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largely concentrated to the north-east and east of Melbourne, including quite substantial portions of the municipalities of Whittlesea, Eltham, Lillydale, Sherbrooke, and Berwick.

Special Extractive Zones

This zone has generally been applied where the Mines Department has proved the existence and significance of mineral deposits (including sands, clays, and rocks) required for future construction activity, except where the land is already committed for other purposes, or has major conservation significance in terms of other natural characteristics or habitat.

A major departure from past policies is that, in the non-urban areas, an extractive industry can be established without consent within this zone in accordance with the terms of any licence issued under the Extractive Industries Act. Uses which would not prejudice the future use of the land for extractive purposes are also permitted, but some uses are prohibited.

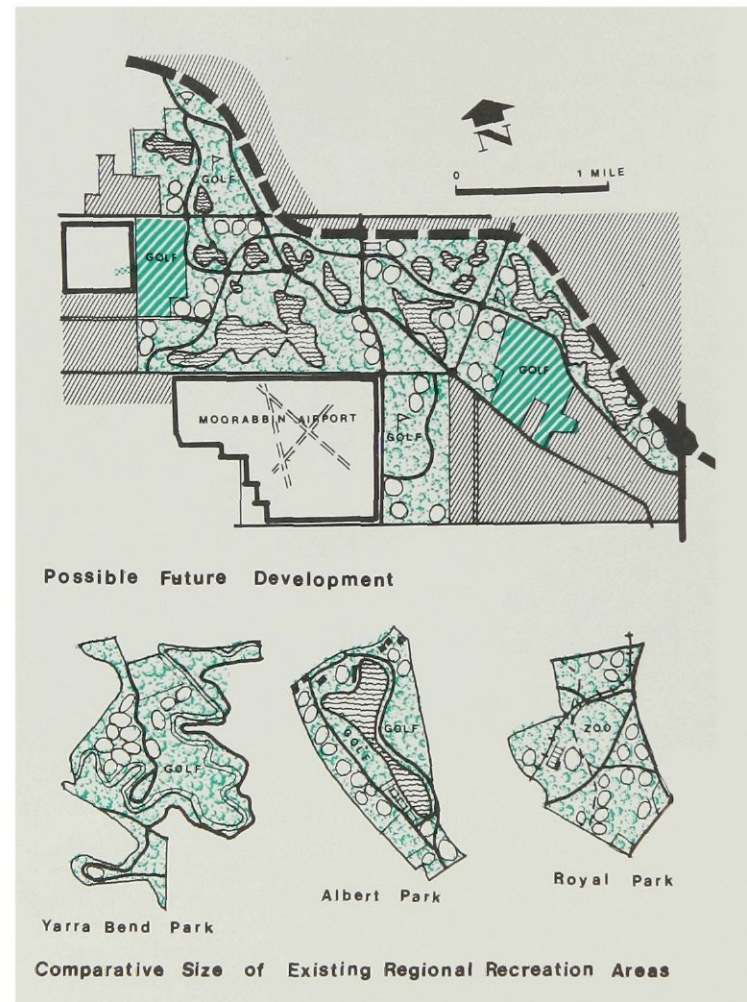
It is not intended that the land be used for any urban purposes following the completion of extractive activities.

Land included in this zone has a total area of 25 square miles, and of this, major areas are located west of Werribee (basalt), west of Deer Park (basalt), west of Bulla (basalt), between Somerton and Epping (basalt), Dingley (concrete sands), Frankston and Cranbourne (fine sands). In addition, a number of smaller areas include Lysterfield (hornfels and granodiorite), Berwick (basalt) and Cranbourne (clays).

Apart from the above, other areas adjacent to or within urban zones have been included in the extractive industrial zone as already contained in the metropolitan scheme ordinance, the most substantial area being at Scoresby (clay), with additional areas west of Thomastown (clay), east of Thomastown (basalt) and Coldstream (clay and toscanite). In this type of zone a permit is required and a possible after use for urban purposes is envisaged.

Some of the areas concerned, especially those at Dingley and Thomastown, are of quite major extent, and it is essential that a comprehensive plan for the working and after use of such areas should be adopted prior to any further extraction occurring. Such plans should be developed in conjunction with the Mines Department, quarrying interests, and local municipalities. They should specify the broad planning prin-

Figure 15



Reclamation of Quarried Areas - Dingley

Figure 16

ciples and methods of working which should be adopted, so as to create minimal disturbance to existing or potential development in adjoining areas, and should accord with an outline proposal for future use of an area, following the cessation of quarrying. An example of one possible after use of the Dingley area is shown in Figure 15, involving the development of a major recreation area; however other potential uses would need to be considered before any final decision is made. These proposals should then form the broad basis for any licence issued.

