

Upper Yarra Valley and Dandenong Ranges Region

Upper Yarra Valley & Dandenong
Ranges Regional Strategy Plan

AMENDMENT No. 123

This rewrite of the Regional Strategy Plan acknowledges the dissolution of the Upper Yarra Valley & Dandenong Ranges Authority, in June 1995, and of the restructure of Local Government boundaries that occurred in the Region in December 1994

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1. PREFACE TO REGIONAL STRATEGY PLAN

1.01 Purpose of the Regional Strategy Plan

The purpose of the Regional Strategy Plan is to provide clear directions for the future allocation of public and private resources in the Region within a framework determined by the Government, through its State Planning Policies for the Region. This will enable the needs of the local residents and visitors to be met, while ensuring that State and regional aims are satisfied. The Regional Strategy Plan provides the necessary links between broad Government policies and the more specific local planning controls of the Councils within the Region.

The future role of the Regional Strategy plan is to ensure that planning in the Region continues to protect the special character and features of the Region in accordance with the Principles of Statement of Planning Policy No 3.

The Regional Strategy Plan applies to all the land within the Shire of Yarra Ranges.

1.02 Background

The Upper Yarra Valley and Dandenong Ranges Authority was established with the proclamation, in April 1977, of the *Upper Yarra Valley & Dandenong Ranges Authority Act 1976*. The Region for which the Authority was responsible comprised the former Shires of Healesville, Lillydale, Sherbrooke and Upper Yarra.

With local government restructure in December 1994, the Region generally covered the same area as the municipal district of the Yarra Ranges Shire.

The object of the Upper Yarra Valley and Dandenong Ranges Act was "*to enable increased protection for the special features and character of the Region*". The Act also required that the Authority prepare Regional Strategy Plans to implement amongst other things, State Planning Policies for the Region (in particular, the former Statement of Planning Policy No. 3, Upper Yarra Valley and Dandenong Ranges, April 1979).

The Regional Strategy Plan was prepared by the Authority having regard to the following matters (as outlined in Section 13 of its Act):

- *“The physical economic and social resources of the Region and the management and use of such resources.*
- *The likelihood of development in the Region or use of land in the Region destroying or detrimentally affecting the features or character of the Region and methods by which such development or use of land could be regulated in order to preserve such features or character.*
- *Whether provision of public services and utilities within the Region are adequate and whether, and if so what, provisions should be made to meet future needs of the community.*

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- *Whether leisure and recreation facilities in the Region are adequate and in particular whether open spaces such as parks, playgrounds and sports grounds within the Region are or will be adequate to meet the future needs of persons living within the Region and persons coming to the Region for recreational purposes.*
- *Planning schemes prepared by responsible authorities in the Region whether or not such schemes are in force.*
- *Land use and potential land use within the Region.*
- *Whether any part of the Region should be redeveloped or renewed in order to rectify conditions of bad or unsatisfactory location or layout or unhealthy or obsolete development.*
- *Whether the subdivision of any land within the Region should be prohibited regulated or permitted only subject to conditions.*
- *Any areas or buildings of historical or architectural interest, scientific interest, natural beauty or interest or of any other special significance which should be conserved or enhanced.*
- *Any other matter which in the opinion of the Authority should be considered in order to ensure that the planning of the Region might proceed in the best interests of the residents of the Region and the community generally.”*

The Authority was required to re-investigate the Region between four and six years following the approval of a Regional Strategy Plan. This occurred between 1987 and 1989, and resulted in the preparation and approval of a new Regional Strategy Plan (in the form of Amendment 29).

After the approval of the Regional Strategy Plan in 1982 the local sections of planning schemes within the Region have been progressively amended to make them consistent with the Regional Strategy Plan and to implement the policies contained within it. The future role of the Regional Strategy Plan is to ensure that there is a regional direction to planning in the Region and to provide a vehicle for implementation of State planning policies.

On the 14th December 1994 the State Government repealed the Authority's Act and set in motion a process to wind up the activities of the Authority. As a consequence of the Planning Authorities Repeal Act 1994, the Regional Strategy Plan came under the jurisdiction of the Minister for Planning. New provisions under the Planning and Environment Act 1987 will provide an on-going role for the Regional Strategy Plan, as a policy document setting 'regional' direction for local sections of planning schemes within the Region.

1.03 Implementation of the Regional Strategy Plan

The Regional Strategy Plan, with the repeal of the Authority's Act, is now prepared, amended and administered under the Planning and Environment Act. Section 46F of the Planning and Environment Act requires that the Minister must not approve an amendment which is inconsistent with the Regional Strategy Plan. Planning Authorities

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carrying out amendments to planning schemes must therefore ensure that the amendments are consistent with and implement the policies of the Regional Strategy Plan.

Planning for all uses and developments in any policy area must reinforce the primary purpose of these areas.

Section 46G of the Planning and Environment 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. These works and undertakings must conform with the land management policies applying within the relevant policy area. Refer also to Public Land Policy Area policies.

1.05 More Restrictive Controls

In the event that special local circumstances require more restrictive land use, development or subdivision management controls, a planning authority may incorporate such provisions through amendments to its planning scheme, provided that there is no overall conflict with the policies and objectives of the Regional Strategy Plan.

1.06 Incremental Effects

Planning authorities, in preparing amendments to the local sections of planning schemes, must ensure that the incremental effects of individual changes to land uses and developments achieve, or do not prejudice, the primary purposes and policies of the policy areas within which they occur.

1.07 Meaning of Words and Terms

Words used in the Regional Strategy Plan have their common meaning, unless it is inconsistent with the context within which they are being used or unless they are otherwise defined in the Planning and Environment Act 1987, other relevant legislation or in the planning schemes applying in the Region.

2. THE REGION AND ITS FUTURE

2.01 Introduction

The Regional Strategy Plan has been developed within the context of State policy and in the firm conviction that to retain the special features and character of the Region, active and positive planning is required. The Upper Yarra Valley and the Dandenong Ranges are an environmental precinct of high quality requiring sensitive policies and planning.

The dynamic nature of the Region's natural systems, and the requirements of the residents and visitors, must be recognised and balanced. This involves the specification of objectives for areas and activities, so that more detailed planning can occur within a framework which is acceptable for the preservation of the Region's natural features, and the enhancement of the lifestyle of its residents and visitors.

2.02 The importance of the Region

The Region covers some 2500 square kilometres, between the eastern fringe of metropolitan Melbourne and the catchment of the Thompson River. The Region is important to Melbourne and Victoria because it provides water, agricultural and forest products, scenic landscapes, plant and animal communities, and an extensive range of recreational and tourism opportunities. The majority of the Region's 135,000 population value living within its scenic and bushland environment.

The Region supplies about 80% of Melbourne's domestic water requirements, mostly from closed forest catchments in the upper reaches of the Yarra River and its tributaries.

The Region is an important area for conservation, not only within a metropolitan, but also within a State and national context, as it contains a great diversity of vegetation types, landforms, land uses, and historic and scenic landscapes. These provide a wide range of habitats for birds, animals and plants (many of which are rare or endangered). They also accommodate sites of cultural, educational and recreational value.

Rural activities in the Region are important in the local and Victoria's economy. The Region accounts for over 30% of total Victorian establishments for nurseries, cut flowers and turf growing. Other products important in the Region's economy include fruit and vegetables, cattle grazing and dairying. Rural activities which are establishing or expanding include cashmere goat and deer farming, production of exotic fruits such as nashi pears and chinese gooseberries (Kiwi Fruit), and the growing of peaches and nuts.

An expanding wine industry reflects the historical reputation of the Yarra Valley as an ideal location for cool climate vineyards and wineries. The Yarra Valley is quickly gaining recognition throughout Australia and overseas for the quality of its wines.

The Region is a very important tourist asset for Victoria. More than two million people visit the Region each year, making a considerable contribution to the local and regional economy. This contribution will be significantly increased by the sensitive expansion of facilities, particularly for tourist accommodation.

Finally, the residents of the Region value a lifestyle which comes from living in an area less densely populated than metropolitan Melbourne, from a relationship to natural elements that cannot be easily obtained in the suburbs, from an ability to relate to a community of people at a scale where personal identity is facilitated, and from the opportunity to enjoy the Region's unique culture and traditions.

This Regional Strategy Plan is directed towards the enhancement of those conditions by which the local communities within the Region can thrive and prosper, and in so doing, fully enjoy the value of their natural environment.

2.03 State Government Planning Policies for the Region

The Victorian Government has formulated a number of strategic policies, some of which have particular relevance to the Region and its future. The Regional Strategy Plan, and the local section of planning schemes that implement it, must have regard to these policies.

The most relevant Government policy to the Region is the former Statement of Planning Policy No. 3 - Upper Yarra Valley & Dandenong Ranges Region, now expressed as State Planning Policy for the Region.

The policy aims to contain urban development to a level compatible with conservation of the Region's rich environmental features and with its high standards of amenity. The Regional Strategy Plan is directed towards defining, in a very positive manner, boundaries and principles upon which containment is to be handled. It includes specific policies which deal with the transition between the Region and metropolitan Melbourne.

2.04 Land Conservation Council

Recognition must be given to the recommendations of the Land Conservation Council, that have been adopted by Government, particularly in its review of the Melbourne Area, District 2, which covers all areas of Public Land within the Region. The Land Conservation Council recommendations, once adopted by the State Government, will specify the range of land uses for Public Land within the Region.

2.05 Pressures faced by the Region

The Region is facing increasing pressures from a number of directions. There is the pressure resulting from metropolitan Melbourne's urban growth to consume more and more valuable agricultural and environmentally sensitive land for housing and urban infrastructure.

There is pressure to maintain the viability of agricultural pursuits, be they intensive cropping, broadscale grazing, mixed and/or part-time farming.

There are also economic pressures for the Region to protect itself from external and world market fluctuations, and from government economic policy changes, whilst seeking new opportunities for employment, education, recreation, leisure, artistic and cultural development, and tourism.

Finally, there is pressure to maintain and protect the Region's unique and scenic landscape features. Its flora and fauna, soil and water resources are constantly under threat from increasing human activities.

Whilst change is inevitable, it is important that change is managed in a way that will enhance the Region's desirable features. The challenge is to achieve a balance between protecting its natural environmental values and amenity, and developing a comprehensive economic and social infrastructure to adequately service the current and future needs of the Region's residents and visitors.

This challenge will intensify in future years as new elements and factors are expected to come into effect. These include such items as an aging of the population, increased leisure time of the workforce, an increase in the environmental awareness of the population, a change in employment patterns and family/household composition, and a need for regions to be more self-reliant as necessary structural changes in the State and national economy take effect.

2.06 Vision for the Future

Among the most outstanding features of the Region are the beauty of its landscapes and the intrinsic value of its remnant vegetation. The recognition of these assets is only one step towards their preservation. In order to protect such valuable resources, certain land uses will remain strictly controlled, and appropriate land management practises will be maintained to ensure that their quality remains unspoiled.

If the Region is to establish itself as a sustainable community in economic, social and environmental terms, a number of directions need to be clarified, programs implemented, and some initiatives undertaken.

For the Region to develop a sustainable economy in the short to medium term, support will be given to the establishment, maintenance and growth of new local enterprises, thereby expanding employment opportunities for the Region's workforce, and reducing travelling time and costs for residents having to find such opportunities elsewhere.

New and expanded tourism facilities will also be an important contribution to this objective. Opportunities for supporting and expanding (where appropriate) the agricultural base of the Region will also be supported.

As part of an overall economic and social development strategy, the establishment of adequate tertiary education opportunities will be encouraged so as to stop the leakage of secondary school graduates (and hence future skilled workforce) from the Region, and to provide new avenues for the Region's workforce to increase and/or diversify their skills.

Government Departments, Public Authorities and community groups will be consulted in order to assess the strategic implications of regional land use planning strategies on the provision of physical, transport and human services, and to assist the adequate and equitable distribution of such services and resources available to the Region's residents.

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Finally, in order to maintain control over the way development impacts on the Region's environment, and to assist the provision of an appropriate range of services and facilities for the Region's residents, a limit to the size of the Region's urban and other residential areas will be set at a level where no further residential development can take place beyond that which is provided for in the Regional Strategy Plan.

3. TOWNSHIP POLICY AREAS POLICY AREAS

3.01 Regional Overview - Township Policy Areas

Townships and urban areas comprise about three percent of the Region's area, although they house most of its residents. While the rural and public land areas of the Region are often the main attractions for visitors, the township areas generally provide the necessary infrastructure for their physical needs, as well as for the needs of residents.

The Region's major populated areas are adjacent to its western boundary, and include Lilydale, the predominantly metropolitan urban areas of Chirnside Park, Mooroolbark and Kilsyth and the residential corridor between Upper Ferntree Gully and Belgrave. Other residential concentrations occur in separate townships, such as Healesville, Yarra Glen, Woori Yallock, Yarra Junction, Warburton and Monbulk.

Without sensitive planning, the demands for residential land threaten some of the special characteristics which make the Region so attractive. For this reason, State planning policy for the Region specifically identifies the need for limiting the extent of urban development and to contain such development to a scale and type compatible with the conservation of natural resources and residential amenity.

It also stipulates that: *"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"*.

The Regional Strategy Plan specifies that there will be only limited township expansion. The Region, however must provide opportunities for the enhancement of living for existing communities, and must ensure that facilities and services are available and appropriate to the nature of the communities and to their location on the fringe of metropolitan Melbourne.

Township policies have been developed to ensure efficient use of the existing infrastructure such as roads, railways, sewerage, water supply systems and human services. The policies will also assist to conserve the Region's natural resources, protect the amenity of the Region's residents and provide opportunities for a variety of lifestyles.

Melbourne 2030 Urban Growth Boundary

The State Government's strategy for metropolitan Melbourne, "*Melbourne 2030*" was released on the 8 October 2002. The Strategy contains directions and policies that apply an Urban Growth Boundary to metropolitan Melbourne and to a number of rural townships, including urban areas within the Upper Yarra Valley and Dandenong Ranges region, to prevent the encroachment of urban development into Green Wedge areas.

Within the Upper Yarra Valley and Dandenong Ranges region, the Urban Growth Boundary generally conforms to the Township Policy Areas in the Upper Yarra Valley

and Dandenong Ranges Regional Strategy Plan. The Urban Growth Boundary also includes established areas that have the urban characteristics of Township Policy Areas but have not previously been included within such policy areas.

Township Policy Areas

3.02 Overview

These policy areas are clearly urban in character. Many possess a wide range of facilities, infrastructure and community services typical of townships. While many of the characteristics of the area are special, in that they are located in the Upper Yarra Valley and the Dandenong Ranges, the general character is that of a built environment.

Parts of the Township Policy Areas have other elements which suggest the need for particular care, to address unique circumstances, such as lack of infrastructure services or environmental limitations to development. Other areas may possess a high standard of residential amenity, Sites of Natural or Cultural Significance or be areas with high landscape qualities, substantial remnant tree cover or excessive slopes or are floodprone.

For those parts of the Region within the direct influence of the metropolitan area, there are considerations which need to be addressed through policies that reflect that influence. This is most apparent in the western parts of Mooroolbark, Kilsyth and Chirnside Park.

The extent and location of **Township Policy Areas** (shown as Township A and Township B) are shown on **Map Series 1**. Although shown on the Maps, the distinction between these policy areas is no longer applied in the Regional Strategy Plan policies.

Township Policy Areas include all land shown in the Yarra Ranges Planning Scheme as being within the Urban Growth Boundary.

Township Policy Areas

3.03 Regional Goals

The regional goals for Township Policy Areas are to:

- maintain and enhance the character and environmental quality of townships, protect sites of significance, and control development where land is subject to environmental constraints or cannot be satisfactorily serviced;
- ensure that planning meets community needs, and to provide opportunities for a variety of lifestyles;
- ensure that urban development is contained within the designated Township Policy Areas;
- ensure that where appropriate the utilisation of existing physical and human services is efficient and that provision of new services is adequate and appropriate.

3.04 Primary Purpose

The primary purpose of the Township Policy Areas is to:

- contain development within identified areas;
- ensure that new development in townships is compatible with the special characteristics of these areas; and
- ensure that any development takes into account environmental and servicing constraints and the need to maintain the quality of life of residents.

In areas not identified as having environmental or infrastructure constraints, provision can be made for a diversity of development, including a more varied housing stock.

3.05 Regional Objectives

Regional objectives for Township Policy Areas are to:

- allow a broad range of urban land uses, including residential, industrial, retail, commercial, institutional and public purposes, in larger townships in a manner which is compatible with the environment;
- restrict development on land that is subject to environmental constraints and which cannot be satisfactorily serviced, and to ensure that where reticulated sewerage is not available, sites are capable of on-site treatment and disposal of all wastewaters generated;
- facilitate the development of strong communities adequately provided with an appropriate range of services in settings conducive to the attainment of quality lifestyles;
- allow for the provision of a diversity of residential accommodation in suitable areas and according to appropriate performance standards;
- ensure efficient utilisation of existing reticulated and community services;
- maintain environmental quality, residential amenity and to promote good township design; and
- protect Sites of Natural and Cultural Significance.

3.06 Nature of development

Planning authorities may provide for a diverse range of housing, of varying densities and lot sizes in a range of locations throughout the Township Policy Areas.

This may be achieved by allowing for a range of lot sizes and multi-unit development in appropriate township locations, where township design criteria and housing density provisions can be applied to protect residential amenity and where efficient use of township infrastructure can be made.

3.07 Policies for development in Township Policy Areas

Within Township Policy Areas the following development policies must be applied:

- The privacy, health, safety, amenity and convenience of residents must be assured.
- Development in those parts of Township Policy Areas that have identified high environmental, landscape or 'natural' values and/or residential amenity, or which are subject to infrastructure or development constraints (such as excessive

slopes, landslip/instability problems, flood prone, fire hazards or the like) must be protected from inappropriate residential or other urban development.

- Within these areas development must generally be limited to only one dwelling per lot, except for units for dependent/aged persons or the number of houses would not exceed the density of development allowed through subdivision provisions for the zone within which the land is situated.
- Minimum lot size for subdivision should be established on the basis of a size which could be expected to contain development in a manner compatible with the landscape character and environment of the locality, and which, in the absence of reticulated sewerage, would be capable of on-site treatment and disposal of all waste waters generated on that site.
- Any special features of historical, architectural, cultural or other significance should be identified and measures implemented to maintain and protect them.
- Measures should be implemented to ensure the retention of remnant vegetation, particularly indigenous vegetation and vegetation identified as being a Site of Natural Significance.
- There should be promotion of good townscape design.
- The environmental capacity of the land to properly accommodate uses and development is not exceeded

3.08 Minimisation of adverse impacts of development on the environment

Development in Township Policy Areas must be precluded where the impact would result in significant damage to important environmental features. Any adverse environmental impact caused by the development of any land must be minimised by encouraging:

- building designs which are compatible with the physical characteristics of the site and the surrounding area;
- protection of features such as buildings, trees, streetscapes, watercourses and areas of native and exotic vegetation which are important in the maintenance of the township character of the area;
- protection of areas of critical landscape sensitivity, including ridgelines and escarpments, and
- conservation and protection of Sites of Natural and Cultural Significance.

3.09 Lots suitable for construction of buildings

Except as provided for by a Study Area provision, the construction of a building in a Township Policy Area may be allowed on any lot, provided:

- it is connected to reticulated sewerage or is capable of adequately treating and retaining all domestic wastewater within the boundaries of the lot; and
- that any house or building requiring utility services is able to be provided with such services in a manner that will not have an adverse impact on the environment or landscape of the area.

3.10 Construction of buildings on lots with steep slopes

The construction of a building must generally be confined to land which contains a slope of less than 20%. Where slopes are over 20% information must be provided to enable the minimisation of soil erosion, the protection or enhancement of landscape character and the avoidance of land instability, and to ensure that access to the building is located appropriately.

3.11 Control of buildings on land subject to environmental hazards

The development of land subject to environmental hazards, including land instability, high fire risk and flooding, must be strictly controlled, and may be allowed only where it has been demonstrated that the building can be constructed in a manner that would not create danger to life and property, be of risk to the health and well being of the community or cause any significant environmental damage.

3.13 Maintenance of landscape character

The landscape character of Township Policy Areas must be maintained and enhanced and all use and development must aim to protect important landscape features or viewpoints, and must consider factors such as site characteristics, views and visibility, vegetation retention and establishment, design, siting, site works and fire protection.

Any use or development of land within a landscape "classified" or "recorded" by the National Trust of Australia (Victoria), must be carried out in a manner that is compatible with the protection, maintenance and where possible, enhancement of the landscape character of these areas. Where appropriate, advice should be sought from the National Trust of Australia (Victoria) when assessing proposed uses and developments in "classified" or "recorded" landscapes.

3.14 Subdivision management for Township Policy Areas - Regional Objectives

The regional objectives for subdivision of land within Township Policy Areas are to:

- Ensure that all subdivision is compatible with the special features and character of the Township Policy Areas.
- Provide a range of lot sizes which allow for the creation of diverse and interesting township areas and to improve housing choice.
- Maintain environmental and landscape qualities and residential amenity.
- Adequately control subdivision of land which is subject to environmental constraints and/or which cannot be adequately serviced.
- Ensure the efficient utilisation of existing hydraulic and human services and the adequate provision of new services.
- Protect Sites of Natural Significance and/or Sites of Cultural Significance.
- Ensure that subdivision is of a scale and in locations which will not generate traffic demands that would lower environmental amenity in the locality or in the Region.

3.14 Subdivision Policies

Subdivision, and the provision of utility services and works associated with subdivision, must achieve compatibility with the physical and landscape characteristics of the site/area, and must be carried out in a manner whereby:

- Each lot created will contain a development envelope which: wholly contains a slope less than 20%; is not affected by a floodplain management area, and can reasonably and safely be used for controlled and limited development, taking into account the risk of land instability.
- Each lot created is able to be connected to reticulated sewerage facilities, or where reticulated sewerage is not available, is capable of accommodating a satisfactory method of wastewater treatment and effluent disposal, which will ensure that the effluent can be contained within the curtilage of the lot (in compliance with requirements of the relevant State Environment Protection Policy).
- Significant natural features, such as watercourses, fern gullies, rock outcrops and remnant native vegetation, will be protected in the design and development of any subdivision.
- A satisfactory program for the preservation and planting of native vegetation is incorporated in any new subdivision proposal, to ensure that development is not detrimental to the landscape character of the area.
- The subdivision is carried out in a manner which protects residential neighbourhoods from through or heavy vehicular traffic.
- The provision of electricity, telephone or other telecommunication lines, for both reticulation within the area to be subdivided and for the supply to each lot, must, be underground, as a condition of subdivision.

