the conservation of soil and water resources.
- 4.4 Substantial areas of public land important for recreation and resources management, and areas of catchment and water storage.
- 4.5 The importance of the Yarra River system as a water source, and for water-based recreation and natural systems conservation, and the need to maintain water quality accordingly.
- 4.6 The susceptibility of the Yarra River and its tributaries to local and regional flooding, their importance for drainage, and the need to integrate land use planning with flood plain management.
- 4.7 Other complementary Government policies, especially those related to environment protection and the use of public land.
- 4.8 Areas that have been inappropriately subdivided in the Policy Area, and that have a potential for detriment if developed in present form.

- 4.9 Forested areas of significance for hardwood timber production, recreation, landscape quality, conservation and water catchment, and which require careful management to maintain their value for those purposes.
- 4.10 The pressures for recreation and urban and residential development, and the implications of these for the quality and management of the Policy Area.
- 4.11 Vulnerability to bushfire damage and recognition of fire risk levels in different sections of the Policy Area.
- 4.12 The suitability and significance of land for farming in the Policy Area.
- 4.13 The need for proper consultation between authorities responsible for planning, provision of services, resources management and development, and with community groups and individuals affected.
- 4.14 This Statement of Planning Policy No. 3 gives priority to people, takes account of their concerns in the Policy Area and seeks to reconcile those concerns through implementation of the policy aims.