Proposals of lesser extent, but of major significance include two areas on the northern face of the Lysterfield Hills. The Mines Department has given special consideration to the need to conserve landscape and habitat in its investigations in this general vicinity, and the proposed area at South Belgrave is so located that extraction could occur within an enclosed valley, with minimal adverse effects on surrounding areas. With regard to the proposed zone south of Wellington Road adjoining the Lysterfield Reservoir, existing quarrying operations have resulted in the creation of a major exposed rock face up to 300 ft. high near the reservoir boundary. The Board considers that action should be taken to permit quarrying within the reservoir boundary so that the rock face is removed to a horizontal plane. This would result in the creation of a vista of the timber covered hills to the south, proposed to be included in an open space reservation. (See Figure 16).

Intensive Agriculture Zones

Only limited portions of the metropolitan area are now used for intensive agricultural pursuits, and comments received from other bodies including the Department of Agriculture and the Soil Conservation Authority, indicate that of these, areas devoted to perishable goods for metropolitan consumption (green vegetables, fruit and horticultural produce) may justify conservation. The intensive agriculture zone is intended to be applied to such areas.

The scheme provisions relating to this zone permit use of land for agriculture and related activities, but other uses are subject to consent or are prohibited. It is generally intended that land within this zone should not be subdivided into allotments of less than 20 acres.

The total area of land included in this zone is 30 square miles, and is located at South Werribee and South Springvale

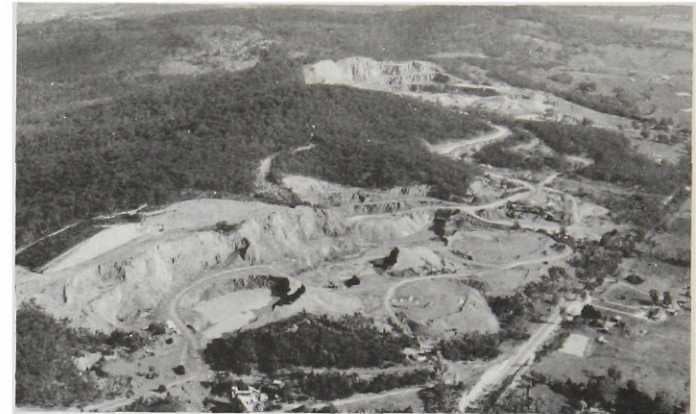
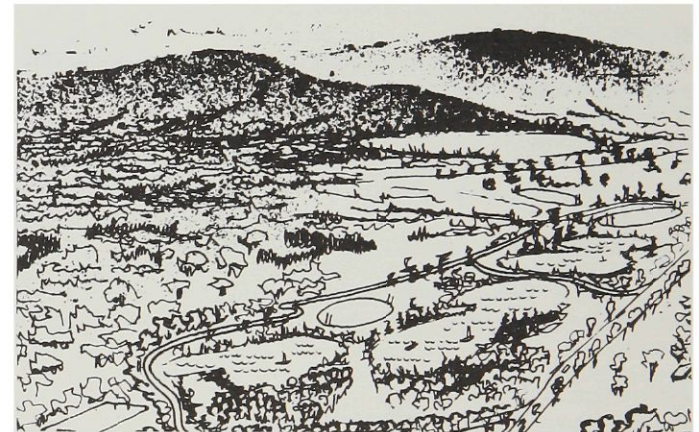


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A Present Use — August 1971



A Possible Treatment For Recreational Purposes

Reclamation Of Quarried Areas — Lysterfield

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(green vegetable and flower growing) and east of the Dandenongs (horticulture).

General Farming Zones

Land included in this zone generally comprises areas which are used for pastoral activities and cereal crops.

The scheme provisions relating to this zone are broadly similar to those applying to the intensive agriculture zone, except that it is generally intended that land within this zone should not be subdivided into allotments of less than 100 acres. (This allotment size has been set at a level which is intended to discourage speculative subdivision. Viable minimum lot sizes for general farming pursuits would vary according to location, and would generally be substantially in excess of 100 acres).

Where detailed investigations in any area indicate that the land could be effectively used for intensive agriculture, the Board would give consideration to the inclusion of the areas in an intensive agriculture zone.

The areas proposed to be included in the general farming zone are located to the west, north, and south-east of Melbourne and total 410 square miles.

Residential D Zones

The provisions of the approved metropolitan scheme now enable the subdivision of land within this zone into allotments of not less than 1 acre. However, it is intended policy that allotments should be of such a size that they can effectively dispose of wastes within their area, and further, should enable the substantial preservation of environmental characteristics of the area. In view of these circumstances, the amending planning schemes provide for the control of subdivisional activity in this zone, so that regard can be had to these and other factors. Consequently in many parts of the residential D zone, lot sizes greater than the minimum of 1 acre may be required.

Additional Provisions

Public Open Space Reservations

Various national parks and state forests have been included in existing public open space reservations in the planning schemes. These include the Kinglake, Ferntree Gully, and Churchill National Parks, and the Blackwood, Mt. Disappointment, Olinda, and Monbulk State Forests. In addition large municipal parks have been included.

It is intended that local recreational areas would come forward progressively in the outline development plans prepared for each section of reserved living zone. Consequently, the planning schemes do not contain detailed proposals for local areas. However, the Board considers that further major recreational areas should be established through the metropolitan region, and the planning schemes provide substantial open space reservations at the following locations.