3.15 Subdivision in the Puffing Billy Railway Primary Scenic Corridor

Subdivision in the Puffing Billy Railway Primary Scenic Corridor must be prohibited except:

- to allow for the subdivision of an approved building, as provided for by the Subdivision Act 1989;
- for a resubdivision where no additional lots will be created and there is no increase in the number of houses that may be constructed; or
- where the subdivision is in accordance with a restructure program for a Special Study Area.

3.16 Design of new township and residential areas

The design of subdivisions, roads, facilities and utility services in newly developing areas, within Township Policy Areas, must provide for the maintenance of environmental values and must optimise the quality of life, safety and convenience of future residents.

Where substantial new subdivision and development is proposed in existing Township Policy Areas, planning authorities are encouraged to develop and implement a 'local structure plan', which should include:

- the location of major land uses, such as residential areas, commercial centres, schools and major areas of public open space;
- a hierarchy of access ways (for motor vehicles, pedestrians and bicycles) with clear distinctions between each type of access, based on function, physical and environmental characteristics of the area, amenity, safety, convenience and traffic volumes;
- an integrated roading access network linking lots to commercial and community centres, open space, schools and other facilities;
- the location of utility services in a manner that recognises the importance of remnant vegetation and other natural features, particularly within road reserves, including the location of shared utility trenches and the undergrounding of all electricity, telephone and other services supply and reticulation;
- lots that have areas and dimensions which take into account the need for a variety of lot sizes, private open space, energy conservation, setbacks from roads, room for landscaping, and adequate building separation, and
- making maximum use of existing fully serviced areas.

3.17 Expansion of Healesville and Yarra Junction Townships

The further expansion of the Healesville and Yarra Junction Townships may only occur when it has been demonstrated:

- that there is a need for further urban development in these areas;
- that the expansion areas, and the boundaries of land to be protected, are properly mapped, and that the means by which such protection will be achieved is detailed;
- how the management of the ecological integrity of the area, including weed control, fire protection, drainage, and prevention of pollution of watercourses will be achieved;
- how the retention of the areas of significant remnant vegetation will be achieved, including establishment of linkages to surrounding areas of vegetation; the establishment of substantial areas of tree canopy over service corridors and roads; and details of the means by which these linkages are to be maintained or achieved;
- how all proposed development will be provided with reticulated sewerage and other essential services, such as water, roads, drainage and power (requiring that all electricity and telephone services are provided by the means of underground cables), including details of the location, kind, nature and timing of such;;
- how development will be made compatible with the protection and maintenance of the integrity of any Sites of Natural Significance, and of other native vegetation within and adjoining these areas, including the need to control (where necessary) the keeping of domestic pets; and

- that social and community matters including provision of services are addressed, and the means of delivering the services are identified.

3.18 Other policies applying to Township Policy Areas

In addition to the policies contained within this chapter, Township Policy Areas may also be affected by policies applying to:

- Public Land
- Management of Sites of Natural Significance and of Native Vegetation
- Management of Sites of Cultural Significance
- Puffing Billy Railway Scenic Corridor
- Floodplain Management Areas; Special Study Areas
- Human Services
- Commercial Centres
- Manufacturing and Industry
- Extractive industry, Mining & Soil Removal
- Recreation and Tourism
- Water Resources
- Service Networks
- Transport
- Fire Management;
- Schedule One - State Planning Policies for the Region
- Schedule Five - List of Environmental Weeds for the Upper Yarra Valley & Dandenong Ranges Region
- Schedule Six - Exemptions to the policies or provisions under the Regional Strategy Plan.

4. LANDSCAPE LIVING POLICY AREAS

4.01 Regional Overview

The major concentrations of the land in these Policy Areas are in the Dandenong Ranges, around the township of Healesville and in a few areas along the Warburton Highway. They contain two broad categories of land. The first is the land which is already substantially subdivided and used predominantly for residential purposes, with some hobby farming activities. The second includes land which has been selected in strategic locations to provide a buffer between the urban areas of Lilydale and adjoining rural land, and to prevent further intrusion of incompatible activities into the rural environment.

Landscape Living Policies have been applied to four policy areas, which comprise the land with similar physical and environmental characteristics, with a common element being low density residential land use.

Melbourne 2030 Urban Growth Boundary

The State Government's strategy for metropolitan Melbourne, "*Melbourne 2030*" was released on the 8 October 2002. The Strategy contains directions and policies that apply an Urban Growth Boundary to metropolitan Melbourne and rural townships, including urban areas within the Upper Yarra Valley and Dandenong Ranges region, to prevent the encroachment of urban development into Green Wedge areas.

4.02 Regional Goals

The regional goals for the Landscape Living Policy Areas are to:

- Ensure that land within this zone remains committed to single detached housing as the primary function of these policy areas.
- Minimise adverse visual and other impacts associated with the use and development of land within these policy areas.
- Exclude commercial uses from the policy areas, other than those which can be appropriately integrated into the residential and environmentally sensitive nature of the area.
- Ensure that uses and development which generate waste provide the means to treat and dispose of those wastes in a manner that has regard to recycling and to their impacts on the land and the area generally.
- Provide the opportunity for limited unobtrusive tourist accommodation.
- Maintain the distinct non-commercial areas between townships given the importance of retaining well defined and compact townships throughout the Shire.
- Require the long term restructuring of land holdings within some of the existing subdivisions, where these areas are inappropriately subdivided having regard for local environmental, servicing and landscape considerations.

- Ensure that all development has regard to the natural features of the land and is properly designed and sited in recognition of such factors as land slope, vegetation characteristics and other local amenity considerations.
- Ensure that development has regard to the built form and is designed and sited to maintain overall design consistency with surrounding development and without detriment to the local environment.
- Provide for the long term protection and enhancement of remnant vegetation, particularly Sites of Botanical or Zoological Significance.
- Provide, in appropriate locations, for a buffer between urban development and the broadscale agricultural areas of the Region, particularly in the vicinity of Lilydale.

4.03 Landscape Living Policy Areas - Description and Primary Purposes

The location and extent of **Landscape Living Policy Areas** is shown on **Map Series 1**.

Within the Upper Yarra Valley and Dandenong Ranges region, the Urban Growth Boundary generally conforms to the Township Policy Areas in the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan. The Urban Growth Boundary has also been applied to some Landscape Living Policy Areas that have urban characteristics. This includes the settlements of Wesburn, Millgrove and Launching Place. The inclusion of these areas within the Urban Growth Boundary recognises their urban characteristics but does not imply that their zoning should change under the Yarra Ranges Planning Scheme.

Landscape Living 1 Policy Area

Overview

Most of the land in **Landscape Living 1 Policy Area** is in the Dandenong Ranges and in scattered localities in the southern foothills, generally following the Belgrave-Gembrook corridor.

The area is used predominantly for low-density residential living, recreation and tourism activities, together with associated retail and commercial uses, usually found in the hamlets scattered along the Mt. Dandenong Ridge. Generally, the land has already been subdivided, into lots varying in size from 0.1 hectare 'suburban' type lots, to lots of about 2 hectares and larger.

The landscape of the Landscape Living Policy Areas is highly significant, with one of the important attributes being the presence of indigenous and exotic vegetation, with tall mountain ash trees being the major feature. Many residential properties, particularly those located on larger lots have well established and maintained gardens, which together with a "hills" and bushland environment makes this area one of the most desired low-density living locations within the Region.

Primary purpose

The primary purpose for the Landscape Living 1 Policy Areas is to maintain and where possible enhance indigenous and significant exotic vegetation and native fauna, special

landscape characteristics and the existing low density residential character, roads and other infrastructure.

Landscape Living 2 Policy Area

Overview

These areas have been substantially or even completely subdivided and built upon, and have characteristics and densities similar to Township Policy Areas. They are excluded from Township Policy Areas because of their limited size (which restricts their ability to support township type services), and their separation or isolation from Township Policy Areas. This helps to avoid any expectations of a more complete range of services or of further urban expansion which a "Township" designation might suggest.

In these areas, any undeveloped land may be treated as Special Study Areas, to allow subdivision and/or management provisions which would have regard to their special circumstances.

Primary purpose

The primary purpose for the Landscape Living 2 Policy Areas is to maintain and where possible enhance the existing environment and landscape character of residential development.

Landscape Living 3 Policy Areas

Overview

Most of the land in the Landscape Living 3 Policy Areas is in Mt. Evelyn and the Narre Warren East area.

The Policy Area generally contains land which is already substantially subdivided and used for residential purposes in a rural setting. The subdivision density is substantially lower than conventional urban areas, and residential use is usually associated with small scale, part time, agriculture. The policy area is generally confined to poorer agricultural land.

Primary purpose

The primary purpose for the Landscape Living 3 Policy Areas is to provide an attractive and low density living environment and to maintain and enhance the quality of its landscape and environmental values and watercourses.

Landscape Living Buffer Policy Area

Overview

The Landscape Living Buffer Policy Areas provide a buffer between urban and rural areas to the north and west of Lilydale, to protect farming activities from incompatible urban land uses and prevent urban expansion into rural areas of the Yarra Valley. The land within this Policy Area is generally cleared of vegetation, with few constraints to low-density residential development.

Primary purpose

The primary purpose of the Landscape Living Buffer Policy Area is to provide an attractive and well serviced rural-residential buffer between urban and rural land use in the Lilydale area and to prevent further intrusion of urban development into rural areas.

Policies for Land Use and Management in Landscape Living Policy Areas

4.04 Land use

Land uses must be compatible with the regional goals for Landscape Living Policy Areas and the primary purpose for each Landscape Living Policy Area.

4.05 Construction of buildings

The construction of buildings, including houses and farm buildings, in Landscape Living Policy Areas must be carried out in a manner compatible with the maintenance and protection of landscape character, water resources, indigenous and significant exotic flora, indigenous fauna, and the existing residential character, as providing acceptable standards of residential health, safety and amenity.

Development within Landscape Living Policy Areas may only occur on land (within a designated development envelope) which:

- is not subject to excessive slopes (that is a slope greater than 20%), without proper regard being given to appropriate measures to ensure that soil erosion does not occur;
- is not within a floodplain management area (except as allowed under Policy 10.02);
- if subject to land instability, can reasonably and safely be used for controlled and limited development;
- is not within an area identified as having a high risk from wildfire, unless it has been shown that appropriate measures have been undertaken, to provide an acceptable level of protection to the building from wildfire risk;
- is of sufficient size, should there be no reticulated sewerage to which the building can be connected, to enable proper on-site treatment of all wastes generated in the building and the disposal on-site of the effluent from the treatment;
- enables all buildings and their waste treatment and effluent disposal systems to be located at least 30 metres from any watercourse to avoid any adverse effects on water quality and streamside vegetation (this distance may be reduced to 10 metres where the land is too small to provide a 30 metre setback and the responsible authority is satisfied that the development and any waste water from it will not adversely effect the watercourse); (Am 75)
- enables proper consideration to be given to the type of construction (external materials in particular) and the location of the buildings and their ancillary works (such as driveways and access roads), in a manner that avoids intrusion into the

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surrounding landscape, and which provides opportunities for protecting remnant indigenous vegetation and natural habitat; and

- demonstrates that any house or building requiring utility services are able to be provided with such services in a manner that will not have an adverse impact on the environment or landscape of the area.

Except for the provision of a dependent relative unit, only one house may be allowed on any lot or tenement holding (where it applies).

4.06 Tenement provisions

Within Landscape Living 1 Policy Areas that are also within the Mt Dandenong Ridge Area, a tenement holding control must be introduced (or maintained) so that development of a house will only occur on a lot or parcel of land which satisfies one of the following. The land:

- is part of a tenement holding and is in excess of 0.4 ha. in area;
- was created in accordance with an approved Planning Scheme or Interim Development Order;
- consists of the consolidation of all parcels and/or lots within a tenement holding; or
- is a lot which existed as a separate tenement holding on the date specified in the relevant planning scheme;

4.07 Tenement anomaly provisions

Despite the requirement for tenement provisions, a planning scheme may modify the tenement provisions as they apply to specific lots, provided that it is demonstrated that:

- The modification will not prejudice the primary purpose of the policy area within which the lots occur and that the wider objectives of tenement controls for the policy area are protected from incremental erosion and are maintained as a legitimate means of protecting the areas identified from inappropriate development.
- Services such as constructed roads, reticulated water supply and reticulated sewerage are available, without additional substantial costs to Council and servicing authorities and the provision of these and other utility services will have minimal impact on the environment or landscape of the area.
- Where reticulated sewerage is not available, the site must be of sufficient size to enable proper on-site treatment and disposal of all wastes.
- Where the land is an area identified as having a high risk of wildfire hazard, appropriate building design measures will be required to be undertaken to provide an acceptable level of protection.
- Development will not jeopardise the maintenance of any Site of Natural Significance or Site of Cultural significance.
- There will be no detriment to the ecology of any stream or watercourse on or near the site, by virtue of the additional development occurring.
- The additional development can be considered to be infill in an area which is substantially built up.
- The land is not subject to constraints to development, such as land instability, land liable to flooding or land with slopes of 20% or greater (unless where slopes are greater than 20%, information has been provided that demonstrates that soil erosion will be minimised, landscape characteristics are protected or enhanced and the development and access to it can be appropriately located and land instability will be minimised).

- Clearing of native vegetation is minimised.

4.08 Landscape protection

The protection, maintenance and enhancement of landscapes and landscape character in Landscape Living Policy Areas must be ensured.

In the consideration, or carrying out, of any uses and developments, it must be ensured that:

- visual and environmental values of landscapes in Landscape Living Policy Areas are fully recognised, protected and where necessary enhanced;
- all development is located so that it avoids prominent ridgelines, hill tops and visually exposed valleys;
- consideration is given to the use of non reflective surfaces or screen planting, and that the development is adequately set back from road frontages and access ways;
- all development is designed and sited in a manner complementary to its location, and compatible with maintenance of character of the Landscape Living Policy Areas;
- all roads and access tracks are located, designed, constructed and landscaped in the manner compatible with maintenance of landscape values and character, and minimisation of soil erosion;
- all land use and development is managed and controlled to maintain and enhance the visual amenity and the quality along the main roads and other access routes, and that ribbon development along the roads is strictly controlled, and
- all use and development of land within landscapes "Classified" and "Recorded" by the National Trust of Australia (Victoria) as delineated by Map Series 10, must be carried out in a manner that is compatible with protection, maintenance and, where possible, enhancement of the landscape character of these areas.

4.09 Subdivision policies for Landscape Living Policy Areas

Subdivision in Landscape Living Policy Areas must be managed in accordance with the Primary Purpose for each Policy Area.

Within Landscape Living Policy Areas, subdivision may be allowed and planning schemes may provide for a variety of subdivision techniques, including minimum lot controls and a density control.

Subdivision yields

The average yield of lots, and the maximum and minimum lot sizes, must conform to the following table:

Policy Area	Average lot yield	Minimum & Maximum lot sizes
Landscape Living 1	1 lot to each 2ha of site area	1ha - 3ha
Landscape Living 2	1 lot to each 2ha of site area	1ha - 3ha
Landscape Living 3	1 lot to each 4ha of site area	3ha - 7ha
Landscape Living (Buffer)	1 lot to each 2ha of site area	1ha - 3ha

Despite these provisions, planning approval may be granted for a subdivision where:

- The lot to be created is required for a public use or purpose by the Crown, a public authority or a Council.
- The purpose of the subdivision is to re-align a common boundary between two existing lots, where no additional lots will be created and where the re-alignment does not allow an increase in the number of houses that could be constructed on the land beyond that permitted by the planning scheme prior to the subdivision taking place.
- The land is affected by Special Study Area or Restructure provisions and the subdivision is in accordance with the requirements of those provisions
- The subdivision is for a multi-dwelling, shop, office, factory or other similar use, which is in accordance with a planning scheme.

Subdivision management

Any lot created by subdivision, (excluding lots created to provide for a Council, Public Authority or Government purpose) must comprise land which has at least 40% of its area that is:

- not subject to slopes of 20% or greater;
- not within a floodplain management area; or
- not subject to land instability, except where it can reasonably and safely be used for controlled and limited development.

The subdivision of land must only be allowed when the size, shape and layout of proposed lots are compatible with:

- the terrain characteristics of the site slope, watercourses, soil types and vegetation;
- a continuing potential for an agricultural use the land, where appropriate;
- the physical landscape characteristics and use of adjacent land;

- the retention of remnant native vegetation and the long term conservation of any Sites of Natural Significance and/or Sites of Cultural Significance affecting the land; and
- the capacity of any land subject to land instability to be reasonably and safely used for controlled and limited development.

In any subdivision, access roads and development envelopes must be located so that minimum earthworks are required, dominant landscape features such as ridgelines are free of development, and the maintenance of Sites of Natural Significance and Sites of Cultural Significance is not jeopardised

4.10 Other policies applying to Landscape Living Policy Areas

In addition to the policies contained within this chapter, Township Policy Areas may also be affected by policies applying to:

- Public Land
- Management of Sites of Natural Significance and of Native Vegetation
- Management of Sites of Cultural Significance
- Puffing Billy Railway Scenic Corridor
- Floodplain Management Areas; Special Study Areas
- Human Services
- Commercial Centres
- Manufacturing and Industry
- Extractive industry, Mining & Soil Removal
- Recreation and Tourism
- Water Resources
- Service Networks
- Transport
- Fire Management;
- Schedule One - State Planning Policies for the Region
- Schedule Five - List of Environmental Weeds for the Upper Yarra Valley & Dandenong Ranges Region
- Schedule Six - Exemptions to the policies or provisions under the Regional Strategy Plan.

5. RURAL POLICY AREAS

5.01 Regional Overview

The Rural Policy Areas in the Region cover approximately 890 square kilometres, which accounts for about 23% of the total land area in the Region. They include a variety of land forms, the major components of which being the foothills of the Dandenong Ranges and the valleys and surrounding foothills of the Yarra and Little Yarra Rivers and their tributaries.

Rural Policy Areas support a wide variety of land uses, including intensive and broadscale agricultural activities, forestry, recreation and tourism and a variety of 'rural' lifestyles, ranging from isolated farm houses to rural settlements. The major resources of these policy areas, apart from its people, are its climate, soils, water, flora and fauna and landscapes.

Rural landscapes are one of the Region's greatest attributes and assets. The combination of open valleys with rising foothills, framed by strong vertical elements of surrounding mountains and major ranges rising abruptly from the river flats, make this area one of the most attractive and pleasant visual environments in the State.

A combination of mild climate, high and well distributed rainfall and a variety of good soils has led to the establishment of many and varied agricultural activities, some of which are of regional and State importance.

There are persistent and often conflicting land use pressures and demands being placed on the natural resources of the Rural Policy Areas. Many past land use demands have resulted in dramatic modification of the natural environment. Current rural land use demands, if not managed and controlled sensitively, could result in further alienation of productive agricultural land and deterioration and/or loss of environmental and landscape values.

Policies for Rural land based on further development and strengthening of the policies which have been in place since the approval of the Regional Strategy Plan in 1982.

5.02 Regional Goals and Objectives

The regional goal for Rural Policy Areas is to ensure that rural land in the Region is protected and maintained for agricultural and rural activities and that rural landscapes are protected, maintained and where necessary improved, for the benefit of the present and future generations.

5.03 Regional Objectives

The regional objectives for Rural Policy Areas are to, where appropriate, ensure:

- the continuation of rural land uses primarily for farming purposes, and other uses compatible with farming;

- the use and management of land in a manner that is sustainable and conducive to the maintenance of farming options and opportunities in the future;
- the protection and conservation of soils as an essential and irreplaceable natural resource;
- the protection and management of native vegetation for its intrinsic values, as a fauna habitat and a valuable visual component of the rural landscape, and for its value for soil conservation, maintenance of water yields and quality and contribution towards reducing the Greenhouse Effect;
- that all land use and development are compatible with the maintenance of rural landscapes, character and atmosphere;
- that all land use and management is carried out in a manner compatible with maintenance and improvement of water quality and yields; and to ensure that the values identified on adjacent public and other land are not degraded by the off-site effects from rural land;
- the protection, maintenance and enhancement of watercourses, wetlands, floodplains and drainage systems as essential components of water resource management and landscape and faunal corridors as important aquatic habitat;
- the rehabilitation of degraded watercourses and re-establishment of native riparian vegetation along watercourses and other areas;
- that the built environment, such as houses, buildings, structures, roads and other infrastructure, are sited and designed in a manner that complements the natural environment, and
- the establishment of appropriate buffers between agricultural/rural and urban areas, to enable the exercising without conflict, of the right of farmers to farm their land.

5.04 Rural Policy Areas - Description and Primary Purposes

The location and extent of all **Rural Policy Areas** is shown on **Map Series 1**.

Intensive Agriculture 1 Policy Areas

Overview

The **Intensive Agriculture 1 Policy Area** covers the Silvan and Monbulk areas, and is used extensively for intensive agriculture and cropping, with the main activities being production of cut flowers, nursery stock, vegetables, bulbs, fruit and berries.

Rural residential and urban related demands are particularly strong in this area and if not managed properly, will continue as threats to the area's agricultural productivity.

Primary Purpose

The **primary purpose** of the **Intensive Agriculture 1 Policy Areas** is to protect, maintain and enhance the productive resources of the red soil areas, and to encourage its

use for intensive agricultural purposes, and where necessary to discourage the use of land for non agricultural purposes, while recognising the importance of the landscape values.

Intensive Agricultural 2 Policy Areas

Overview

The **Intensive Agricultural 2 Policy Area** generally comprises red soil areas at Hoddles Creek. This Policy Area differs from Intensive Agriculture 1 through the productivity of soils being lower, because of generally lower natural fertility, shortages of water in some areas and colder climates, resulting in a shorter growing season.

Berries and vegetables are the main crop, with some fruit production. In recent years the growing of grape vines in the Hoddles Creek area has gained some prominence.