Figure 17

Major Open Space Reservations	
Location	Area (Acres)
1. Point Cook foreshore, south-east of Altona	1,408
2. Adjoining Maribyrnong River, south of Keilor	576
3. Yarra valley easterly from Banksia Street	2,560
4. Dandenong Creek valley between Ringwood and Dandenong	2,176
5. Lysterfield between Churchill National Park and Lysterfield Reservoir	1,024
6. Braeside	768
Total	8,512 (13.3 sq. miles)

It is evident that should all of the above areas be acquired for recreational purposes, the compensation involved would be quite substantial.

They are considered to have significant attributes in terms of location and potential recreational use, and will require further detailed study which may indicate that variations should be made to boundaries. Further it is most probable that some portions could be used for private recreation or other suitable uses of an open character which would ensure the conservation of significant characteristics. In such cases, it may not be necessary to acquire the land for public use. However, at least some of the areas are likely to be subject to early pressures for other forms of development, and the



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prime purpose of placing the lands in reservations at this stage is to indicate broad intentions, and to ensure that the existing potential of the areas is not reduced.

The basic characteristics of each area are as follows:

Point Cook

The western foreshore of Port Phillip Bay generally has less amenity than the eastern foreshore, and the section in the vicinity of Point Cook is the only portion within this part which has significant qualities in terms of clean sands and relative lack of rock outcrop. In addition, the hinterland includes swamplands containing significant wildlife.

Maribyrnong

This area comprises part of the valley system of the Maribyrnong River which provides a substantial natural amphitheatre. The steep valley system provides a major contrast with the flat terrain of the surrounding plains, and the central section of the area might progressively be developed for a wide variety of recreational pursuits.

Yarra Valley

This general area forms part of the area which has been identified as a major recreational resource in the Government's Statement of Planning Policy No. 4. Despite the pressures of urban development to the north and south, the area still has major natural attributes.

Dandenong Creek Valley

This area comprises a major increase of the open space reservations now contained in the metropolitan scheme within the municipalities of Nunawading, Waverley and Knox, and involves an easterly extension to the proposed freeway linking Ringwood and Dandenong. The Board's proposals for residential growth to the east are of a major magnitude, and the reservation is intended to provide a major separation between this and existing settlement further to the west. At the same time, it will provide opportunities for the development of extensive recreational facilities in close proximity to major settlement areas.

Lysterfield

This area comprises a valley system which is located be-

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tween two major areas already held for public use—the Churchill National Park and Lysterfield Reservoir. The connection of these two areas by additional recreational lands would provide a major separation between the urban areas proposed within Knox, and in the corridor based on the Princes Highway to the south. The upper sections of the valleys still contain substantial areas of terrain and natural vegetation with wilderness characteristics, whereas the lower sections comprise cleared farmlands with potential for sporting facilities.

Braeside

This area is in public ownership and its use as a purification plant will become redundant. The eastern part has greater natural attributes than the west and contains some attractive features.

It replaces an existing open space reservation near Warrigal Road which will have reduced effectiveness because of other proposals.

Public Purpose Reservations

A number of areas of substantial extent are committed to various public uses, and have been included in public purpose reservations in the planning scheme. These include the State Research Farm and Board of Works Sewerage Farm at Werribee, water catchments and reservoirs at Djerriwarrh, Greenvale, Plenty, Yan Yean, Silvan, Cardinia Creek, Lysterfield and Beaconsfield, and in addition, a number of areas reserved for various Commonwealth, State, Local Government and Authority purposes.

Major proposed reservations for public purposes have been included at Yarra Brae on the River Yarra, and to the north, on Watsons Creek and Sugarloaf Creek. Such action has been taken in accordance with a Government request that the opportunity for the establishment of water storages at these locations should be preserved.

Transportation Proposals

The basic networks proposed by the Metropolitan Transportation Committee have been agreed to in general principle by the Government, but precise routes will not be included in the planning scheme until detailed studies for each section have been completed, and a route is programmed for com-

mencement within a reasonable time period. For these reasons only limited additional reservations have been included either where such detailed studies have been carried out or where a reservation already exists in an approved scheme.

Some of the more important proposals are:

Freeway F35 at Carrum which is an alternative to the

Keysborough By-Pass route which is deleted.

Mornington Peninsula Freeway (F6)

Greensborough By-Pass extension (F5)

Hume Highway By-Pass (F2)

Healesville Freeway (F9)

Scoresby By-Pass (F35)

Diggers Rest By-Pass (F4)

Melton By-Pass (F12)

Widenings of Lyndhurst and Plenty Roads.

Apart from the above, action has been taken to include Country Roads Board highways and main roads, and certain other roads now reserved in various council schemes, in main or secondary road reservations in the planning schemes.

Within the areas to be included in reserved living or industrial zones, the outline development plans for such areas concerned will take account of road systems required, and the planning schemes will subsequently be amended so as to define additional reservations.