Primary Purpose

The **primary purpose** of the **Intensive Agriculture 2 Policy Area** is to protect, maintain and enhance the red soil areas as a resource and to encourage the use of this land for broadscale intensive agricultural purposes, and where necessary, to discourage the use of land for non agricultural purposes, while protecting the landscape values.

Rural 1 Policy Areas

Overview

The **Rural 1 Policy Area** covers an area constituting the major agricultural resource in the Region. This Policy Area generally follows the valleys of the Yarra and Little Yarra Rivers and some of their tributaries.

The predominant land use is grazing. Other agricultural and rural activities include mixed farming and some part time farming, with an increasing presence of more intensive agricultural activities such as fruit and vegetable growing and viticulture.

Primary Purpose

The **primary purpose** of the **Rural 1 Policy Areas** is to maintain and protect its soils and water resources for a variety of broadscale agricultural and rural activities, to control land use and land management activities in a manner conducive to the maintenance of landscape character, and to protect and enhance the remaining areas of native vegetation, protect the native fauna and maintain and improve water quality.

Rural 2 Policy Areas

Overview

The **Rural 2 Policy Area** covers an area generally located in the eastern parts of the Region, on more undulating and steeper slopes at higher altitudes. It has lower agricultural values than the Rural 1 Policy Areas. The predominant land use is grazing, with some part time farming and viticulture.

Primary Purpose

The **primary purpose** of the **Rural 2 Policy Areas** is to maintain and protect its soil and water resources for a variety of broadscale agricultural and rural activities and to control land use and land management activities, in a manner conducive to maintenance of landscape character, to protect and enhance the remaining areas of native vegetation, protect the native fauna, and maintain and improve water quality.

Rural Landscape 1 Policy Area

Overview

The **Rural Landscape 1 Policy Area** generally comprises the land located between the Lysterfield Lake Park and Cardinia Reservoir and extending north easterly to include the rural portions of Monbulk and the eastern foothills of the Dandenong Ranges.

Due to past subdivision of land in this area, the majority of lots are in parcels of about 8 hectares. Soils are relatively poor, water scarce and the main agricultural activities are confined to part time farming, with some intensive agricultural activities in the Monbulk area.

The Policy Area contains some significant landscapes, such as the Cotswold Valley and parts of Menzies Creek Valley, which are landscapes "classified" and "recorded" by the National Trust.

Primary Purpose

The **primary purpose** of the **Rural Landscape 1 Policy Areas** is to provide for a range of farming uses and activities (including part time farming) compatible with land suitability, capability and subdivision patterns, to protect and maintain the remaining native vegetation, wildlife, water quality and to maintain and enhance landscape value and character.

Rural Landscape 2 Policy Area

Overview

The **Rural Landscape 2 Policy Area** includes land along the Yarra River and at Seville and in the Burleigh Hills, as well as small areas in the Macclesfield, Lysterfield and Monbulk areas. Main agricultural activities are grazing, mixed farming, part time farming and in some areas, fruit and berry production.

As in the Rural Landscape 1 Policy Area, the land in this Policy Area has been extensively subdivided. The lots however are generally larger than in Rural Landscape 1, with the most common size being about 16 hectares.

This Policy Area also contains significant landscapes, with areas such as Yellingbo Creek having National Trust "classified" status and the Menzies Creek having "recorded" status.

Primary Purpose

The **primary purpose** of the **Rural Landscape 2 Policy Areas** is to provide for a range of farming uses and activities (including part time farming) compatible with land suitability, capability and subdivision patterns, to protect and maintain the remaining native vegetation, wildlife, water quality and to maintain and enhance landscape value and character.

Rural Conservation Policy Areas

Overview

The **Rural Conservation Policy Area** covers generally steep and forested land. It includes the Warramate Hills, parts of Mt. Donna Buang Range and Pauls Range and the areas south of Yarra Junction, Beenak, Gladysdale and Warburton.

Only a small proportion of this Policy Area has been cleared in the past. Land uses in this Policy Area include limited grazing and part time farming, and timber harvesting.

Most land in this Policy Area is significant environmentally, for its flora, fauna, water protection and for its significant landscape values. The Warramate Hills and Mt. Donna Buang Range are National Trust "classified" landscapes. The Little Yarra River and its environs is a "recorded" landscape.

Primary Purpose

The **primary purpose** for the **Rural Conservation Policy Areas** is to protect and maintain native vegetation for its intrinsic value and for its value as a wildlife habitat, to protect landscape values and quality and to ensure that any land use is carried out in a manner compatible with the maintenance of water quality.

5.05 Threats to the Primary Purposes of Rural Policy Areas

The major threats to the primary purposes of Rural Policy Areas, particularly the objective of providing for the continuation of agricultural purposes, are:

- the demand for rural residential living;
- the pressures for further subdivision;
- uses and developments not compatible with the protection and maintenance of rural landscapes; and
- the inappropriate removal of native vegetation.

Policies for land use and management in Rural Policy Areas

5.06 Land use

Land uses must be compatible with the regional goals, the regional objectives for rural land, and with the primary purpose for each Rural Policy Area.

5.07 Construction of buildings

The construction of buildings (including houses and farm buildings) in Rural Policy Areas must be carried out in a manner that is compatible with the maintenance of rural and agricultural land uses, protection and, where possible, enhancement of landscape values, water resources, indigenous flora and fauna (and their habitat) and the provision of acceptable standards of residential health, safety and amenity.

Development within Rural Policy Areas may only occur on land (within a designated development envelope) which:

- is not subject to excessive slopes (that is a slope greater than 20%), without proper regard being given to appropriate measures to ensure that soil erosion does not occur;
- is not within a floodplain management area (except as allowed under Policy 10.02);
- if subject to land instability, can reasonably and safely be used for controlled and limited development;
- is not within an area identified as having a high risk from wildfire, unless it has been shown that appropriate measures have been undertaken, to provide an acceptable level of protection to the building from wildfire risk;
- is of sufficient size, should there be no reticulated sewerage to which the building can be connected, to enable proper on-site treatment of all wastes generated in the building and the disposal on-site of the effluent from the treatment;
- enables all buildings and their waste treatment and effluent disposal means to be located away from watercourses (by at least 30m), such that water quality is not adversely affected and stream and watercourse vegetation is protected from disturbance;
- enables proper consideration to be given to the type of construction (external materials in particular) and the location of the buildings and their ancillary works (such as driveways and access roads), in a manner that avoids intrusion into the surrounding landscape, and which provides opportunities for protecting remnant indigenous vegetation and natural habitat; and
- demonstrates that any house or building requiring utility services are able to be provided with such services in a manner that will not have an adverse impact on the environment or landscape of the area.

5.08 Tenement provisions

Within Rural Policy Areas a tenement holding control must be introduced (or maintained) in the former Shires of Sherbrooke and Lillydale, so that development of a house will only occur on a lot or parcel of land which satisfies one of the following:

- is part of a tenement holding and is in excess of 4 ha. in area, except in the Intensive Agriculture 1 Policy Area where it must be in excess of 2 ha;
- was created in accordance with an approved Planning Scheme or Interim Development Order;

- consists of the consolidation of all parcels and/or lots within a tenement holding;
- is a lot which existed as a separate tenement holding on the date specified in the relevant Shire Planning Scheme; or

5.09 Tenement anomaly provisions

Despite the requirement for tenement provisions, a planning scheme may modify the tenement provisions as they apply to specific lots, provided that it is demonstrated that:

- The modification will not prejudice the primary purpose of the policy area within which the lots occur and that the wider objectives of tenement controls for the policy area are protected from incremental erosion and are maintained as a legitimate means of protecting the areas identified from inappropriate development.
- Services such as constructed roads, reticulated water supply and reticulated sewerage are available, without additional substantial costs to Council and servicing authorities and the provision of these and other utility services will have minimal impact on the environment or landscape of the area.
- Where reticulated sewerage is not available, the site must be of sufficient size to enable proper on-site treatment and disposal of all wastes.
- Where the land is an area identified as having a high risk of wildfire hazard, appropriate building design measures will be required to be undertaken to provide an acceptable level of protection.
- Development will not jeopardise the maintenance of any Site of Natural Significance or Site of Cultural significance.
- There will be no detriment to the ecology of any stream or watercourse on or near the site, by virtue of the additional development occurring.
- The additional development can be considered to be infill in an area which is substantially built up.
- The land is not subject to constraints to development, such as land instability, land liable to flooding or land with slopes of 20% or greater (unless where slopes are greater than 20%, information has been provided that demonstrates that soil erosion will be minimised, landscape characteristics are protected or enhanced and the development and access to it can be appropriately located and land instability will be minimised).
- Clearing of native vegetation is minimised.

5.10 Second houses in Rural Policy Areas

In Rural Policy Areas a second house may only be developed on a parcel of land, a lot or a tenement holding where:

- the additional house is to provide for a farm manager/caretaker or a relative of the owner/occupier; and
- the area of the parcel of land, lot or tenement holding is of sufficient size so that a two lot subdivision could occur under the particular Policy Area, within which the land is situated.

5.11 Forestry and timber production

Forestry and timber production on private land with suitable native or other hardwood species, whether in plantations or in native forests, may be allowed subject to planning permit, provided that all activities including harvesting, roading, regeneration and fire protection are carried out in a manner compatible with the protection and maintenance of landscape values, water and soil resources, and maintenance of the integrity and long term conservation of any Sites of Natural Significance or Sites of Cultural Significance.

Softwood plantations must be prohibited within the Region.

In order to ensure that native forests and plantations are managed for their timber and other values in a sustainable manner, any proposal to carry out forestry or timber production on private land must demonstrate that:

- the land contains suitable timber resources of known quantity or it has the potential to be regenerated with suitable native species;
- timber harvesting can be carried out without detrimental effects to the area's soils, landscape and water resources and to its flora and fauna;
- appropriate native species (which will not create environmental problems) will be planted and silvicultural and management techniques will be applied to regenerate the harvested areas and to maintain the forest resources in a sustainable manner;
- plantations will only be established on land previously cleared of native vegetation and which is currently being used for agriculture or other purposes;
- floodplain management areas will be excluded, and
- timber harvesting will be excluded from the land within 30 metres of any watercourse.

5.12 Management of land for forestry and timber production

The use or development of land for forestry in native forests, or for afforestation of native hardwood species must be on the basis of a proposal which contains a forest coupe plan, which addresses the matters contained in the Code of Forest Practice for Timber Production and which specifies:

- coupe location and cutting area boundaries;
- methods of marking, cutting and removing wood and the estimated volume of wood to be removed;
- wet weather and seasonal restrictions, and any other periods during which operations will be limited;
- areas excluded from harvesting to provide for flora and fauna protection under the Flora and Fauna Guarantee Act 1988, water quality protection, landscape protection, and significant sites;
- protection and rehabilitation of soils;
- location, design, construction, maintenance and closure of timber extraction roads;

- siting, use and rehabilitation of landings, log dumps and snig tracks;
- silvicultural methods and regeneration procedures to be applied;
- fire protection restrictions, and
- other details or information which may influence the specific conduct of the operation, including traffic movements to and from the site.

5.13 Agroforestry

Agroforestry using suitable native timber species and in association with agricultural production, may be allowed and is to be encouraged on land already cleared of native vegetation and/or on degraded and previously logged areas needing rehabilitation.

5.14 Landscape protection

The protection, maintenance and enhancement of landscapes and landscape character in Rural Policy Areas must be ensured.

In considering or carrying out any uses and developments, it must be ensured that:

- visual and environmental values of landscapes in Rural Policy Areas are fully recognised, protected and where necessary enhanced;
- all development is located so that it avoids prominent ridgelines, hill tops and visually exposed valleys;
- consideration is given to the use of non reflective surfaces or screen planting, and that the development is adequately set back from road frontages and access ways;
- all development is designed and sited in a manner complementary to its location, and compatible with maintenance of character of the Rural Policy Areas;
- all roads and access tracks are located, designed, constructed and landscaped in the manner compatible with maintenance of landscape values and character, and minimisation of soil erosion;
- all land use and development is managed and controlled to maintain and enhance the visual amenity and the quality along the main roads and other access routes, and that ribbon development along the roads is strictly controlled, and
- all use and development of land within landscapes "Classified" and "Recorded" by the National Trust of Australia (Victoria) will be carried out in a manner that is compatible with protection, maintenance and, where possible, enhancement of the landscape character of these areas.

Councils are encouraged to develop guidelines and provide advisory services for the design and siting of houses, buildings and other works, in order to encourage sensitive approaches to landscape protection.

5.15 Protection of agricultural practices:

The maintenance and enhancement of agricultural practices in Rural Policy areas must be encouraged. To enable the long term achievement of these aims, appropriate farming

practices necessary for successful operation of agricultural activities should be recognised. Such practices should have regard to:

- Department of Agriculture guidelines and recommendations;
- the diversity of agricultural pursuits and the uncertainty of climatic conditions in the Region;
- the changing technology and consumer preferences for agricultural products;
- the primary purposes of the Rural Policy Areas; and
- the maintenance of environmental values.

5.16 Subdivision policies for Rural Policy Areas

Subdivision in Rural Policy Areas must be managed in accordance with the primary purpose for each Policy Area and the regional goal and objectives.

Within Rural Policy Areas subdivision may be allowed and planning schemes may provide for a variety of subdivision techniques, including minimum lot controls, a density control and a density matrix technique.

5.17 Subdivision Yields

The yield of lots, and the maximum and minimum lot sizes (for other than density matrix subdivisions) must conform to the following table:

Policy Area	Average lot yield	Maximum & Minimum lot sizes
Intensive Agriculture 1	1 lot to each 8ha of site area	6ha - 14ha
Intensive Agriculture 2	1 lot to each 20ha of site area	15ha - 35ha
Rural 1	1 lot to each 25ha of site area	18ha - 44ha
Rural 2	1 lot to each 40ha of site area	30ha - 70ha
Rural Landscape 1	1 lot to each 8ha of site area	6ha - 14ha
Rural Landscape 2	1 lot to each 16ha of site area	12ha - 28ha
Rural Conservation	1 lot to each 40ha of site area	30ha - 70ha

Despite these provisions, planning approval may be granted for a subdivision where:

- The lot to be created is required for a public use or public purpose, by the Crown, a public authority or a Council.
- The purpose of the subdivision is to re-align a common boundary between two existing lots, where no additional lots will be created and where the re-alignment does not allow an increase in the number of houses that could be constructed on

the land beyond that permitted by the planning scheme prior to the subdivision taking place.

- The land is affected by Special Study Area or Restructure provisions and the subdivision is in accordance with the requirements of those provisions
- The subdivision is for a multi-dwelling, shop, office, factory or other similar use, which is in accordance with a planning scheme.
- The subdivision is for the excision of a lot of between 0.8 ha and 1.2 ha (exclusive of an access driveway of not more than 3 metres in width) from land which:
 - Contains two houses which have lawfully been established and neither of the houses were established as dwellings ancillary to an existing house on the land such as a 'dependent relative unit' or an 'ancillary dwelling';
 - Each new lot contains one of the established houses.

Any lot created under this provision must not be further subdivided except in accordance with the maximum lot yield provisions, or for the realignment of a common boundary, or the lot to be created is required for a public purpose by the Crown, a public authority or a Council, as allowed by policy 5.17.

5.18 Density matrix subdivision

Planning schemes may provide for a density matrix subdivision technique, only within the Rural 1, Rural 2 and Rural Landscape 2 Policy Areas.

Where a density matrix provision is to be provided, it must specify that there be a single primary lot, with the remaining lots being within the range of 3 hectares to 5 hectares. The further subdivision of the primary lot in a density matrix subdivision must be prohibited by the planning scheme.

The creation of the primary lot in a density matrix subdivision must cover the land which is most suitable for agricultural uses or which has the most significant environmental values, and the small lots created must be located to minimise intrusion into the landscape and where appropriate, be grouped to avoid linear development.

5.19 Subdivision management

Any lot created by subdivision, (excluding lots created to provide for a Council, Public Authority or Government purpose) must comprise land which has at least 40% of its area that:

- is not subject to slopes of 20% or greater;
- is not within a floodplain management area;
- if it is subject to land instability, can reasonably and safely be used for controlled and limited development.

The subdivision of land must only be allowed when the size, shape and layout of proposed lots are compatible with:

- the terrain characteristics of the site slope, watercourses, soil types and vegetation;
- a continuing potential for an agricultural use the land;
- the physical landscape characteristics and use of adjacent land;
- the long term conservation of any Sites of Natural Significance and/or Sites of Cultural Significance affecting the land; and
- the capacity of any land subject to land instability to be reasonably and safely used for controlled and limited development.

In any subdivision, access roads and development envelopes be located so that minimum earthworks are required, dominant landscape features such as ridgelines are free of development, and the maintenance of Sites of Natural Significance and Sites of Cultural Significance is not jeopardised.

5.20 Other policies applying to Rural Policy Areas

In addition to the policies contained within this chapter, Township Policy Areas may also be affected by policies applying to:

- Public Land
- Management of Sites of Natural Significance and of Native Vegetation
- Management of Sites of Cultural Significance
- Puffing Billy Railway Scenic Corridor
- Floodplain Management Areas; Special Study Areas
- Human Services
- Commercial Centres
- Manufacturing and Industry
- Extractive industry, Mining & Soil Removal
- Recreation and Tourism
- Water Resources
- Service Networks
- Transport
- Fire Management;
- Schedule One - State Planning Policies for the Region
- Schedule Five - List of Environmental Weeds for the Upper Yarra Valley & Dandenong Ranges Region

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- Schedule Six - Exemptions to the policies or provisions under the Regional Strategy Plan

6. PUBLIC LAND POLICIES

6.01 Regional Overview

Public Land comprises approximately 70% of the Upper Yarra Valley & Dandenong Ranges Region. Most of this Public Land is in the forested, mountainous eastern part of the Region, but is also scattered throughout the settled western areas, particularly within the Dandenong Ranges. The Public Land presence dramatically affects the Region, because of its size and location and because of the resources it contains.

The resources of Public Land in the Region have values for water and timber production, flora and fauna conservation, tourism and recreation, landscape protection and many other minor uses.

6.02 Responsibility for Public Land Management

The primary responsibility for management of Public Land in the Region lies with the Department of Conservation and Natural Resources, Melbourne Parks & Water and Melbourne Water. Melbourne Water is responsible for the management of the Region's extensive water catchment areas, most of which are closed to public access. The Department of Conservation and Natural Resources has a broad public land management role, in the areas of national parks, soil conservation and land protection, conservation and forestry.

6.03 Land Conservation Council

Recognition must be given to the recommendations of the Land Conservation Council, that have been adopted by Government, particularly with regard to those policies for the Melbourne Area, District 2, which covers all areas of Public Land within the Region.

The Land Conservation Council recommendations, once adopted by Government, will specify the range of land uses for Public Land within the Region and must be implemented in the Region and not be over-ruled by the Regional Strategy Plan.

6.04 Regional Objectives

The objectives for the Region's Public Lands are to ensure that:

- Public Land is managed in a manner consistent with decisions of Government;
- the use, development and management of all Public Land is consistent with the objective of seeking to enable increased protection for the special features and character of the Region;
- the long term conservation of the natural environment of Public Land is provided for, and
- the renewable resources of Public Lands are managed in a way that provides for their sustainable use, and that non-renewable resources are used wisely, so that essential ecological processes and life support systems are maintained.

6.05 Management of Public Land

Public Land must be used and managed in accordance with State Planning Policies for the Region, recommendations of the Land Conservation Council which have been adopted by Government, and in a manner which is consistent with the Regional Objectives for Public Land.

The location and extent of all **Public Land Policy Areas** is shown on **Map Series 1**.

6.06 Public works and undertakings

All works and undertakings carried out in the Region by a government department, public authority or Council must be in conformity with the Regional Strategy Plan. The organisation proposing to carry out the works and undertakings must obtain written confirmation from the relevant council that the proposed works or undertakings conform with the Regional Strategy Plan. The Council may require that specified conditions must be met to ensure that the proposed works or undertakings conform with the Regional Strategy Plan.

Disputes about conformity with the Regional Strategy Plan

If there is a dispute with the Council about whether works and undertakings to be carried out by a government department, public authority or council are in conformity with the Regional Strategy Plan, the Premier will decide whether any works or undertakings may proceed.

The Premier must seek the advice of the Minister administering the Planning and Environment Act before deciding whether the proposed works or undertakings conform with the Regional Strategy Plan and whether any conditions should be imposed.

6.07 Alienation of Crown Land

There must be no further alienation of Crown land in the Region, for private sale, except for rationalisation or management purposes or as provided for elsewhere in the Regional Strategy Plan.

6.08 Disposal of surplus Public Land

Surplus public land held by a Government Department, Public Authority or a Council must not be disposed of without an assessment of community, public open space, recreation, heritage and environmental/conservation needs, and which may include retaining the land in public ownership for an alternative public use.

6.09 Road reserves, easements and linear reserves

Remnant native vegetation, significant wildlife habitat and landscapes on linear reserves, including roadsides, stream frontages and railway (both used and disused) reserves must be protected and the revegetation of these areas with indigenous native species must be encouraged.

Unused road reserves or easements may only be alienated or leased where such road reserves or easements are not of special significance for nature conservation, recreation or other public use.

The alienation or leasing of unused road reserves or easements in Sites of Natural Significance, must not occur until there is an appropriate agreement in place, between the agency currently controlling the land and Council, which provides for the most stringent limitation on clearing of native vegetation.

When a road reserve or other linear easement is alienated, it must be ensured that the retention of easement rights for public utilities, where appropriate, should be a condition of alienation; and/or if the reserve or easement is adjacent to other Public Land, provision for public access where appropriate should be a condition of the alienation.

6.10 Clearing of native vegetation on road reserves, easements and linear reserves

The clearing of native vegetation on road reserves, easements and other linear reserves must be strictly controlled, so as to protect botanical, wildlife habitat and landscape values. Managers and owners of these areas must be encouraged to prepare revegetation and rehabilitation programs for those areas that are devoid of vegetation or otherwise degraded.

When issuing or renewing licences for unused road reserves or easements, the relevant Department should ensure that:

- the intrinsic value of existing vegetation and its value as a refuge or habitat for wildlife are maintained;
- the area is protected from wildfire and soil erosion and noxious weeds and vermin are controlled;
- public access is maintained, and
- revegetation with indigenous native species is encouraged on unused road reserve or easements, particularly in Sites of Natural Significance.

6.11 Private use of Public Land

Crown or other Public Land, which is leased or licensed for private use, must be protected from inappropriate use or development which would prejudice its future use for public purposes, or which would be inconsistent with policies for the underlying or adjacent Regional Strategy Plan Policy Area.

When considering the proposed issue of a lease or licence for Crown or Public Land, the Government Department or Public Authority responsible for the management of such land:

- May, where appropriate, allow restricted and limited recreation use by the public.
- Ensure that cultivation is not permitted, except with the approval of the Government Department or Public Authority responsible for the land's management.

- Should ensure that licensees provide stiles in any fences erected across their licence area, where required.
- Should ensure that the intending licence or lease holder has obtained the relevant approval or planning permit from the Council administering the planning scheme for the area affected by the licence or lease, to use or develop that land for the intended purpose of the lease or licence.
- The use and development of privately owned land in Public Land Policy Areas must have regard to the policies generally applying in the vicinity of the subject land.
- The use and development of public land which is not in a Public Land Policy Area must have regard to the policies for Public Land.

6.12 Landscape protection

The landscape character of Public Land in the Region is of high value and must be maintained or enhanced, and special landscape features must be protected.

Government Departments, Public Authorities and Councils responsible for management of Public Land must ensure that:

- All proposed land use changes and activities are carried out in a manner which ensures that the landscape character is maintained or enhanced and special landscape features are protected.
- Where the land is within a landscape ‘classified’ or ‘recorded’ by the National Trust of Australia (Victoria), regard must be had to any citation applying to those landscapes, in the carrying out of any works or undertakings.
- Where such works and undertakings could have a significant landscape impact, advice should be sought from the National Trust prior to commencement of such works or undertakings.

6.13 Fire Protection

All Public Land in the Region must be protected from fire and fire protection and suppression must be undertaken by relevant Government Departments or Public Authorities in accordance with the Fire Management Policies in Chapter 20.

6.14 Water Resources

The vital importance of Public Land within the Region for water production purposes must be recognised and the use of that land for those purposes must be protected. Water resources on Public Land in the Region must be managed in accordance with Water Resources Policies in Chapter 17.

6.15 Forest management

The importance of the forested Public Land in the Region as a source of timber and other products must be recognised. Forest management must:

- ensure that the use of forests is sustainable for the full range of products and other benefits that forests provide, including recreation, water production, soil conservation and the protection of flora and fauna;
- protect the identified environmental values of native forests;
- ensure native forest management and timber harvesting operations are consistent with protection of forest environment;
- have regard to the Code of Forest Practices, and in particular, minimise the permanent removal of native forest and increase the current net area of public native forest;
- take account of any relevant State Government policies and/or strategies for conservation of natural resources and for the timber industry, especially with regard to encouraging reforestation, preferably with native species from the same locality;
- ensure that the traffic impacts from forestry uses do not have an adverse impact on the environmental and landscape values of the area and on nearby roads; and
- ensure that the land allocated for timber production is in accordance with the Land Conservation Council recommendations adopted by the State Government.

6.16 Timber production

Timber harvesting, both hardwoods and softwoods on public and private land, and associated activities, must be carried out in a manner which minimises any detrimental effects on the Region's landscape, composition of vegetation, wildlife, soil, water quality and yields, recreation and transport system.

Timber harvesting, planning and operations must have regard to the Code of Forest Practices and any specific local prescriptions.

Working Plans for timber production on Public Land within the Region must have regard to the need to:

- conserve the natural environment and protect flora and fauna which has been identified in Sites of Natural Significance;
- minimise adverse visual effects on the area, and take full account of the importance of landscapes of special significance;
- protect steep slopes, gullies, watercourses, riparian areas, minimise stream crossings and construct culverts and/or bridges where crossings occur;
- minimise erosion and run-off and take measures to prevent the direct entry of run-off from road surfaces to watercourses;
- rehabilitate and revegetate logged areas, including log loading areas, after harvesting; and
- include any proposals for construction or major reconstruction of permanent roads.

6.17 Softwood plantations

Softwood plantations on Public Land within the Region must not be expanded beyond those areas designated for that purpose by the State Government.

6.18 Recreation and Tourism

A wide range of recreation and tourism opportunities must be maintained and provided for on Public Land, in accordance with the relevant Recreation and Tourism Policies in Chapter 16.

6.19 Environmental education and research

Environmental education awareness and research in the Region must be fostered, and areas of Public Land allocated specifically for environmental education purposes must be used and managed to provide opportunities for study of nature and natural ecosystems.

6.21 Other policies applying to Landscape Living Policy Areas

In addition to the policies contained within this chapter, Township Policy Areas may also be affected by policies applying to:

- Management of Sites of Natural Significance and of Native Vegetation
- Management of Sites of Cultural Significance
- Puffing Billy Railway Scenic Corridor
- Floodplain Management Areas; Special Study Areas
- Human Services
- Commercial Centres
- Manufacturing and Industry
- Extractive industry, Mining & Soil Removal
- Recreation and Tourism
- Water Resources
- Service Networks
- Transport
- Fire Management;
- Schedule One - State Planning Policies for the Region
- Schedule Five - List of Environmental Weeds for the Upper Yarra Valley & Dandenong Ranges Region
- Schedule Six - Exemptions to the policies or provisions under the Regional Strategy Plan.

7. MANAGEMENT OF SITES OF NATURAL SIGNIFICANCE AND OTHER AREAS OF NATIVE VEGETATION

7.01 General Policy

The long term protection and conservation of all remaining areas of remnant native vegetation and wildlife habitat, including that on land designated as a Site of Natural Significance, must be ensured.

7.02 Sites of Natural Significance

Within any land that is designated as a **Site of Natural Significance**, as shown on **Map 6** and described in **Schedule 3**, the clearing of native vegetation must be prohibited, except:

- to provide for a use, development, building or works, including utility services, which is approved under a Planning Scheme, and where the native vegetation to be removed is detailed on a development plan agreed to by the responsible authority;
- where the vegetation is in a dangerous condition and/or is required to be removed in an emergency situation; or
- where it is required to be removed in accordance with a Notice made pursuant to the Forests Act, Country Fire Authority Act or Local Government Act, for fire protection and emergency purposes.

Where, within a Site of Natural Significance, clearing of native vegetation is required to provide for an approved use, development, buildings or works, construct an approved building and/or its driveway, it must be ensured that:

- the removal of native vegetation is subject to a planning permit;
- the removal of native vegetation is minimised and that such removal does not adversely affect the integrity of the site, and
- no clearing of native vegetation takes place on slopes greater than 20% or within 30 metres of a watercourse.

7.03 Management of land in a Site of Natural Significance

Sites of Natural Significance, and where necessary the areas in their vicinity, must be protected and managed to maintain and, where possible, enhance the natural resources and characteristics identified.

This protection and management will be achieved by careful land use and development controls, and by the introduction of management practices which ensure that all use and development within Sites of Natural Significance are carried out in a manner which:

- maintains the significance of existing native vegetation and its value as a refuge or habitat for wildlife;

- prevents soil erosion;
- protects the environment of watercourses;
- protects the site from wildfire;
- includes measures to ensure that the condition of the site and the effectiveness of the program are monitored;
- identifies areas within which development is to be precluded, and areas which require treatment in specified ways;
- provides for an appraisal of areas in the vicinity of a Site of Natural Significance and the development of programs, where possible, which are supportive of the management of the Site of Natural Significance and for consideration of external factors in relation to the site, such as buffer zones, flight paths for birds and the need for feral animal and environmental weed control;
- ensure measures are taken to eradicate environmental weed infestations, to prevent degradation of the site, and
- protects the site from domestic pets and vermin.

7.04 Further actions for Sites of Natural Significance

Further investigation of environmental resources, and identification of additional Sites of Natural Significance where desirable, must be carried out.

All owners and occupiers of Sites of Natural Significance should be informed of their importance and significance, and of the best ways to conserve and protect them.

Government Departments, Public Authorities and Councils responsible for management of land within Sites of Natural Significance must ensure their protection, and must prepare and implement programs for the proper management of that land.

Encouragement and assistance must be given for further research to identify additional Sites of Natural Significance and to improve knowledge of the habitat and management requirements of flora and fauna, and to coordinate the preparation of a public information program for the Region to increase public awareness of the need to identify, protect and manage these Sites.

7.05 Additional measures to protect Native Vegetation

Additional measures to maintain and enhance the integrity of native vegetation must be provided for. Some of these measures include the:

- facilitation and active encouragement of environmental weed eradication measures, and active discouragement of planting of environmental weeds, including the development of an environmental weed management strategy for the Region;
- facilitation and active encouragement of revegetation with indigenous species, particularly in the establishment/reinforcement of wildlife corridors between Sites of Natural Significance and other areas of significant remnant vegetation;
- active encouragement to fence off stock from areas containing native vegetation;

- facilitation of measures to inform residents and visitors of the Region's rich natural environment and the importance of its conservation;
- requirement that public utilities and firebreaks, wherever possible, are located over cleared land rather than over areas with remnant vegetation;
- requirement that native vegetation on roadside reserves be conserved, wherever possible, during road construction, upgrading and all other times;
- investigation of the feasibility of providing incentives for the conservation of Sites of Natural Significance;
- ensuring that fire prevention measures in areas of native vegetation have conservation of flora and fauna as a high priority, and that fuel reduction programs are monitored to evaluate whether the objectives are being met in the medium to long term, and
- promotion of amendments to the licensing system for use of public land to ensure that conservation of Sites of Natural Significance is a high priority.

The Department of Conservation and Natural Resources, Councils and voluntary groups and organisations, are encouraged to develop information systems and provide advisory services to the landowners on the values, maintenance and management of native vegetation, particularly in Sites of Natural Significance.

Planning schemes must ensure that, within all Landscape Living, Rural and Public Land Policy Areas, a planning approval is required for the removal or clearance of native vegetation, except where:

- it is to provide for a building and associated works, including the provision of utility services, which is approved under a planning scheme;
- the vegetation is in a dangerous condition and/or is required to be removed in an emergency situation; or
- it is required to be removed in accordance with a Notice made pursuant to the Forests Act, Country Fire Authority Act or Local Government Act, for fire protection and emergency purposes.

7.06 Management of Sites of Natural Significance on Public Land

The long-term conservation of Sites of Natural Significance on Public Land must be ensured.

The management of Public Land containing Sites of Natural Significance must be through appropriate management programs. These programs must be in conformity with the Regional Strategy Plan and must include:

- identification of the location and the extent of the Site of Natural Significance;
- measures to contain any adverse effects brought about by the use or development of the land which contains the Site;
- measures to retain and enhance native vegetation;

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- consideration of external factors in relation to the site, such as buffer zones, flight paths for birds, the control of feral animals and environmental weeds, wildlife refuges and corridors for wildlife movement; and
- measures to prevent degradation of the site and to ensure that the condition of the site and the effectiveness of the program are monitored.

Any Government Department, Public Authority or Council carrying out works or undertakings in a Site of Natural Significance, must ensure that in carrying out those works and undertakings, they have regard to:

- any management program prepared for the site;
- the maintenance and enhancement of landscape character;
- the intrinsic value of existing vegetation and its value as a refuge or habitat for wildlife;
- the prevention of soil erosion;
- the protection and the need for enhancement of the environment of watercourses;
- the protection of the area from wildfire; and
- the protection of the area from environmental and noxious weeds, vermin and domestic animals.

8. MANAGEMENT OF SITES OF CULTURAL SIGNIFICANCE

8.01 General Policy

The protection and conservation of land, features or buildings designated as Sites of Cultural Significance must be ensured.

8.02 Management of Sites of Cultural Significance

The use, development, alteration or demolition of a site or feature, designated as a **Site of Cultural Significance** in **Schedule 2**, may only be allowed where it will be subject to a planning permit and where it is demonstrated that:

- the integrity and the special values of the site or feature will not be jeopardised; and
- where relevant, advice pursuant to the provisions of the Archaeological and Aboriginal Relics Preservation Act 1972 (as amended) and/or the Historical Buildings Act 1981, has been obtained and had regard to.

Restoration of Sites of Cultural Significance must be actively encouraged and all owners and occupiers of Sites of Cultural Significance must be informed of their site's importance and significance, and of the best ways to conserve and protect them.

Councils and other relevant bodies, such as the Victoria Archaeological Survey, Historic Buildings Council and National Trust of Australia (Victoria), should be encouraged to identify and evaluate further Sites of Cultural Significance, and to develop and provide information and advisory services on the importance and significance of Sites of Cultural Significance, and on the best ways to conserve, protect and manage them.

8.03 Management of Sites of Cultural Significance on Public Land

Sites of Cultural Significance located on Public Land must be conserved and be protected from any inappropriate land uses, works or undertakings, by ensuring that (where relevant) advice is obtained from the National Trust of Australia (Vic.), the Historic Buildings Council or the Victorian Archaeological Survey, prior to any works and undertakings on or in the vicinity of these sites or features, and no demolition or destruction of these sites or features occurs without the prior agreement of the Minister for Planning.

The identification of further Sites of Cultural Significance on Public Land within the Region must be encouraged, so that these sites, if they are significant, are not destroyed or adversely affected.

9. PUFFING BILLY RAILWAY SCENIC CORRIDORS

9.01 The Puffing Billy Railway Scenic Corridor

The Puffing Billy Railway Scenic Corridor identifies those areas that are an important component of the landscape and character of the Puffing Billy Railway Line.

The Corridor contains built and natural features including historic railway stations and bridges, residential development, gardens and remnant vegetation. It is important that the cultural and scenic significance of the Corridor, and the close and distant viewlines from the railway line, are protected by ensuring that future use and development along the Corridors are appropriately sited and integrated with the environment.

For the purpose of applying planning controls, the Corridor is separated into a 'primary' scenic corridor and a 'secondary' scenic corridors. The 'primary' and 'secondary' Puffing Billy Railway Scenic Corridors are defined by the Puffing Billy Railway Scenic Corridor Overlay in the Sherbrooke Planning Scheme (as at 14 July 1994).

The Primary Scenic Corridor, which denotes those areas in the immediate vicinity of the Puffing Billy Railway Line, is where use and development would potentially have the greatest visual impact.

The Secondary Scenic Corridor, which denotes the more distant views from the Puffing Billy Railway Line, is where use and development still needs to be carefully controlled to maintain the overall visual character and experience of the corridor.

9.02 Primary Purposes for the Puffing Billy Railway Scenic Corridor

The important environmental, landscape and cultural character of the Puffing Billy Railway Scenic Corridors must continue to be protected. Within these Corridors, the primary purposes are to:

- Protect the historic and cultural importance of the Puffing Billy Railway Line and the scenic corridor through which it passes.
- Retain remnant vegetation in recognition of its important contribution to character of the corridor and the Shire and its role as a wildlife habitat.
- Retain and enhance significant cultural landscapes and indigenous vegetation which also contribute to the overall character and interest of the corridor.
- Ensure that all use and development in the corridor, including the alteration to or maintenance of existing development is sited and designed so as to maintain and enhance the visual character and quality of the corridor.
- Encourage appropriate landscaping predominantly with indigenous species as a means of soil stabilisation, screening of built elements and general visual enhancement.

Puffing Billy Railway Primary Scenic Corridor

- Ensure that any use, development or works on land within the Puffing Billy Railway Primary Scenic Corridor are appropriately designed and sited, having regard to the need for such to have a minimal visual effect on that corridor.
- Retain, maintain and enhance the important and immediate existing visual environs of the Puffing Billy Railway.

Puffing Billy Railway Secondary Scenic Corridor

- Ensure that any use, development or works on land within the Puffing Billy Railway Secondary Scenic Corridor are appropriately designed and sited, having regard to the wider landscape needs of that corridor, particularly in respect of its relationship to the Primary Scenic Corridor.
- Maintain and enhance the important wider landscape and panoramas of the Puffing Billy Railway Scenic Corridor, and their value in adding to the experience of travellers using the railway.

9.03 Management of use and development within the Puffing Billy Railway Scenic Corridor

The protection and conservation of landscapes within, and the character of, the Puffing Billy Railway Scenic Corridor must be ensured.

Within the Puffing Billy Railway Scenic Corridor, the use or development of land (including subdivision) must be strictly controlled and may only be allowed - subject to a planning permit - where it is demonstrated that:

- The location, bulk and appearance of the proposed use, development or works will not adversely affect the character and appearance of the corridor.
- Appropriate landscape treatments are proposed for setback areas, particularly setbacks to the railway line, and in relation to development or works in visually exposed locations.
- The impact of any use, development or works on the quality and character of important viewlines and panoramas from the railway line can be minimised.
- Appropriate measures are proposed to retain and enhance the landscape character and quality of the corridor and in particular, retain remnant vegetation and require landscaping predominantly with indigenous species.

10. FLOODPLAIN MANAGEMENT

10.01 General Policy

The essential function of land within floodplain management areas, as a floodway and flood pondage, must be ensured.

Floodplain management areas are defined as being land which would be inundated as a result of a flood event which has a probability of occurrence of 1% in any one year, as assessed by the relevant Drainage Authority.

The use or development of land within floodplain management areas must only be allowed where it can be demonstrated that the use or development does not:

- create a situation endangering life, health or safety in the event of a flood, particularly where the development involves the provision of access and services such as water, sewerage, waste disposal, drainage, electricity, gas and communications;
- divert or adversely affect the passage or storage of flood waters or raise flood levels on land within or adjoining the floodway;
- place demands on any disaster or relief organisations or any Drainage Authority, in the event of a flood;
- create a hazard by installation, storage, processing or handling of materials or equipment which in the event of flood may become buoyant, flammable, explosive, toxic or otherwise potentially injurious to life or property;
- cause erosion or siltation of the floodway;
- increase the natural rise, rate of rise or fall of flood waters in the floodway, or
- alter the environment to an extent that is detrimental to the natural ecosystem and to other established land uses within the floodway.

10.02 Floodplain management within Township Policy Areas

The use or development (including landfill) of land a within Township Policy Areas, which is also within a floodplain management area, may only be allowed, subject to a planning permit, for:

- earthworks (including landfill), where they are kept to a minimum;
- an extension to an existing lawfully established building;
- the construction of a building on land designated as a Flood Fringe Area, as designated on Map Series 14, provided that the floor level of that building is at least 300mm above the flood level designated by the Drainage Authority.

Where a building, other than a house or similar residential building, is adjacent to similar existing development and it is necessary to have floors or access ways at similar levels, a floor level may be specified below the level required,

provided that the Drainage Authority gives its agreement and that it is satisfied that alternative flood protection measures will be taken. In no circumstance will a floor level be specified that is below the 1% flood level.

It is to be noted that such restrictions would be altered by the construction of flood mitigation works constructed with the approval of the relevant drainage authority, such as levee banks and retarding basins, which could remove the protected area from being liable to flooding from a 1% flood event.

Additional flood fringe areas within Township Policy Areas may be designated in a planning scheme, with the agreement of the relevant Drainage Authority.

10.03 Floodplain management within Landscape Living and Rural Policy Areas

The essential function of the floodplain management area in Landscape Living and Rural Policy Areas, as floodway and flood pondage area must be ensured. Other values to be protected include agricultural production, highly sensitive landscapes, important wildlife habitat and outdoor recreation.

The construction of a house (other than an extension to an existing, lawfully established, house) on land in a Landscape Living Policy Area or a Rural Policy Area, which is also within a floodplain management area, must be prohibited.

Any other use or development (including landfill) may only be allowed subject to a planning permit and only where the responsible authority is satisfied that:

- earthworks (including landfill) are kept to a minimum;
- all development, including fences, undertaken in association with an allowed use or development is kept to a minimum;
- land uses which are allowed are confined to those uses which do not detract from the flood pondage or create a hazard in the event of a flood and all development and works are undertaken in accordance with State Environmental Protection Policies;
- in the case of landfill, there will be no creation of an island-type situation, requiring access above the flood level in the form of a causeway or isthmus - with the possible need for culverts or pipes to allow stream flows or passage of floodwaters; and
- the comments of the Drainage Authority have been sought and had regard to.

11. SPECIAL STUDY AREAS

11.01 Regional Overview

The Region contains a number of 'old and inappropriate' subdivisions in Township, Landscape Living and Rural Policy Areas. These small lot subdivisions were generally created early this century and are a problem, particularly in the Dandenong Ranges and parts of the Upper Yarra Valley.

In many cases these 'old and inappropriate' subdivisions are located in environmentally sensitive areas and are especially inappropriate if they are also in an area prone to flooding, with high fire hazards, prone to soil erosion or in a situation where pollution and landscape degradation may result from development or where provision of social and physical services would be too costly or not feasible.

Investigations into many of these problems has resulted in various public acquisition and restructure programs being introduced. These programs are designed to jointly satisfy the environmental impact question, and also to help landowners facing difficulties with these problem subdivisions.

To a large extent, the implementation of restructure and management programs has been carried out. Further work is required in some areas to arrive at appropriate solutions. The Regional Strategy Plan recognises this need by maintaining the identification of these areas, as Special Study Areas. The policies now in place will ensure the on-going implementation of the Special Study Areas previously identified and will provide for the resolution of further areas that may be identified as needing similar management programs.

11.02 Primary Purpose

The primary purpose for the Special Study Area policies is to ensure that potentially serious environmental and social impacts resulting from inappropriate subdivision development are overcome.

11.03 Regional Policies

Subdivision restructure programs, as identified in local sections of planning schemes should be continued. Further studies should be undertaken and solutions developed for those subdivisions where serious problems may still exist or may emerge, or where investigatory studies have not yet taken place.

Additional subdivision restructure programs should be initiated where it can be demonstrated that serious environmental and/or social detriment will occur through the development of an area in its present subdivided form.

Additional subdivision restructure programs may be identified where groups of small lots (usually 0.4 hectares or less) exist and where one or more of the following are present:

REGIONAL STRATEGY PLAN - SPECIAL STUDY AREAS

- services such as road, water supply and sewerage cannot be provided without excessive cost and where the provision of services would have serious detrimental environmental implications;
- any development will cause serious environmental damage irrespective of the degree of servicing;
- accessibility is poor and the lots are in an isolated location with regard to community facilities and other services;
- the danger from wildfire is acute;
- development of the land would cause a detrimental visual impact on the landscape character of the area;
- development will jeopardise the maintenance or enhancement of a Site of Natural Significance or a Site of Cultural Significance; and
- where development of the area would cause significant traffic problems.

12. HUMAN SERVICES

12.01 Introduction

The delivery of human services in the Upper Yarra and Dandenong Ranges Region needs to be considered within the context of:

- Changes in the composition and characteristics of the Region's population.
- The necessity for coordinated planning to ensure that services are delivered to all sectors of the population when and where they are needed.
- The goals of providing more equitable access to opportunities, services and facilities for all members of the community.
- Access to economic resources, power, essential goods and services, guaranteed equal rights and expanded opportunities for residents to participate in decision-making.

12.02 Primary Purpose

The primary purpose of the Human Services Policy is to ensure that all current and future land use planning decisions are considered in relation to the impact they may have on the usage of existing human services and facilities and whether such decisions will necessitate the provision of additional services and facilities.

The following factors need to be considered when future planning decisions are being made.

- access to existing facilities and services;
- access to additional facilities and services that may arise from such decisions;
- cost of the provision of services and facilities;
- responsibility for funding, management and provision of services and facilities;
- the timing of provision of services and facilities, including pre-planning in order for Government agencies and Councils to include estimates in their budget negotiations;
- use of flexible and innovative designs (such as services provided on a mobile or sessional basis as outreach from selected major service centres within the Region) to accommodate existing and changing community needs;
- the possibility of cost-sharing arrangements or joint planning of facilities and services with neighbouring municipalities and/or Regions, and
- clustering and multiple use of facilities and services, where appropriate.

Councils, appropriate Government Departments and community service bodies are encouraged to work together in a cooperative and coordinated manner, in order to implement this policy. In particular, and in relation to any land use and development planning decision with significant implications for the availability and delivery of facilities and services, it should be ensured that:

REGIONAL STRATEGY PLAN - HUMAN SERVICES

- up to date information on the nature, location and current usage of services and facilities relevant to that decision is available;
- deficiencies of facilities and services for the existing and potential population are identified and adequately addressed;
- an examination of accessibility of existing services and facilities is carried out;
- appropriate measures are included in the planning decision, where appropriate, to improve accessibility where deficiencies have been identified; and
- consideration is given to the most appropriate method of service delivery, including the possibility of innovative approaches to meeting existing or anticipated demand.

13. COMMERCIAL CENTRES

13.01 Regional Overview

The intended role of the Region's commercial centres, which refer generally to what people call their 'shopping' and 'community' centres, is to provide an appropriate range of retail and commercial services - together with community and social facilities - to meet the needs of residents and visitors. This role is supported by State Government policies for metropolitan 'activity' centres, which encourage the clustering and integrated planning of activities in preferred centres.

Major centres in the northern sector of the Region include the Lilydale Town Centre, and the Chirnside Park Shopping Centre. These main regional centres are augmented by other major shopping centres, including Kilsyth, Mooroolbark, Mt. Evelyn, Seville, Yarra Junction, Warburton, Healesville and Yarra Glen.

The main centres in the southern sector are Belgrave, Monbulk and Upwey, most of which are on Burwood Highway. There is no regional centre comparable to Lilydale or Chirnside Park within the southern sector.

The policies of the Regional Strategy Plan provide a flexible and goal-oriented approach to commercial centre planning. They have been developed in recognition of a number of premises, including:

- that despite the growth in population and associated demand for services, the previously anticipated level of growth in retail and commercial floorspace has not occurred, resulting in an under supply in some locations;
- the growth of significant 'regional' shopping centres outside the Region, especially at Ringwood, Croydon and Knox City, has been to some extent based on the population growth within the Region;
- changes in employment location preferences and settlement patterns and the need to decrease the high level of escape retail spending that currently leaks from the Region; and
- the need to provide more adequately for the Region's population growth, and to plan more effectively for commercial centre development within the Region.

A substantial expansion of the Lilydale Town Centre is an important element in the Strategy Plan's commercial centre policies. Lilydale is seen as the Region's most suitable location for major commercial centre development. It has good access to major roads and public transport, is an established administrative, community and commercial focus for the Region and is close to large areas of open space (including the Lilydale Lake). Its choice for this major role should not preclude any expansion of the Chirnside Park Shopping Centre which would complement Lilydale's expanded role.

Peripheral retailing is occurring in the western parts of the Region. Most of the floorspace is currently located in industrial zones. Peripheral retailing opportunities should be provided in appropriate locations, preferably within the western part of the Region.

13.02 Primary Purpose

The primary purpose for the commercial centre policies is to ensure that the future provision of retail and commercial services in the Region achieves a balance between improving consumer choice and convenience, maximising benefits to the retail and commercial industry, conservation of the Region's environmental qualities, the enhancement of the amenity of living and working environments, improving the retailers' ability to compete, and increasing employment opportunities within the Region.

13.03 Objectives for all Commercial Centres

The planning and development of any retail or commercial centre, must not prejudice the designated role of that centre and must seek to:

Land Use

- Encourage the effective use of land and buildings within each centre.
- Optimise the attractiveness of the centre to appropriate land uses and development.
- Encourage the clustering of compatible and complementary land uses into defined zones.
- Develop optimum continuity of shopping activity at street frontages in the core area.
- Provide sensitive and attractive landscaping within each centre.
- Be consistent with the centre's projected future roles and the characteristics of its trading area, and to meet the needs of its catchment population.
- Provide for sensitive township design and for appropriate landscaping of individual developments.

Pedestrian and traffic movement and parking

- Improve traffic access, capacity, circulation and movement within and around the core area, and to ensure that traffic problems are not created away from the centre, and between local and through traffic.
- Ensure that the amount and location of parking provided is consistent with the role and function of the centre and the capacity of streets within and adjacent to the centre.
- Develop a system of pedestrian linkages and pedestrian priority areas, that minimise conflict between pedestrian and vehicular traffic.
- Recognise the importance of public transport access to each centre, in the development of any traffic management proposal.

Character

- Conserve and enhance the unique character of each centre by: encouraging retention of existing worthy older buildings; encouraging renovation and re-use of older buildings; ensuring that the design and height of any new development within each centre is sympathetic to existing buildings, and ensuring that advertisements and signs are consistent with or enhance the character of each centre.
- Ensure that buildings harmonise in character and appearance with adjacent buildings and with the character of the area.

Conservation

- Ensure retention and preservation of architecturally or historically significant buildings and features in each centre.
- Encourage restoration, protection and appropriate utilisation of significant buildings as identified by Councils, the Historic Buildings Council, or the National Trust of Australia (Victoria), and to ensure that such restoration is in character with the original style of the buildings.
- Promote the restoration of appropriate verandas and shopfronts on commercial premises.

Amenity

- Achieve a pleasing physical environment in each centre by encouraging a high standard of architecture, landscaping and township design.
- Encourage improvement to pedestrian and shopper amenity through such facilities as open and sheltered rest areas and meeting places, crossing facilities, pedestrian links to car parks and pedestrian weather protection.

13.04 Centres of Regional Significance

The designation of a commercial centre as a Centre of Regional Significance does not necessarily imply a centre with large scale growth or function criteria.

Commercial centres have been identified as having regional significance on the basis of one or more of the following criteria:

- being centres with significant cross-municipal or cross-regional influences;
- providing significant levels of services and facilities for tourists, having environmental sensitivity, or having major highway/road exposure, and
- the possibility of needing protection from intrusive growth of other nearby centres outside the Region.

The following centres are identified as Centres of Regional Significance:

- The Lilydale Town Centre, together with adjacent commercial, industrial and peripheral retail areas, which is designated as the major commercial and community centre for the Region.

- Chirnside Park Shopping Centre, Kilsyth, Mooroolbark, Healesville, Belgrave, Monbulk, Yarra Junction, and Warburton.

13.05 Function and role of Centres of Regional Significance

The requirement to perform a full weekly shopping role does not apply to all commercial centres. However, where applicable, the components of such a role could include Junior Discount Department Store, improved supermarket facilities, small markets and an expanded range of specialty stores.

Development within Centres of Regional Significance must be in accordance with the general function directions given in the following table:

Regional Centre	Role	Implications for Expansion/ Control
Lilydale Township	Major Regional Commercial and Community Centre	Opportunity for substantial retail expansion including a department store and discount department store(s) and commercial office development.
Chirnside Park Shopping Centre	Regional Retail Centre	Limited expansion of existing retail and other services.
Kilsyth	Neighbourhood Centre	Perform full weekly shopping role.
Mooroolbark	Neighbourhood Centre	Perform full weekly shopping role.
Monbulk	Neighbourhood Centre	Perform full weekly shopping role, also provide services and facilities for tourists.
Belgrave	Community Centre	Consolidation as primary business and administrative centre, also provides services and facilities for tourists. Perform full weekly shopping role.
Yarra Junction	Community Centre	Expansion and consolidation as primary retail, commercial and administrative centre.
Warburton	Neighbourhood Centre	Perform full weekly shopping role, also provide services and facilities for tourists.
Healesville	Community Centre	Expansion and consolidation as primary retail, commercial and administrative centre, also services and facilities for tourists.

13.06 Deficiencies in Centres of Regional Significance

Where there are identified significant deficiencies in services and facilities which should be addressed within Centres of Regional Significance, the Planning Authority may provide for those deficiencies, in the most suitable locations for the provision of such services and facilities.

Retail development proposals will be favoured which increase the proportion of Regional residents' household income, available for retail purchases, spent within the Region.

13.07 Employment within Centres of Regional Significance

Retail, commercial and community service uses, which provide employment opportunities for the Region's residents, will be encouraged to locate within appropriate Centres of Regional Significance.

13.08 Designation of Local Centres

All retail, commercial and community service centres not designated as a Centre of Regional Significance will be designated as Local Centres.

13.09 Management policies for Local Centres

Local Centres must fulfil the primary role of providing for daily convenience needs within neighbourhoods, and in some cases serving the needs of tourists and other visitors. They will generally have a floorspace of less than 2,500 sq.m., and some be preferred locations for community facilities and services.

Planning of, and development within, local centres must protect and enhance pedestrian and environmental aspects, and minimise any adverse impacts on adjacent residential areas and local traffic movements.

Proposals for use or development within local centres must seek to:

- improve the range of opportunities for the local community in areas of identified need and in accordance with the primary function of the centre;
- protect and enhance environmentally sensitive areas;
- provide convenient access and parking for motor vehicles and public transport, and not generate traffic or parking problems;
- retain and improve historically or culturally important buildings and features;
- provide a safe and attractive environment for the centre's users;
- support the viability of the centre, and
- not conflict with the role of adjoining community centres.

13.10 Peripheral Retailing

Peripheral retailing opportunities should be provided within the Region, however those opportunities must be within strategically placed locations (preferably within the western parts of the Region).

In considering the establishment, adaptation or expansion of any zone to provide for peripheral retailing, regard must be had to:

- the ability to provide high exposure to passing traffic, convenient road access which allows good traffic movement and the separation of traffic using this zone from residential streets;
- sites which are large enough to provide adequate on-site parking, and
- performance standards for environmental protection and enhancement, landscaping and signage.

13.11 Other Commercial Use and Development

In Rural and Landscape Living Policy Areas, commercial use and development may only be established outside commercial centres where:

- it is demonstrated that the use provides a recreation or tourist facility or is ancillary to a tourist accommodation establishment;
- the use is associated with and ancillary to primary production carried out on the land;
- the use is a convenience shop or a general store.

Any proposal to establish a commercial use or development of land in a Rural or Landscape Living Policy Area must:

- be consistent with the objectives and policies of the Regional Strategy Plan and the relevant policy area; and
- not have any adverse effects on the amenity of adjoining residential areas, the surrounding natural environment or on the landscape of the area.

14. MANUFACTURING AND INDUSTRY

14.01 Regional Overview

The Region has a small but well established industrial base consisting of manufacturing, processing, and service industries, which range from traditional industries servicing agriculture and saw milling, to dynamic industries in high technology.

Over 60% of the Region's industrial establishments are located in the Lilydale area. With most of the activity concentrated in Kilsyth, Lilydale and Chirnside Park. These areas also have the largest amount of vacant industrial land, most of which however, is committed for development in the short to medium term.

There are limited numbers of, and opportunities for, industrial establishments in Healesville, Woori Yallock and Wesburn (which is partially developed).

Traditionally, manufacturing industries have been regarded as a non-desirable activity in the Region. This perception, however is gradually changing for many industries, which through the use of high technology, sensitive designs and siting, have acquired a level of public acceptance. It is important therefore that any new industries to be attracted to the Region exhibit a high level of community acceptance, achieve compatibility with the environment and maintenance of amenity.

The Regional Strategy Plan promotes the need to develop a sustainable economy. Support needs to be given to the maintenance and growth of local enterprises within the agricultural, commercial, tourism and industrial areas, provided they are ecologically sustainable; maintain local amenity; and are accepted by the community at large as contributing towards an improvement in lifestyles for the Region's residents.

Despite the employment opportunities available within the Region, the outer eastern suburbs of Melbourne will continue to provide the major employment source for the Region's residents. However, growth in employment will be closely linked to the changes occurring through the increased provision of tertiary education in the Region.

14.02 Primary Purpose

The primary purpose for the manufacturing and industry policies is to control and coordinate the provision of land for industry, whilst providing for an increase in employment opportunities for local communities. At the same time it is intended to control the nature and scale of development so that environmental values such as flora, fauna, water quality and yields, air quality and landscape values are not adversely affected, and that the residential amenity of the area is maintained.

14.03 Existing industrial zones

Industry will be encouraged to locate in existing Industrial Zones and, where possible, to make more efficient use of vacant and partly developed land.

In providing for industrial or manufacturing uses and development, planning authorities must ensure that:

- a reticulated sewerage and water supply is available;
- appropriate off-street parking, vehicular access and loading facilities are provided;
- the siting, design and appearance of buildings have minimal adverse impact on the surrounding landscape;
- all liquid and other wastes will be disposed of in an appropriate manner, and noise minimised, in accordance with the requirements of the Environment Protection Authority, to ensure the protection of the amenity of the area;
- the safety and amenity of residential areas near an industrial use are protected by controlling heavy truck traffic;
- where applicable, large storage areas are separated from residential areas and screened from public view;
- wherever possible, industrial uses are grouped to ensure the economical provision, extension and maintenance of utilities, and
- adequate provision is made for the landscaping of site and that appropriate controls are put in place to cover maximum building site coverage, and appropriate set backs to ensure adequate landscaping of site.

14.04 Additional land for industry

Additional land for industry may be provided in appropriate areas in the Region in accordance with performance standards. Prior to land being rezoned for industrial or manufacturing uses, it must be demonstrated that:

- there is a need for such land in the area, and that the land proposed to be rezoned is both suitable and capable of supporting the industrial and/or manufacturing uses sought;
- there are no physical and/or environmental constraints affecting the land;
- noise and odour discharges will be controlled, to protect the amenity of adjoining areas, particularly any nearby residential areas, in accordance with standards approved by the E.P.A.
- the rezoning will not have adverse effect on the Region's environmental values, including landscape, flora, fauna, water, and air quality;
- the rezoning will not have an adverse effect on the Region's agriculture, tourism, and recreational activities, or on roads or residential amenity;
- the land is located so that it can be serviced by a major access route and that there will be no adverse impacts on surrounding roads;
- a suitable buffer from residential development can be provided, and
- there is adequate provision of essential services and suitable provision for treatment of solid and liquid wastes and disposal of effluent, preferably through the provision of reticulated liquid waste disposal facilities.

14.05 Saw Mills

New sawmills may be allowed in existing industrial zones or in appropriate zones within Rural Policy Areas, provided that it is demonstrated that;

- the site is suitable and capable of supporting such a use and development;
- there are no physical or environmental constraints affecting the land on which the development and use will occur;
- detriment to the landscape values of the area will be minimised;
- there is adequate provision of essential services;
- noise and waste discharges to the environment are controlled and are in accordance with standards approved by the E.P.A.;
- the land is not within an area subject to high bush fire danger and that appropriate measures for fire prevention are taken, and
- the land is serviced with suitable vehicular access and the development will not cause adverse traffic impacts on surrounding roads.

14.06 Employment Issues

In support of the primary purposes for these policies, consideration must be given not only to employment generation, but to servicing the educational and training needs of the Region's residents. Ways in which this can be achieved include:

- examining ways in which the employment base of the Region can be broadened, including tertiary employment;
- working with appropriate authorities to establish new employment initiatives which more adequately utilise the ready source of labour, particularly the young, the unemployed and those on low incomes who have to commute long distances to find employment; and
- working with appropriate educational bodies to ensure the development of a comprehensive range of training and retraining opportunities for the Region's workforce.

15. EXTRACTIVE INDUSTRY, MINING AND SOIL REMOVAL

15.01 Regional Overview

Extractive industry, which include extraction of hard rock and clay, occurs in a number of locations in the Region, in a manner that has remained relatively unchanged over many years. It is an activity that is important in the provision of materials for road making and manufacturing of roofing tiles.

In order to protect top soil as an essential natural resource, the prohibition on soil removal, particularly for commercial purposes, will be reinforced and the removal of soil will only be allowed when associated with an approved development, such as buildings and dams.

Mining is a minor activity in the Region, with only one small gold mine at Hoddles Creek which has not operated for some years.

15.02 Primary Purpose - Extractive Industries

The primary purpose of the Extractive Industries Policies is to control the development and siting of existing and future extractive industry operations, so as to ensure minimal detrimental impact on the Region's environment, landscape and water resources and on the amenity of its residents.

15.03 Extractive Industry policies

Extractive Industry, whether as an expansion of an existing operation or through the establishment of a new operation, must be controlled to minimise detriment to the Region's environment, landscape and water resources and on the amenity of its residents.

All extractive industry sites must be satisfactorily rehabilitated in accordance with conditions specified in the relevant extractive industry approvals for the site.

New extractive industry operations must not be established within the Mt. Dandenong Ridge Area, National/State Parks, closed catchments, the Yarra Tributaries, Reference Areas, Sites of Natural and Cultural Significance, the Puffing Billy Railway Scenic Corridor and within any 'Environmental Living Zone'.

The expansion of an existing extractive industry may occur within a Site of Natural Significance provided that the expansion is in accordance with a detailed working plan, which has been agreed by the responsible authority and which restricts the removal of vegetation to specific areas shown within that detailed working plan.

15.04 Primary Purpose - Mining

The primary purpose of the Mining Policies is to facilitate the development and siting of existing and future mining operations in a manner which minimises detrimental effects

on the Region's environment, landscapes, water resources and the amenity of the Region's residents.

15.05 Mining policies

Mining operations must be designed and managed to minimise detriment to the Region's environment, landscapes, water resources and the amenity of the Region's residents. Mining operations must only be established in accordance with a planning approval unless the proposal has been the subject of an Environmental Effects Statement.

New mining operations must not be established within the Mt. Dandenong Ridge Area, National/State Parks, closed catchments, Yarra Tributaries, Reference Areas, Sites of Natural and Cultural Significance and in the Puffing Billy Railway Scenic Corridor.

Rehabilitation of mining sites must be in accordance with the conditions as specified by the licence issued under the Mineral Resources Development Act 1993.

15.06 Land management provisions for extractive industry, mineral prospecting and mining

Any extractive industry or mining proposals which require planning approval must demonstrate that:

- there is a need for the particular use or development at that specific location;
- the nature and intensity of the use or development is appropriate on that specific site;
- any undesirable effects of the use or development by reason of its appearance, use or discharge of noise or wastes into the environment or any other detrimental effects on the landscape, soil erosion or water quality or on the amenity of the surrounding areas, will be minimised or controlled;
- all works will be carried out in accordance with the conditions specified in any permit issued or any exploration or mining licence issued by the relevant Minister;
- noise and waste discharges will meet the requirements of the Environment Protection Act;
- traffic will be controlled so that there will be minimal impacts on adjoining roads, particularly those giving access to residential areas and measures to minimise dust emanating from vehicles using the site are instituted;
- any adverse effects of the use or development on the amenity of the local residents are minimised;
- advertising signs and/or company identification signs are located and designed so they do not detract from the landscape character of the area nor unnecessarily distract passing traffic;
- the intrinsic value of existing native vegetation and its value as a refuge or habitat for wildlife is maintained;
- the advice of the relevant Minister is obtained under the provisions of the Environment Effects Act, 1978, prior to the approval of any rezoning; and

- if the land is Public Land, agreement is obtained from the relevant Public Authority, Government Department or Council that controls the land.

15.07 Primary Purpose - Soil Removal

The primary purpose of the Soil Removal Policy is to strictly control, and where necessary prohibit, the removal of soil in all Rural and Landscape Living Policy Areas in order to protect the soil as an agricultural resource and to avoid soil erosion and land degradation.

15.08 Soil removal policies

Soil removal in Rural and Landscape Living Policy Areas

Soil removal in all Rural and Landscape Living Policy Areas must be subject to planning approval and must only be allowed where:

- the soil to be removed is surplus to the construction or maintenance of an approved dam which is necessary for the supply of water to the agricultural use of that land or for domestic and/or industrial water supply purposes and where the retention of that surplus soil on the subject land would reduce its suitability and/or capability for the continuation of its existing or a future agricultural operation, or
- the soil to be removed is to allow for the carrying out of an approved use or development, for which the retention of that soil would prejudice the use or development of the land, and the consideration and approval of that soil removal was part of the approval of the use or development.

Soil removal for public works and undertakings

Removal of soil by a Council, Government Department or Public Authority in association with works and undertakings or for normal maintenance operations, will be allowed, provided sufficient suitable soil is retained on site for use in appropriate rehabilitation of batters and other exposed earthworks.

16. RECREATION AND TOURISM

16.01 Regional Overview

It is estimated that some three to five million visitors are attracted to the Region each year, with the Dandenong Ranges National Park alone attracting close to one million people. Approximately 70% of the Region's land is held in public ownership, and within this area significant land has been set aside for parks.

The reservoir parks associated with Melbourne's water supply, such as Maroondah and Silvan reservoirs, have been popular for decades as a 'developed' recreation setting. 'Natural' recreation areas are generally found in the forested areas of the ranges surrounding the Yarra Valley and in the Olinda State Forest and at Mt. Donna Buang. Both 'developed' and 'natural' parks within the Region attract thousands of visitors annually.

Two of Victoria's major tourist attractions, the Healesville Sanctuary and the Puffing Billy Tourist Railway, are located within the Region. In addition, there is significant tourist activity associated with the Yarra Valley wine industry. The Yarra Valley's reputation for cool-climate quality wines is spreading, with an increasing recognition of the potential for related eating and overnight accommodation facilities, in select parts of the Region.

In the Dandenong Ranges, the diverse range of cultural attractions, the picturesque gardens, and the contrasting urban-rural landscapes and bushland settings provide an ideal focus for local, interstate and international visitors.

A number of recent recreational trends need to be taken into account in the planning, development and management of the Region's open space. There is evidence of greater interest in unstructured outdoor activities such as walking and cycling within 'natural' settings. Outdoor social activities such as picnics and barbecues have maintained their traditional appeal, particularly for family groups and organisations. As Melbourne continues to grow in area and population, particularly in the South East Growth Area (Berwick and Pakenham), it is expected that the number of Melbourne residents using major parks just beyond the metropolitan area will also grow.

If properly managed, tourism and recreation can have significant economic benefits, particularly if visitors can be encouraged to extend their stays overnight/s. The challenge is to ensure that such gains can be achieved with minimum disruption to the environment, to the amenity of the local area, and to its community.

The Region's greatest range of opportunities for development of recreation and tourism facilities are within the Yarra Valley. However there is a need to carefully plan and coordinate the development of these facilities, to ensure that the Region's most valued assets - its environmental and landscape qualities - are maintained.

This Strategy adopts a positive approach. It integrates environmental objectives with economic and social goals, by encouraging the tourist industry to develop with themes compatible with environmental protection, and by creating jobs for local people.

The Strategy recognises that the industry will be seeking a high degree of amenity, and that the way the Region presents itself will determine the degree of success of the enterprise, and influence the extent of preservation of some of the Region's most important features.

16.02 Regional Goals

The regional goals for Recreation and Tourism Policy are to:

- Facilitate further development of the Region's recreation and tourist attractions and facilities, whilst protecting the environment, the landscape and the amenity of the Region and its residents.
- Encourage coordination of the planning, provision and promotion of recreation and tourism facilities in the Region.
- Encourage a diverse range of tourist activities and facilities in appropriate locations, consistent with identified themes.
- Optimise employment and economic benefits to the Region's residents from appropriate recreation and tourism developments.
- Improve the Region's competitive strengths in tourism, to encourage and provide for an increased number of local, interstate and international overnight visitors, and to increase their average length of stay in the Region.
- Encourage positive attitudes amongst the Region's residents, relevant bodies and local councils towards the development of recreation and tourism in the Region, including the provision of associated education and training opportunities and to provide for public consultation.
- Facilitate resolution of existing problems or deficiencies in tourism and recreation infrastructure, through coordination between Government Departments and other relevant public agencies, Councils and local tourism and recreation bodies.

16.03 General regional policies - coordination

The planning, provision and promotion of recreation and tourism facilities, including those on Public Land, must be coordinated at the regional level.

This is to ensure the recognition of regional and local priorities, to assist in the proper allocation of available resources, and to enable the assessment and addressing of possible impacts on the residents, landscapes and environment of the Region. The opportunity for residents to use such facilities and activities must also be considered

16.04 Protection of the environment, landscapes and resident's amenity

Wherever possible, and for all new developments, recreation and tourism activities must be conducted in appropriate locations in the Region, away from areas where the impacts of such activities could be detrimental to the area's residents or to its environmental and landscape values.

16.05 Visitor effect on environmental capacity

Visitors who do come to the Region need to be enticed to stay for longer periods and day trippers need to be diverted away from the Dandenong Ranges, to areas appropriate for tourism and recreation in the Upper Yarra Valley. This is necessary to reduce the pressures of over use on the important landscape, environmental and visitor attraction values of the Region, particularly in the Dandenong Ranges.

Opportunities for recreation and tourism activities and facilities in the Upper Yarra Valley must be promoted, to increase its attractiveness as an alternative to the Dandenong Ranges.

Strategies to assist in the implementation of this policy include:

- promotion of short-break accommodation opportunities, as a means of spreading visitor loads, particularly in the Dandenong Ranges and other overloaded areas;
- promotion of activities and facilities which entice overnight stays, such as nocturnal animal observation at the Healesville Sanctuary and Koori (Aboriginal) cultural activities at the proposed Aboriginal Cultural Centre;
- development of selected wineries and vineyards as tourist attractions in the Region, which highlight the Region's viticulture and wine making industry, and the provision of information and interpretation on these activities;
- development of Mt. Donna Buang as an all-season tourist destination, with an emphasis on the nearest snow-play area to Melbourne, its magnificent scenery, and the opportunity for healthy outdoor activities, provided that the adjacent Watts River and Maroondah catchment are properly protected;
- development of a variety of tourist/visitor accommodation, including low-key farm holiday opportunities and associated outdoor activities;
- development of attractions associated with timber getting and gold mining;
- re-establishment of the historic rail service from Lilydale to Healesville, with the operation of old steam trains, and the re-development of Healesville Railway Station as an attraction featuring transportation history and related matters;
- development of roadside signs in appropriate locations to guide day-trippers to other tourist locations away from the Dandenong Ranges;
- development of and crafts activities related to established themes; and
- establishment of restaurants, tearooms and coffee houses reflecting the hospitality trade of the area.

16.06 Recreation and tourism in Township Policy Areas

The provision of recreation and tourism facilities and services in Township Policy Areas must be carried out in a manner which:

- ensures that any new facilities and/or services are located and designed to be compatible with the current and future needs of local residents and visitors, and

- maximises economic and other benefits to the local community, while minimising adverse impacts on the amenity of local residents, and on the area's landscape character and environment.

16.07 Recreation and tourism in Landscape Living Policy Areas

A limited range of recreational and tourist opportunities may be allowed in appropriate locations within Landscape Living Policy Areas, provided they are in keeping with and enhance the overall character of the area, and they maintain the visual, environmental quality and residential amenity of the area.

16.08 Recreation and tourism in Rural Policy Areas

A diverse range of recreational and tourism opportunities are to be encouraged in appropriate locations in Rural Policy Areas (other than Intensive Agricultural Policy Areas), provided that they are in keeping with, and enhance, the existing overall character of the area and the maintenance of rural and agricultural pursuits, visual and environmental quality and residential amenity.

In Intensive Agriculture Policy Areas, recreation and tourism activities may only be allowed where they are incidental or ancillary to an existing intensive agriculture activity being carried out on the land.

16.09 Promotion of tourism and recreation

The Region should be promoted for tourism and recreation through major themes, which have been identified as major strengths and which reflect the values important to the Region and its visitors. These themes include:

- Lifestyle experiences, health, good living;
- Rural environment (space, vistas, agriculture);
- Wineries;
- Natural environment (mountains, forests, rivers and streams, flora and fauna);
- Major attractions (e.g. Healesville Sanctuary, Puffing Billy Railway, Upper Yarra Dam, Mt Donna Buang), and
- History and Heritage (e.g. timber, gold, water, guesthouses, pioneer skills).

16.10 Tourist Routes

Appropriately signed and located tourist routes should be developed as a means of informing the public and to:

- assist in planning for recreation and tourism facilities;
- assist in the protection of environmentally and landscape sensitive areas;
- aid in interpreting the historic and cultural values of the area; and
- avoid residential areas where traffic conflicts could arise.

The designation of tourist routes must include consultation with Vic Roads, local Councils and, where appropriate, the Department of Conservation and Natural Resources, Melbourne Parks and Waterways and other relevant bodies.

16.11 Information and interpretation

Tourism and recreation information and interpretation facilities for the Upper Yarra Valley and the Dandenong Ranges (including appropriate signage) need to be provided in appropriate locations, to inform visitors of the nature and location of tourism and recreation facilities and services available.

In the information provided on the Dandenong Ranges, visitors must be made aware of alternative facilities and attractions to the Dandenong Ranges in other parts of the Region.

Roadside signs and other directional information, particularly those directing visitors to tourist and other attractions, should ensure that they are not a hazard to motorists, pedestrians or property, and that the important landscape, environmental and amenity values of the Region are not detrimentally affected.

16.12 Roadside facilities

The planning and provision on road sides for wayside stopping places, picnic and scenic lookout points, and recreation facilities, must be carried out in a manner which causes minimal adverse impact on landscape values, Sites of Natural and Cultural Significance, traffic movements and the residents of the Region:

16.13 Tourist and visitor accommodation and related facilities

Visitors to the Region, particularly overnight visitors, should be encouraged to stay longer, in order to stimulate local economies, to provide employment opportunities for local communities, and to spread the visitor loadings over longer periods of time.

Councils should encourage and facilitate the provision of a range of tourist and visitor accommodation, in appropriate localities, in order to encourage tourists and visitors to stay in the Region for longer periods of time.

Preference in implementing this policy should be given to, accommodation associated with other attractions; improvement or redevelopment of existing accommodation facilities, additional small scale developments, such as bed and breakfast establishments; low cost accommodation such as camping facilities; and accommodation in association with appropriately located restaurants.

16.13 Caravan parks

Land which is proposed to be used for a caravan park must either be located within:

- a Township Policy Area or a Rural Policy Area (other than an Intensive Agricultural Policy Area), and be included within a zone that specifically provides for such uses; or
- the townships of Warburton, Healesville and Yarra Glen, where the use may be allowed subject to a planning permit.

16.14 Major tourist facilities

Land which is proposed to be used for a major tourist facility must either be located within:

- a Township Policy Area or a Rural Policy Area (other than an Intensive Agricultural Policy Area), and be included within a zone that specifically provides for such uses; or
- the townships of Warburton, Healesville and Yarra Glen, where the use may be allowed subject to a planning permit.

16.15 Tourist accommodation

The use or development of land for tourist accommodation must be controlled to protect the amenity of residents and the visual and environmental capacity of the area, and to ensure consideration is given to the primary purposes of the relevant policy area for the land.

To achieve this, a planning permit must be required to develop new tourist accommodation establishments. However, planning schemes may allow bed and breakfast style tourist accommodation in any policy area, without planning approval, provided that:

- it is temporary tourist accommodation provided by the resident of a dwelling;
- no more than 5 tourists are accommodated at any one time;
- no new building is constructed; and
- specified car parking and advertising sign requirements are met.

16.16 Hotels

Hotels may only be allowed within commercial or activity centres in Township Policy Areas, and must be controlled to protect the amenity of residents, and the visual and environmental quality of the area.

16.17 Restaurants

Land may be used or developed for a restaurant, subject to planning permit, only where:

- it is in a Township Policy Area; or
- it is in a commercial or activity centre in any other policy area; or
- it will be associated with tourist accommodation, a tourist facility, a major tourist facility or with an established vineyard and winery which is producing wines from grapes grown predominantly on land appurtenant to the winery; and
- it will be designed and sited to protect the amenity of residents and the visual and environmental quality of the areas, and to achieve the primary purpose of the policy area within which the land is situated.

16.18 Roadside Stalls

Land within a Rural Policy Area may be used for a roadside stall, subject to planning permit and provided that:

- only primary produce normally grown on the land on which the stall is situated, including fruit, vegetables, flowers and other farm produce, is to be sold; and
- the location of the roadside stall is appropriate, having regard to traffic considerations; the adequate provision of off-road car parking; and that advertising signs are designed and located so that they do not detract from the landscape character of the area.

16.19 General use and development policies for tourism and recreation facilities

In order to conform with these policies, and to ensure the sustainability of environmental amenity and opportunities for recreation and tourism, any use or development for recreation or tourism purposes, which requires a planning permit, must comply with the following:

- Any undesirable effects of the use or development by reason of its appearance, discharge of wastes into the environment, excessive noise or traffic generation, or the like, must be minimised and/or controlled.
- The site must be both suitable for and capable of supporting the use or development.
- Adequate car parking for the use or development must be provided on the site;
- Any advertisements or signs must be located and designed so that they do not detract from the landscape character or unnecessarily distract passing traffic.
- The intrinsic value of existing native vegetation and its value as habitat for wildlife must be protected.
- The use or development must, if within a Township Policy Area, be connected to a reticulated sewerage system or, if in any other policy area, be capable of properly treating all wastewaters and disposing of effluent within its site.
- The proposed use or development must not contribute to an over-development of a particular area.

16.20 Transport modes

The use of transport modes other than private motor vehicles, for recreation and tourism activities, must be encouraged in order to lessen any adverse effects on the Region's environment and residential amenity, and to reduce traffic demands on the Region's road system.

16.21 Primary purpose - Recreation and Tourism on Public Land

Planning, provision and management of recreation facilities on Public Land is to be undertaken by the appropriate Government Department or public authority.

The primary purpose of policies for recreation and tourism on Public Land is to manage, maintain, and where necessary, improve existing recreation and tourism facilities, and to

provide additional facilities and opportunities for a variety of recreational and tourism activities, whilst ensuring that any adverse effects on natural resources, water quality, landscape, environmental character and environmental values, residential amenity and roads, are minimised.

16.22 Mt. Dandenong Ridge Area

Consistent with the general recreation and tourism policies, the further provision and/or expansion of recreation or tourism facilities on Public Land in the Mt. Dandenong Ridge Area must be limited.

Government Departments and public authorities and Councils responsible for the management of recreation and tourism facilities within the Mt. Dandenong Ridge Area, must ensure that there is generally no further provision of such facilities within this area, but at the same time, recognise the possibility for upgrading and relocating existing facilities.

16.23 Promotion of Public Land for recreation

Government Departments and Public Authorities responsible for the management of recreation facilities must, when preparing management plans, make provision for the establishment or continued use of appropriate recreation facilities in the Lysterfield Lake Park and other appropriate public land areas beyond the Mount Dandenong main ridge. These plans should also provide for the publishing of brochures and other material promoting the use of these areas for suitable recreational activities.

Camping grounds and camping opportunities for bushwalkers, cyclists, kayakers and rafters should only be allowed on Public Land or in appropriate locations near linear trails or near appropriate rivers.

16.24 The Yarra River System

The Yarra River and its main tributaries below the major water supply reservoirs/dams must be recognised as a special recreational feature, and encouragement must be given to the provision of opportunities, where appropriate, for a variety of recreational activities, including walking tracks, picnic areas, and access for water-based activities.

The Department of Conservation Natural Resources, Melbourne Parks & Waterways, Council and other relevant public agencies, in consultation with Council, must review and coordinate the use of water frontages in the Yarra River catchment within the Region.

16.25 Disused Lilydale-Warburton Railway Reserve

Staged development of the Lilydale-Warburton Railway Reserve and other disused railway reserves for walking, cycling, horse riding and other compatible activities will be encouraged, without prejudice to the possible future use of these reserves for transport purposes if required.

Government Departments and Public Authorities which own/control and manage the disused Lilydale - Warburton Railway Reserve must support the implementation of, and

give effect to, the 'Lilydale-Warburton Railway Reserve Recreation Management Plan July 1988' when considering works or undertakings on the Reserve or when considering the disposal of any land which is part of, or associated with, this Railway Reserve.

16.26 Disused Lilydale-Healesville Railway Reserve

Government Departments and Public Authorities which own/control and manage the Lilydale-Healesville Railway must, should this railway not be re-established as a commuter rail service, assist in the development of a strategy for its use as a 'tourist' railway.

The use of the railway reserve for purposes other than a commuter rail service or a 'tourist' railway, may be allowed only when such use is compatible with the protection of the reserve's potential for use as a linear recreation reserve (similar to the Lilydale-Warburton Railway).

16.27 Linear Recreation Opportunities

The development of a regional system of walking, horse riding and bicycle tracks, in a variety of landscapes connecting townships and other private land with Public Land, must be encouraged and coordinated.

In planning and developing recreation facilities and systems within the Region, Government Departments, public authorities, Councils and other agencies responsible for the management of those recreation facilities and systems must consider the approved recommendations of the Land Conservation Council, and must have regard to:

- the possibility of including disused linear features such as the Silvan aqueduct, disused railway reserves, road reserves, stream reserves and utility easements to create a network of walking, horse riding and bicycle tracks throughout the Region;
- where appropriate, the feasibility of leasing private land for purposes of linear linkages with Public Land;
- the need for such facilities, and their integration with existing facilities in particular locations, and
- the effects on local residents, on the environment, and on the landscape of the area in which any such facility is to be situated.

17. WATER RESOURCES

17.01 Regional Overview

A major part of the Region, is used for water harvesting purposes. The Yarra River System upstream of Yering Gorge and parts of Thomson Forest are used as water supply catchments for the Melbourne metropolitan area, Mornington Peninsula and the Region.

Maintenance of high water quality for domestic and other beneficial uses and maintenance of environmental values are primary objectives, and the policies in this section have been developed specifically to achieve that objective. As most of the Region is used as a catchment for Melbourne's water supply the policies reflect this importance.

The policies of the Regional Strategy Plan have been prepared on the basis of a total catchment approach to water resource conservation. Policies in this section concentrate on the waterways and adjacent lands and on issues specifically related to water harvesting.

River systems, including floodplains, are of particular significance because of their role in transferring water in times of flood, the habitat they provide for flora and fauna, and the recreational opportunities they offer. The Yarra River and its tributary streams and creeks are widely recognised as a river system with special values.

Policies for Water Resources and the Yarra River System are included under the following headings, and relate to Map Series 4:

- **Water Harvesting Policies**, which designate the land areas for water harvesting;
- **Water Quality Policies**, which indicate the standards for water quality objectives and specify land use practices conducive to maintenance of high water quality;
- **Water Supply Policies**, which specify the priorities for reticulated water supply systems; and
- **River and Stream Management Policies**, which propose co-ordinated approaches for stream management generally and for the Yarra River and its tributaries in particular.

17.02 Water Resources Goals

The regional goals for the water resource policies are to:

- ensure that the forested catchments used for water production continue to be used solely or primarily for this purpose and maintain this potential;
- ensure that all local water supply catchments identified in Map 4 continue to be used solely or primarily for this purpose and maintain this potential;
- ensure that the catchment of the Yarra River above Yering Gorge retains the potential for water collection for potable purposes;

- ensure that water catchments outside the Yarra River catchment retain the potential to harvest water suitable for various defined uses;
- achieve the water quality objectives as specified by State Environment Protection Policies;
- protect, as far as possible, existing water quality and yield in those catchments subject to changes in land use or land management;
- minimise harmful environmental effects when the collection, harvesting, transporting and using of water is undertaken; and
- promote the use of off-stream water storages in preference to on-stream storages in order to maintain stream flows and to reduce environmental impact on flora and in-stream fauna.

Water Harvesting

17.03 Primary Purpose

The **primary purpose** of the **water harvesting policies** is to maintain the opportunity for high water quality harvesting for domestic and other beneficial uses from the Yarra River and other catchments within the Region.

17.04 Melbourne Water Catchments

All catchments, storages, diversion, and transfer works under the control of Melbourne Water except for those areas already used and managed by Melbourne Water, may continue to be used and managed solely for water harvesting and production purposes.

Catchment management measures undertaken by Melbourne Water should ensure that conservation and environmental values of these catchments are recognised and protected.

Any expansion of recreational activities, particularly at Sugarloaf Reservoir, must be carefully monitored by Melbourne Water, in order to protect both the catchment and the surrounding environment.

17.05 Local Catchments

All local water supply catchments may continue to be used for water harvesting purposes, as required. On the advice of the Department of Conservation and Natural Resources, planning authorities and Melbourne Water must carefully control uses and activities within local catchments, which may have detrimental effects on water quality and yields.

Water Quality

17.06 Primary Purpose

The **primary purpose** of the **water quality policies** is to ensure that all land uses are managed in a manner compatible with water quality objectives as determined by the Government in State Environment Protection Policies.

17.07 Regional Policy

All land uses and development of Public and private land must be managed so as to maintain water quality objectives for the Region as determined by the Government in State Environment Protection Policies.

17.08 Timber harvesting in closed catchments

Timber may only be harvested in Melbourne Water's closed catchments as a management tool for maintenance of water yields and/or quality, as part of forest hydrology experiments or to salvage fire damaged timber.

17.09 Land use management

All land use and development within the Yarra River catchment upstream of Yering Gorge must be carried out in accordance with the need to maintain and improve water quality and yields for potable purposes.

In addition to the specific land use controls and provisions contained in other policies of the Regional Strategy Plan, Government Departments, Public Authorities, Councils and planning authorities must ensure the:

- containment of urban growth;
- provision of appropriate waste water management facilities to all residential, commercial and industrial development;
- provision for special policy areas along significant watercourses, where appropriate, and the protection of all watercourses and their environs against inappropriate use;
- promotion of good agricultural resource management techniques on rural lands, in order to protect the soil and water resources, including attention to the responsible use and application of fertilisers and biocides, cultivation techniques and the recycling of waste water;
- delineation, where appropriate, of land liable to flooding and specification of suitable land uses;
- maintenance of adequate stream flow to ensure protection of the biota and the aesthetic quality of the Yarra River and stream system;
- retention of riparian vegetation and the protection of the aquatic environment, and appropriate revegetation of these areas;
- sympathetic design of buildings, roads and other infrastructures, the employment of sensitive development practices to minimise run-off and the prompt revegetation and stabilisation of disturbed surfaces, in order to minimise run-off and erosion; and
- revegetation with appropriate native species of denuded and degraded stream banks, and enhancement of the existing native vegetation along watercourses.

Water Supply

17.10 Primary Purpose

The **primary purpose** of the water supply policies is to ensure continuation of supply of high quality domestic water for the Melbourne metropolitan area and the Region.

17.11 Water Reticulation

Investment in new or improved reticulated water supply systems must be directed to serve Township Policy Areas, Landscape Living Policy Areas and designated Special Study Areas and must be co-ordinated with the provision of waste water management facilities and must recognise the need for fire fighting purposes.

River Management

17.12 Primary Purpose

The **primary purpose** of the **river and stream management policies** is to provide for co-ordinated multi-purpose management of each of the stream systems in the Region, to ensure efficient use of resources and to protect the riparian environment.

17.13 Coordination policy

The Yarra River and its tributaries in the Region must be recognised as a single system with multiple functions, and its management must be co-ordinated.

Further research into the Yarra River and its tributaries, particularly the Yarra Valley wetlands, including measures for protection and rehabilitation of natural habitats and systems, should be encouraged.

17.14 Multiple use of streams and waterways

Other than those waterways in catchments managed by Melbourne Water, all streams and waterways must be managed to retain the potential for multiple use and take account of water harvesting requirements, demands for recreation, environmental protection and enhancement of cultural values and landscape aesthetics.

Government Departments and public authorities responsible for river and catchment management are encouraged to:

- liaise and share information to ensure consistent and co-ordinated policies and management for water resources, environmental protection and enhancement, and use of waterways; and
- recognise that rivers, streams and watercourses within the Region are natural ecosystems, which must be used and managed so as to ensure that their ecological processes, native species and features of scientific, cultural or scenic significance are protected and enhanced.

Relevant river and catchment management authorities must be encouraged to implement policies which will ensure the co-ordinated multi-purpose use of rivers and streams within the Region, consistent with the Regional Strategy Plan.

18. SERVICE NETWORKS

18.01 Regional Overview

Service networks are used to provide utility services, such as reticulated sewerage, electricity, pipelines for water and gas, and telecommunication installations. The main regional concerns regarding service networks are the possible growth-inducing effects of additional services, and the possible detrimental impact of any new network development on the natural and cultural environment.

The Regional Strategy Plan recognises that a full range of reticulated services is required in Township Policy Areas if the environmental resources of the area are to be maintained, and that the provision of these services must be coordinated for efficiency purposes and in recognition of the environmental and other needs of the Region.

The Ash Wednesday bushfires have made the community aware of concerns for the way reticulated power is supplied, and the maintenance implications of that choice. Maintaining clearance between trees and other vegetation and powerlines is necessary for public safety, and the manner in which that is achieved must recognise not only the costs, but also the alternatives to the method of providing power in that location, bearing in mind the long term need to protect the environmental and landscape character of the area. There must be greater encouragement given to the increased use of underground cables for the supply and reticulation of electricity.

18.02 Primary Purpose

The **primary purpose** of the **service networks** policies is to ensure that the provision of appropriate and adequate utility services and that the future development of service networks is compatible with the level of development specified by the Regional Strategy Plan, and that the environmental values of the Region are protected from inappropriate location, construction and maintenance of those networks.

18.03 Regional Objectives

The regional objectives for service networks and utility services are to:

- ensure that the planning, construction and maintenance of reticulated services and service networks is carried out in a way that protects the environmental and landscape values of the Region;
- ensure that the provision of reticulated services and service networks are directed towards providing for planned communities, in a manner that minimises speculative demand for unplanned growth; and
- facilitate the provision of a full and integrated range of reticulated services in Township Policy Areas.

18.04 Primary Purpose - Utility Services

The planning, design and construction of utility services, and the timing of their installation, must be consistent with the maintenance of environmental features, must aim to minimise the effect on the landscapes of the Region, and must not conflict with the implementation of policies aimed at containing urban growth.

18.05 Regional Policies - Utility Services

All works and undertakings carried out (or proposed to be carried out) by any Government Department, public authority or Council must, unless otherwise provided by specific policies in this Regional Strategy Plan, comply with the policies which apply to the use and development of land of the policy area within which such works or undertakings are proposed to be carried out.

Utility services must be located to protect vegetation in road reserves and in other linear features. The maintenance of existing utility services and easements must be undertaken in such a way that any existing or potentially adverse visual or environmental effects are minimised.

When planning, designing or allocating expenditure for new or improved utility services, it must be demonstrated that such schemes principally serve Township Policy Areas, do not have a development-inducing effect outside those areas, and do not have a detrimental impact on the environment or landscape of the Region.

18.06 Management of utility services

Government Departments, public authorities and Councils must have regard to the following when planning and managing works and undertakings within the Region:

- The need to limit the removal or pruning of trees to the minimum necessary for public safety and in such a way as to minimise any adverse visual and environmental effects.
- Where tree clearing is considered essential for the location of services, it must be accompanied by removal of the resulting large debris to reduce the immediate visual impact of the operation, and by the replanting of appropriate indigenous native species to lessen the impact of the works.
- Before any earthworks are carried out, soil and leaf litter from indigenous species must be saved for respreading later as part of the necessary rehabilitation and replanting component of any works proposal;
- Siting of new minor utility services in a manner which minimises the visual and environmental effects of such services. In especially sensitive areas, consideration must be given to the undergrounding of services where this will result in less visual or environmental impact.
- Locating major and intermediate utility services, including overhead and underground services, to protect the landscape and environmental character of the Region. Transmission line poles, towers and conductors of improved design and low visual impact must be used.

- Giving priority in the rehabilitation and enhancement of existing utility services to those services that have a major adverse effect on the landscape and/or the environment of the Region.
- Using irregular clearing patterns along easements or roads within which utility services are located.
- In any above ground facility, non-reflective materials and colour tones which are in sympathy with the landscape within which the facility is to be situated should be used, and locating all above ground facilities away from ridge lines and other sensitive landscapes or environments.
- Revegetating (with indigenous species) and rehabilitating sites as part of any works proposal.

New utility services must, whenever possible, be sited outside vegetated road reserves and other linear easements, and where existing utility services are to be reconstructed or upgraded, consideration must be given to relocating those services outside vegetated road reserves or linear easements.

Agencies responsible for utility services must have regard to the following when planning and carrying out maintenance works and activities:

- the need for revegetation (with indigenous species) of easements and road reserves within which the asset of utility is situated;
- the use of irregular clearing patterns where tree clearing is necessary;
- limiting the clearing of any trees or vegetation to a level consistent with the slope of the land, the need to prevent soil erosion, the efficient operation of the utility, and the maintenance of landscape and environmental values;
- in any above ground facility, the use of non-reflective materials in colour tonings compatible with the landscape of the area within which the facility is situated; and
- where existing facilities traverse visible escarpments, cross ridge lines, or otherwise obtrusively impact on the visual amenity of the area, they should be screened by the planting of indigenous native trees and shrubs.

18.07 Public works and undertakings

Government Departments, public authorities and Councils who propose to carry out works and undertakings in the Region, of the type or in the areas specified below, must obtain the approval of the relevant local Council, and must have regard to any requirements of that Council:

- Intermediate Utility Installation (Electrical); being an electricity powerline or substation operating at a voltage of more than 22,000 volts and less than 220,000 volts.
- Major Utility Installation/Major Works & Undertakings; being a utility installation which is:
 - an electricity generating works, an electrical substation operating at a voltage of 220,000 volts or more;

- a water supply reservoir, service basin or pumping station, a water supply headworks main or a reticulated main with a diameter exceeding 300mm;
 - a gas holder, generator, a reticulation or supply main (including natural gas) with a diameter of 200mm or greater;
 - a sewage treatment plant or sewage storage ponds and tanks receiving sewage from a reticulated system, sewerage mains with a diameter greater than 300mm, sewerage plant outfalls;
 - garbage and refuse disposal works;
 - oil pipeline with a diameter of 100mm or greater; or
 - a flood retarding basin, flood mitigation works or the like.
- Educational facility; being a new, or the extension of an existing, educational facility (whether it be public or private), including a primary school, secondary/high college and tertiary institution.
 - Rivers, watercourses and streams; being any works or undertakings relating to utility services within any river, stream or watercourse - or on the banks or within 30m of the banks of any river, stream or watercourse.
 - Telecommunication Facility; being buildings, masts, towers and the like associated with telecommunications (radio, television, microwave transmission/receiving, etc).
 - All works and undertakings in the following areas:
 - Mt Dandenong Ridge Area.
 - Puffing Billy Railway Primary Scenic Corridor.
 - Within or adjacent to a Site of Cultural Significance.
 - Within a Site of Natural Significance.
 - Within a landscape or area 'classified' or 'recorded' by the National Trust of Australia (Victoria).

18.08 Works and undertakings associated with the supply of electricity

In addition to any other requirement of the Regional Strategy Plan, electricity supply authorities must consult with the relevant local Council during the planning of the works and undertakings of the type or in the areas specified below, and must have regard to any requirements of that Council and must ensure that the works or undertakings are in conformity with the Regional Strategy Plan:

- All works and undertakings associated with the keeping of electricity lines and assets clear of trees and other vegetation, unless such works are low voltage supply improvements and/or extensions (both over-head lines and underground cable);
- Maintenance programs for routine tree trimming and removal must be in accordance with the 'Code of Practice for Tree Clearing', and where necessary, special attention (in accordance with the Code of Practice) must be given to

botanically, historically or aesthetically significant stands of trees, and to trees within or adjacent to National Trust of Australia (Victoria) 'classified' or 'recorded' landscapes.

- Within any area 'declared' under Clause 9 of the Code of Practice for Tree Clearing, as an 'Area of Particular Significance' (for the Dandenong Ranges or any other area subsequently 'declared').

In consulting on any works or undertakings, the electricity supply authority must advise of:

- the nature of the works proposed and the objective to be achieved by those works;
- the extent of tree/vegetation trimming and removal required for the works, based on the 'Code of Practice', for both a three year and a one year return period for clearing lines of those trees/vegetation, and
- alternative alignments and/or construction methods (including underground cable and aerial bundled cable) which would achieve the objective sought by the works, and the implications (including costs) of those alternatives.

18.09 Removal of overhead powerlines from the Dandenong Ranges (North and Western faces)

The adverse visual effects and the potential fire ignition hazards caused by overhead power lines located on the western and north-western faces of the Dandenong Ranges must be ameliorated and there must be no further overhead lines constructed in this area.

As a long term policy, the electricity supply authorities must plan for the removal or undergrounding of all power lines on the western and north western faces of the Dandenong Ranges, so as to remove potential fire ignition hazards and to enhance the important landscape values of the area.

The power line presently on the western face of the Dandenong Ranges between Glasgow Road and Ridge Road must be relocated and the present easement rehabilitated and revegetated with indigenous vegetation.

18.10 Wastewater management

Planning for the provision of reticulated sewerage throughout the Region must be coordinated between the Environment Protection Authority, Councils and the drainage, water and sewerage provision authorities and must be coordinated with the provision of reticulated water services.

Where a reticulated sewerage system is not provided, all wastes emanating from the use or development of land must be capable of being treated on that land, with the effluent being either contained within the land or disposed of to an approved discharge point.

When proposing and planning reticulated sewerage schemes, the servicing agency must ensure that such schemes are located to primarily serve Township Policy Areas.

Reticulated waste water management systems, for policy areas other than Township Policy Areas, may be provided only where the servicing agency has demonstrated that the:

- existing waste water management techniques are having adverse effects on water quality and that sewerage is needed to remove or avoid adverse effects on the environment of the area;
- use of various on-site treatment and disposal systems has been investigated for the proposed area and would be inadequate or unnecessarily costly, or have an adverse impact on the environment of the area; and
- planning, design and construction of the preferred system is consistent with the objectives of the Policy Area/s within which the proposal is to be located.

Refuse Disposal

18.11 Primary Purpose

The primary purpose of the refuse disposal policies is to ensure that all refuse disposal sites will be established and operated in a manner which protects the environment and landscapes of the Region, and which provides for the consideration of a regional approach to waste disposal as a means of reducing the adverse impacts of such activities.

18.12 Regional policy - refuse disposal

The establishment of new, and the extension of existing, refuse disposal sites must be determined in accordance with the need to protect the Region's residential amenity, its environment, and its landscape values.

The operation of refuse disposal sites must be in accordance with the requirements of the Environment Protection Act and the Health Act. When a refuse disposal site has reached its capacity, or is no longer required for that purpose, it must be rehabilitated to be compatible with the surrounding areas.

When formulating proposals for extensions to existing refuse disposal sites, or selection of new sites, consideration must be given to adopting an approach to waste disposal which involves the cooperation of the Councils in the Region. Such an approach will need to recognise the role of the Outer Eastern Refuse Disposal Group or similar organisation.

In determining whether the development and operation of a proposed refuse disposal site is appropriate, regard must be had to the following:

- the proximity of the proposed site to residential areas and the likely impact of the use on those residential areas;
- the existence, or the ability to provide, vegetation which will create visual screening of the proposed site from adjacent areas and the need to protect and reinforce such screen planting;
- the need to provide for adequate fire protection and prevention;

- the intended method, and its adequacy, of preventing groundwater and surface water pollution;
- the provision of all-weather vehicular access and the manner in which traffic will access the site and the need to provide adequate management of that traffic so that there is not an adverse impact on adjacent and other affected roads, land users and residents;
- the extent of tree and vegetation removal required and the likely impact of that removal on the site and adjoining areas;
- preventing adverse effects of dust, smell, noise and other impacts on surrounding areas and the effects of prevailing wind patterns; and
- the need to provide for the recycling of waste products.

18.13 Regional policy - Telecommunication facilities

Telecommunication facilities must be located and constructed in a manner which protects the landscapes of the Region. Proponents for new, and for the extension and maintenance of existing, telecommunications facilities within the Region must demonstrate that adverse visual and environmental effects will not occur from the development, use, extension or maintenance of those facilities.

Any proposal for the establishment of, or extension to, a telecommunication facility, or any proposal for a telecommunication works and undertaking for a Government Department, Public Authority or Council, must demonstrate that:

- there is a need for the facility at the particular location;
- joint use cannot be made of other existing facilities;
- the visual impact of the proposed facility will not adversely affect the landscape of the area;
- the use of non-reflective materials, in subdued colour tonings, is made whenever possible;
- the use will be made of irregular clearing patterns, where clearing is required;
- clearing of trees/vegetation is limited to a level consistent with the slope of the land, the need to prevent soil erosion, the need to protect and enhance the environmental and landscape values of the area, and the efficient operation of the utility;
- revegetation and rehabilitation of sites will occur after the works are completed (and as part of the works contract);
- the location of facilities upon highly visible escarpments or upon ridge lines is avoided; and
- any obtrusive impacts of proposed facilities on the visual amenity of the area (such as where they traverse escarpments or cross ridgelines) are reduced by the planting of vegetation screens.

18.14 Telecommunication facilities in the Dandenong Ranges

The significant landscape character of the Dandenong Ranges must be protected and enhanced when consideration is being given to the siting, design and construction of telecommunications towers, masts or facilities.

Although it is recognised that the continued presence of the existing four towers at Mt. Dandenong is currently necessary for communications purposes, the opportunity a multi tower system gives for proper maintenance, upgrading and possible future replacement, must be considered.

No additional telecommunications towers or masts may be constructed within the Mt. Dandenong Ridge Area, and when replacement or reconstruction of an existing tower or mast is proposed, the agency, person or body proposing those works must demonstrate that consolidation of the facilities on another existing tower cannot be satisfactorily achieved.

19. TRANSPORT

19.01 Regional Overview

The transport policies are formulated to assist the improvement of roads and public transport for the Region's residents and visitors, while minimising any adverse effects on the Region's environment. The policies are also designed to have regard to other State Government strategies for transport improvements within and adjacent to metropolitan Melbourne.

The Region's major road network and its public transport system serve two distinct areas of population, a southern sector covering the southern part of the Dandenong Ranges and the much larger northern sector including the Yarra Valley and northern Dandenong Ranges.

The major arterial roads in the southern sector are the Burwood Highway, Mt. Dandenong Tourist Road and the Belgrave-Gembrook Road. This sector's public transport needs are served primarily by a commuter rail link from Melbourne to Belgrave, supplemented by bus services linking the railway stations.

In the northern sector, major arterial roads include Canterbury/Swansea Roads, the Maroondah Highway, the Melba Highways and the Warburton Highway. There is a commuter rail service from Melbourne to Lilydale and Mooroolbark. The rail service is complemented by a network of local bus services, mainly radiating from Lilydale railway station to the smaller townships along the main connecting highways and arterial roads.

Parts of the Region's arterial road system are experiencing increasing traffic pressures at peak times, leading to demands for more road space and safety improvements. Such increased traffic has resulted from the combined effects of a substantial population growth, which is now expected to peak in the mid 1990s; many residents having to travel long distances towards Melbourne and its eastern suburbs for employment, post-secondary education and major shopping trips; and the growing numbers of day visitors who at weekends and public holidays access the Region for recreation and tourism.

In a large Region with much of its population living in scattered semi-rural areas and township fringes, many residents are completely reliant on the private motor car. Adequate public transport options are available only to those who live close to railway stations and who wish to travel to destinations towards Central Melbourne, for whom services are generally very regular and operate till late at night and at weekends. For most residents, however, the public transport options are limited.

The Regional Strategy Plan's policies seek improved coordination and integration of a public transport system which provides better services for those without a motor vehicle. In recognition of the difficulties of justifying conventional public transport services in sparsely populated areas, they also encourage the development of demand/response services and other measures for improving access to services and facilities for more of the Region's residents.

19.02 Primary Purpose

The **primary purpose** of the **transport policies** is to ensure that opportunities for increased accessibility to employment and to the Region's services and facilities by both road and public transport are enhanced, that the road network is managed in accordance with agreed principles for its maintenance, improvement and efficient use, that road management strategies are adopted which minimise adverse social, environmental and landscape impacts, and that road reserves are managed and maintained as scenic and flora/fauna conservation resources.

19.03 Coordination of transport

Planning for, and the provision of, roads and public transport in the Region must be coordinated to meet the needs of the Region's residents and for visitors to the Region, in a manner consistent with conservation and environmental values, and the containment of urban growth policies as expressed in the Regional Strategy Plan.

19.04 Road management policies

The management of existing roads, and the planning and establishment of future roading improvements must be coordinated in order to ensure that:

- the function requirements of roads in the Region are met in a manner that does not result in adverse impacts on the environment, landscape or residents of the Region;
- the strategic roles of major routes in the Region, that are identified in the Road Classification Network (Map 5), are recognised;
- proper assessment of future major roading proposals occur in a manner that includes an evaluation of alternative proposals/alignments (including the option of not doing the works), of the likely environmental impacts of the proposals (including alternatives), and of the social and economic impacts likely to result from the proposals, so that appropriate reservations can be established and protected from inappropriate uses and development, for future major roading provisions, linkages and by-passes;
- tourist buses and other very large vehicles are directed away from roads where their use would cause undue and adverse effects on residential amenity and on local environments.

19.05 Road improvements

In planning for road improvements, and in preparing road management strategies, Councils and other relevant public authorities and Government Departments must ensure that:

- there is consultation at an early stage in the planning process for road improvements and road management strategies so as to ensure that the proposals will conform with the Regional Strategy Plan;
- road reservations for new alignments must be included in planning schemes when a final route has been determined;

- planning authorities designate roads in planning schemes consistent with the Road Classification Network (Map 5);
- planning authorities have regard to the Land Use and Traffic Management Guidelines for Roads (Schedule 4), when considering types of land uses to be permitted along roads; and
- in developing new road proposals, Councils, public authorities and other relevant bodies consider the needs of cyclists and pedestrians and the possible provision of bicycle paths.

19.06 Strategic and arterial roads and long term roading proposals

Public Authorities and Councils must take appropriate action to ensure that the planning for and the provision, management and maintenance of roads are in accordance with the Road Classification Network (Map 5), with the Land Use and Traffic Management Guidelines for Roads, and with the strategic roles of the following roads:

- Maroondah Highway (to Coldstream) and Melba Highway as the major highway route through the Region, with a high priority for the provision of a local by-pass of the Yarra Glen Township;
- Maroondah Highway (beyond Coldstream) as the main access to Healesville and the tourist and wine growing areas of that part of the Upper Yarra Valley;
- Warburton Highway as the main access route through the Upper Yarra Valley for residents and tourist traffic;
- Healesville - Koo Wee Rup Road as the main north-south arterial route through the Region;
- Canterbury Road and the Lilydale-Montrose Road (Swansea Road) as a major traffic link between the eastern metropolitan suburbs and the Maroondah Highway at Lilydale; and
- Burwood Highway, Wellington Road, Canterbury Road, Mt. Dandenong Tourist Road, Monbulk Road and the Eltham-Yarra Glen Road as major supplementary routes for metropolitan recreational and tourist traffic into the Region.

Relevant Public Authorities and planning authorities must cooperate to investigate, evaluate and make provision for the following long term roading proposals, which must be in conformity with the Regional Strategy Plan:

- a Northern Arterial route linking Melbourne's northern urban fringe municipalities and terminating in the Region;
- the proposed "Healesville Freeway" route from Springvale Road through Heathmont, Bayswater and Kilsyth to Mooroolbark Road, including the roading requirements for access to and the dispersal of traffic from, the 'freeway';
- a local by-pass of the Healesville township; and
- provision of a connecting route from Lilydale-Montrose Road (Swansea Road) to the Warburton Highway at Wandin North, generally along the alignment of York, Monbulk and Clegg Roads.

19.07 Protection of environmental and social values

The planning, design and construction of all roadworks and road maintenance must be undertaken in ways which minimise possible adverse impacts on the Region's social and physical environments and landscape, so that:

- adverse effects on local communities, such as noise, safety, and interference with pedestrian movement, are minimised;
- emphasis is generally given to road maintenance and improvements for safety purposes, which are consistent with traffic requirements, rather than attempting to increase overall vehicle speed and/or capacity characteristics;
- for local roads within Township and Landscape Living Policy Areas, consideration is given to imaginative street and pathway schemes which make these roads safe and attractive, which maintain and enhance the character of the local environment, which provide safe and convenient bus stop bays, and which provide, where appropriate, for the integration of bicycle paths serving transport and/or other recreational functions;
- the landscape and environmental character of roadsides is preserved, and where possible enhanced, by the maintenance of roadside vegetation, and by designing new roadworks to blend with surrounding landforms;
- roadsides are rehabilitated as part of any roadworks, by replacing brush and topsoil (stockpiled before the works) and spreading these over batter slopes, and, where appropriate, planting with trees, shrubs and grasses in keeping with the character of the surrounding area;
- the scenic and recreational values of roadsides are recognised, and appropriate locations, which can provide high quality vistas without significant loss trees and vegetation, are made accessible to the public;
- the design and location of all signage, including information and direction signs, are compatible with local surroundings having regard to traffic, safety and visitor requirements, and cause minimal adverse impact on the landscape; and
- the alignment and level of any new road construction does not significantly increase the level of local flooding or cause significant adverse effects on water quality;

Councils and other relevant Public Authorities, and having regard to the needs of local communities, are encouraged to prepare management guidelines for the minimising of adverse impacts on the Region's social and physical environments and landscapes, caused by roadworks and by roadside signs.

19.08 Significant Roadworks

The following roads are of special significance in the Region because of their importance for their landscape, environmental, tourism, recreational or traveller experience values, which must be given particular attention when road improvement works are being planned.

With the exception of routine pavement and drainage maintenance, and pavement reconstruction and resealing where there is no widening or realignment involved,

Government Departments, Public Authorities and Councils who propose to carry out works and undertakings on the following roads must consult with the relevant local Council during the planning of those works, and must have regard to any requirements of that Council, and must ensure that the works or undertakings are in conformity with the Regional Strategy Plan:

Maroondah Highway	Burwood Highway
Melba Highway	Warburton Highway
Myers Creek Road, north of the Watts River.	
Healesville-Koo Wee Rup Road	Canterbury Road
Lilydale-Montrose Road (Swansea Road)	Healesville-Kinglake Road.
Don Road, south of Badger Weir Road.	Wellington Road
Eltham-Yarra Glen Road	Cambridge Road
York Road	Clegg Road
Inverness Road	Mt. Dandenong Tourist Road
Olinda-Monbulk Road	Olinda-Basin Road
Lilydale-Monbulk Road	Edinburgh Road
Belfast Road	Ridge Road (Mt. Dandenong/Olinda)
Killara Road	Grantulla Road
Belgrave-Gembrook Road	Sassafras Creek Road/The Crescent
Emerald-Monbulk Road	Glenfern Road
Monbulk Road	Macclesfield-Yellingbo Road
Sherbrooke Road	Mountain Highway
Perrins Creek Road	Kallista-Emerald Road
Ridge Road (Kallista)	Lysterfield Road
Don Road (Warburton Highway to Panton Gap)	
Acheron Way	Marysville-Woods Point Road
Warburton-Woods Point Road	Yarra Junction-Noojee Road
Launching Place-Gembrook Road	
Mt. Donna Buang Road (Warburton to Panton Gap)	

19.09 Roads and roadworks in the Dandenong Ranges

All roads and roadworks in the Mt. Dandenong Ridge Area must:

- be planned, designed, constructed and maintained so as to recognise the roadside vegetation, landscape, environment and views as assets to be protected and enhanced, to preserve the aesthetic experience for the tourist (driver, passenger, rider and walker), whilst providing safe travel conditions and minimising adverse impacts on local communities.
- generally be confined within the existing formation widths of the road; and
- provide a traffic capacity restraint in areas of high traffic load.

Roadworks within this area must be undertaken in such a way that the non urban character of the area is maintained and that kerb and channel, channelisation and street lighting (other than for pedestrian purposes) are used only where necessary.

19.10 Roads in Rural Policy Areas and Landscape Living Policy Areas

Roadworks within Rural Policy Areas and Landscape Living Policy Areas, outside the Mt. Dandenong Ridge Area, must be carried out in a manner which maintains the existing road network, which recognises the need for multiple-use of road reserves, and which protects and enhances the landscape and environmental values of the area.

19.11 Public Land Roads

Roadworks within Public Land Policy Areas must be undertaken in a manner which ensures that the character of the existing road network and its compatibility with adjoining land is maintained, and that the landscape and environmental values of Public Land are protected and enhanced.

Public Authorities must have regard to the requirements of this policy and to the policies that apply to roadworks in Rural and Landscape Living Policy Areas when formulating proposals for roadworks on Public Land.

Roadworks in Public Land Policy Areas must conform with the requirements for roadworks in the Mt Dandenong Ridge Area, except for those that relate to:

- construction of access tracks for fire prevention and for the maintenance of services by service agencies;
- maintenance of the road pavement and drainage facilities within the limits defined by table drains and/ or formation shoulders, including the pruning of overhanging vegetation to the minimum compatible with safety and in such a way as to minimise any adverse visual effects;
- provision of minor traffic items such as lane marking or signs relating to the operation and construction of a road; and
- snow clearing.

19.12 Public Transport - General Policies

To ease problems of accessibility and to assist in the conservation of fuel, public transport services and facilities in the Region must be maintained, and where possible improved, to meet the needs of public transport users, including as appropriate:

- extension of public transport services;
- integration of bus and rail schedules;
- improved car parking provisions and other interchange facilities at railway stations;
- provision of better public transport information systems; and
- promotion aimed towards improved patronage of existing bus, rail and other public transport services.

19.13 Coordination of Public Transport

Public transport authorities and Government Departments, when planning and programming public transport services and facilities, must consult with Councils and other relevant public authorities and must give particular attention to:

- the establishment and/or continued operation of modal interchanges within the Lilydale District Centre and at a suitable location in the Upper Ferntree Gully area, ensuring that the existing level of train service to Belgrave is not jeopardised;
- the improvement of existing public transport services in Township Policy Areas, and the extension of those services to areas not adequately served at present;
- an investigation of the feasibility and viability of demand-responsive schemes (such as Telebus), and, where appropriate, a review of the existing subsidy provisions to provide for continued operation and expansion of such schemes in the future;
- incorporation of bus route planning input into the preparation of Local Structure Plans in Township Policy Areas, or of overall structure plans for other new areas, and ensuring careful design of new subdivisions and development proposals; and
- investigation of options for improvement to commuter services to Yarra Glen, Healesville and to the Upper Yarra Valley.

19.14 Aircraft Landing Areas and Aerodromes

Further provision or expansion of Authorised Landing Areas or the creation of Licensed Aerodromes in the Region must be discouraged, and operators and users of existing Authorised Landing Areas must be encouraged to enhance the amenity and safety for residents in the vicinity of those Authorised Landing Areas by implementing appropriate controls on the use of these facilities, especially with respect to such matters as aircraft weight and type, flying training, hours of operation, and low altitude flying practice.

Planning authorities must ensure that the use, development or expansion of Authorised Landing Areas and/or Licensed Aerodromes is subject to a planning approval and to conditions which control the use of these facilities, especially with respect to such matters as aircraft weight and type, flying training, hours of operation, and low altitude flying practice.

20. FIRE MANAGEMENT

20.01 Introduction

The Region is recognised as being among one of the most fire prone areas in the world. In many parts of the Region, and in particular the Dandenong Ranges, there is a conflict between the need to minimise wildfire risk and the desire of people to live in a bushland environment. In such areas, fire prevention work, including vegetation removal, must be balanced with the need to protect the character of the area.

Major statutory responsibility for wildfire prevention and suppression rests with the Department of Conservation and Natural Resources and the Country Fire Authority. Melbourne Water is also involved in fire prevention and suppression on land under its control.

There are well established procedures for cooperation and coordination of wildfire prevention and suppression within the Region, involving Councils, police, and other emergency services and the Regional and Local Advisory Committees established under the Country Fire Authority Act.

Research following the disastrous fires of Ash Wednesday (in February 1982), demonstrated that further attention needs to be paid to the way that buildings are sited and constructed, and to the need for management for fire protection purposes, particularly around the home. At the same time, there is a need to more adequately refine the ways by which the risk of wildfire is identified.

20.02 Primary Purpose

The primary purpose for the **fire management policies** is to support the prevention and suppression of wildfire and the provision of effective fire prevention measures, whilst at the same time ensuring that detrimental effects of fire prevention works on the Region's environment, on water yields and water quality from the Region's catchments, are minimised. They are also intended to assist in informing the Region's residents and visitors of fire hazards, and the implications of these hazards for life, property, landscape and environmental maintenance.

20.03 Regional policies - wildfire prevention and suppression

Wildfire prevention and suppression must be coordinated, and Public Authorities, Councils and planning authorities must have regard to:

- the need to protect life, property and other resources from wildfires;
- the need for residents and visitors to be made aware of the threat of wildfire;
- proposals for use or development in fire prone areas;
- the potential for detrimental environmental change which can be caused by fire prevention and fire protection works; and
- the preservation of native flora and fauna, wildlife habitats, water quality and water yield, and scenic landscapes.

Wildfire prevention and suppression must continue to be provided through existing agencies and coordination systems.

20.04 Fire protection management

All fire protection works undertaken or authorised by Municipal and Regional Fire Prevention Committees and by Government Departments and Public Authorities must be in accordance with Fire Protection Plans prepared by these bodies.

Matters to be addressed in the Fire Protection Plans include:

- the objectives for fire prevention and suppression;
- areas within the Region which are most prone to serious wildfire;
- strategic and tactical firebreaks, and buffer zones adjacent to those concentrations of population which would be threatened by wildfire;
- fire access roads and maintenance of fire access tracks;
- water supply points;
- areas where frequent fuel reduction will be required, including areas where environmental and/or landscape features require restraint in fire prevention works; and
- identification of bodies responsible for management of wildfire suppression and control activities.

Fire prevention agencies must take special care in planning and carrying out fire prevention works relating to:

- land within the Mt. Dandenong Main Ridge area;
- land within the Puffing Billy Railway Scenic Corridor;
- land within a Sites of Natural Significance or within, or in the immediate environs of, a Site of Cultural Significance;
- landscapes 'classified' or 'recorded' by the National Trust of Australia (Victoria);
- matters which may affect the maintenance of water quality and water yield from the Region's catchment; and
- roadsides throughout the Region.

20.05 Fire fuel reduction methods

The effects on natural eco-systems of "fuel reduction cool-burning" (particularly high frequency burning) and of "fuel reduction slashing" must be investigated by those responsible for fire management and prevention, in consultation with appropriate agencies and organisations.

Where it is shown to detrimentally affect the Region's native vegetation, fauna, wildlife habitats or water quality and water yield, the frequency and extent of burning and/or slashing must be re-assessed.

20.06 Land required for fire management

The Dandenong Ranges are a complex mosaic of natural areas and residential precincts. They are recognised as one of the most fire hazardous areas of the world. Various areas in the Dandenong Ranges support vegetation communities that are very inflammable and many are valued for natural characteristics. Residents live within and around these areas, and the environment that attracted them to the area can be placed at risk by their activities. At the same time, the people themselves can be threatened by that environment.

It is recognised and noted that people making the decision to live and work in this fire prone environment, whereby the intensity of fire may be high during the event of a bushfire, do so at their own risk. Fire safety of residents living within the Dandenong Ranges is primarily the responsibility of the individual to decide.

In times of bushfire it must be realised by the community that the fire services cannot make a commitment to protect all life and property within the area. To cope with this situation, the Government has carried out a land purchase program for many years with the objective of protecting environmental resources and reducing the fire hazard.

20.07 Land purchase for fire management

The Department of Conservation and Natural Resources must identify those lots the Government intends to purchase. These lots will be reserved in the local sections of planning schemes as Proposed Public Open Space to ensure that owners have appropriate protection of their interests.

The Government may purchase other land from time to time on the open market when it becomes available at the discretion of the owners.

SCHEDULE ONE

STATE PLANNING POLICY FOR THE REGION

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.

SCHEDULE TWO

SITES OF CULTURAL SIGNIFICANCE

PART A. SITES OR FEATURES OF HISTORICAL SIGNIFICANCE, AND OTHER SITES OR FEATURES OF SIGNIFICANCE.

A full explanation and identification of the Sites and Features listed in Part A of this Schedule may be found in the Report by the Upper Yarra Valley and Dandenong Ranges Authority (1988) *Conservation of Sites and Structures of Historical and Archaeological Significance*.

The Authority may from time to time, and on the basis of further research, identify additional sites and features and add those to this Schedule.

The Authority will, from time to time, advise the general public, Councils, Government Departments and Public Authorities of modifications to this listing.

1. EXISTING SITES OR FEATURES OF HISTORICAL SIGNIFICANCE

Former Shire of Healesville

Brick house	Cnr. Bell Street & Armstrong Grove Yarra Glen
Coranderrk Aboriginal Cemetery	Picaninny Lane, Healesville
Court House	Cnr. Healesville-Kinglake Road & Hawker Street, Healesville
‘Cranbrooke Lodge’ (New Life for All Conference Centre)	Westmount Road, Healesville
‘The Elms’ slab cottage	Tarrawarra (‘Notre Dame’) Abbey, Tarrawarra (Yarra Glen-Healesville Road)
Former Mechanics Institute Hall	4 Church Street, Healesville
Former Coranderrk Aboriginal Station Superintendent’s house	Picaninny Lane, Healesville
Grand Hotel (Yarra Glen)	Melba Highway, Yarra Glen
Grand Hotel (Healesville)	Cnr. Maroondah Highway & Green Street Healesville
‘Gulf Station’	Melba Highway, Yarra Glen
Healesville Railway Station (former) grounds, buildings and structures	Healesville-Kinglake Road, Healesville
‘Luffra’ - Former Healesville Bush Nursing Home	Harker Street, Healesville

‘Mountain Views’ office and manchester shop	228-230 Maroondh Highway Healesville
Slab homestead and stables	Yering Gorge, Yarra Glen Pre-emptive Right, Parish of Sutton
Trestle bridge over Yarra River	Former Lilydale-Healesville Railway, to west of Yarra Glen
Uniting Church Hall (former Mission Church)	Maroondah Highway, Healesville
Wooden lock-ups, Healesville Police Station	Maroondah Highway, Healesville
Yarra Glen Gallery	Bell Street Yarra Glen
<i>Former Shire of Lillydale</i>	
‘Mt Mary’	Coldstream West Road, Coldstream West
Bickleigh Vale Village	Cardigan Road-Pembroke Road-Pine Road, Mooroolbark
‘Blue Peacock’ Restaurant and ‘Nathania Springs’ and Gardens	Olinda-Monbulk Road, Monbulk
‘Brook Hill’ (formerly ‘Olinda Yarra’)	McIntyre Lane, Yering
Cashin Bros. flour mill ruins	Lilydale Lake Park, at rear of Lilydale & District Bush Hospital
‘Chateau Yering’	Melba Highway, Yering
‘Coombe Cottage’	Cnr. Melba Highway and Maroondah Highway, Coldstream
‘Folly Farm’	Falls Road, Olinda
‘St Huberts’ Winery - former stables and remains of former wine cellars	St Huberts Road, Yering
Lilydale Baptist Church	Castella Street, Lilydale
Lilydale Court House	Castella Street, Lilydale
Lilydale Hotel (the ‘White Dog’ Hotel)	Main Street, Lilydale
Lilydale Methodist Church and Hall	Castella Street, Lilydale (now converted to a restaurant)
Mechanics Institute, Athenaeum and Free Library	Castella Street, Lilydale
Old Cavehill butter and cheese factories	David Mitchell Estate, Cave Hill, Lilydale
Old Lillydale Shire Offices	Castella Street, Lilydale
Queen Victoria Jubilee Avenue	Main Street, Lilydale

St Andrews Presbyterian Church	64-66 Anderson Street, Lilydale
St Johns Anglican Church	Jones Street, Lilydale
St Patricks Roman Catholic Church & Presbytery	Clark Street, Lilydale
Stone house	32 Cave Hill Road, Lilydale
‘Tara’	14 Gardinier Street, Lilydale
‘The Briars’	Maroondah Highway, Lilydale
‘The Towers’	6-10 The Eyrie, Lilydale
‘Yeringberg’ winery and stables	Maroondah Highway, Yering
Timber cottage	68 Anderson Street, Lilydale
<i>Former Shire of Sherbrooke</i>	
Disused gold mine adit	Mineshaft Reserve, Macclesfield
‘Burnham Beeches’	Sherbrooke Road, Sherbrooke
Dr Jorgensen’s former house and studio	Main Street, Belgrave
‘Forest Park’	Riley Road, Upwey
‘Glenlucia’	Birdwood Ave. Upwey
Horatio Jone’s house	Myrtel Grove, Tecoma
‘Long Acres’	Range Road, Olinda
‘Lorna Doone’	Mt Dandenong Tourist Road, Sassafras
‘Mawarra’ (gardens)	Sherbrooke Road, Sherbrooke
Puffing Billy Railway trestle bridge	Belgrave-Gembrook Road, Selby
Puffing Billy Railway, reserve and environs	From Belgrave to edge of Region at Menzies Creek
‘Rostrevor’	Mt Dandenong Tourist Road, Sassafras
‘Talisman’	1 Royal Ave. Kallista
St Cuthberts Church (former)	Cnr. Belgrave-Gembrook Road and Church Street, Menzies Creek
<i>Former Shire of Upper Yarra</i>	
‘The Big Culvert’	Woods Point-Marysville Road (Cumberland)
Gainsborough Store	Warburton Highway, Warburton
‘Harcourts’	Warburton Highway, Warburton
The Home Hotel	Warburton Highway, Launching Place
Original settlers farm complex	(CA 78 ^A Parish of Beenak) Prices Road, Hazeldine

Powelltown mill settlement cottages	Powelltown
Reefton Hotel	Warburton-Woods Point Road, McMahons Creek
Sanitarium Health Food Company - factory and Signs Publishing complex	Warburton Highway, Warburton
The Tunnel, Big Penninsula	Penninsula Road, McMahons Creek
Upper Yarra Historical Museum	Yarra junction Reserve

2. OTHER SITES OR FEATURES OF SIGNIFICANCE

Acheron Cauldron	
Cave Hill	David Mitchell Estate, Lilydale
Contact Zone, Lysterfield Granodiorite	Sherbrooke
National Rhododendron Gardens	Falls Road-The Georgian Road, Olinda
‘Pallants Hill’ (Gardens)	Sherbrooke Road, Sherbrooke
‘Pirianda’ (Gardens)	Hacketts Road, Olinda
Road cuttings	Warburton Highway, between Seville and the Woori Yallock Creek
Warburton contact aureole	Shire of Upper Yarra (former)
Western Escarpment of the Dandenong Ranges	Former Shires of Lillydale/Sherbrooke
William Ricketts Sanctuary	Mt Dandenong Tourist Road, Mt Dandenong
Yarra fault scarp	
Yarra Gorge	

3. DESTROYED SITES OR FEATURES OF HISTORICAL SIGNIFICANCE

Bacon curing factories	David Mitchell Estate, Lilydale
Brushy Creek village site	Maroondah Highway, Croydon North
Macclesfield bakehouse	Macclesfield-Yellingbo Road, Macclesfield
Old Fernshaw township	Maroondah Highway, Fernshaw
Old New Chum township	Off Myers Creek Road, Healesville North
Old Reefton settlement	Bottom of Reefton Spur Road
Old Warburton township	Old Warburton Road, Warburton
Original Hoddles Creek township	Gembrook Road, Hoddles Creek
‘Shiloah’ and slab barn	Link Road Kalorama

Yarra Glen Primary School

Yarra Glen-Eltham Road, Yarra Glen

B. SITES OR FEATURES OF ARCHAEOLOGICAL SIGNIFICANCE

A full explanation and identification of Sites or Features listed in this Schedule can be found in a report titled *An Archaeological Survey of the Upper Yarra Valley and Dandenong Ranges, 1988*, (A Report to the Victoria Archaeological Survey) by Hilary du Cros.

Further information regarding the location, management or any other attributes of the Sites or Features can be obtained from the Victoria Archaeological Survey.

It should be noted that the list of Sites and Features contained in this Schedule is based on limited knowledge, and that the Authority will from time to time, modify the listing, as the information on additional Sites or Features becomes available.

B. Sites or Features of Archaeological Significance

Site No.*	Site Name	Site Type	Preservation
7922-0001	Yarra Glen	Surface scatter	Poor
7922-0037	Mount Mary	Scarred tree	Poor
7922-0038	Mooroolbark	Surface scatter	Totally destroyed
7922-0065	Yarra Glen A	Mound	Fair
7922-0066	Yarra Glen B	Mound	Fair
7922-0067	Brown Snake Swamp A	Mound	Fair
7922-0087	Toolangi 1	Surface scatter	Very poor
7922-0088	Yeringberg Ridge	Quarry	Fair
7922-0089	Eastwood Av/The Briars	Surface scatter	Fair
7922-0090	Cardigan Road	Rock arrangement	Very poor
7922-0091	Wandin Creek Road	Surface scatter	Very poor
7922-0092	Old Baker Creek Rd	Surface scatter	Poor
7922-0093	Old Chum Creek Rd	Scarred tree	Good
7922-0098	Worowa 1	Scarred tree	Poor
7922-0099	Worowa 2	Scarred tree	Good
7922-0100	Wandin Yallock 1	Scarred tree	Poor
7922-0101	New Chum Creek 1	Scarred tree	Fair
7922-0102	New Chum Creek 2	Scarred tree	Very poor
7922-0103	Tarrawarra Abbey	Scarred tree	Poor
7922-0104	Wandin Yallock Creek 2	Surface scatter	Very poor
7922-0105	Yarra Glen Reserve	Surface scatter	Poor
7922-0106	Toolangi/Yea River	Surface scatter	Poor
7922-0107	New Chum Creek 3	Surface scatter	Fair
8022-0005	Lowes Road	Surface scatter	Poor
8022-0006	Healesville W/L Sanctuary 1	Scarred tree	Fair
8022-0007	Healesville W/L Sanctuary 3	Scarred tree	Fair
8022-0008	Healesville W/L Sanctuary 5	Scarred tree	Poor
8022-0010	Healesville W/L Sanctuary 2	Scarred tree	Fair
8022-0011	Healesville W/L Sanctuary 4	Scarred tree	Poor
8022-0012	Haggards Farm 1	Scarred tree	Fair
8022-0013	Haggards Farm 2	Scarred tree	Very poor
8022-0014	Haggards Farm 3	Scarred tree	Fair

REGIONAL STRATEGY PLAN - SCHEDULE TWO - SITES OF CULTURAL SIGNIFICANCE

8022-0015	Cement Creek 1	Scarred tree	Poor
8022-0016	Kwina/Badgers Creek	Scarred tree	Fair
8022-0019	Old Warburton 1	Surface scatter	Fair
8022-0020	Paradise Plains 1	Surface scatter	Fair
8122-0001	Toorongo 1	Surface scatter	Good
8122-0002	Toorongo 2	Surface scatter	Good
8122-0003	Toorongo 3	Surface scatter	Fair
8122-0004	Toorongo 4	Exposure in bank	Good
8122-0005	Montys Hut	Grinding grooves	Very Poor
	Lilydale, Eastwood Drive	Camp Site	Destroyed
	Lilydale, Carronvale Road	Camp Site	Destroyed

* Victorian Archaeological Survey Register Number

SCHEDULE THREE

SITES OF NATURAL SIGNIFICANCE

1. SITES OF BOTANICAL SIGNIFICANCE

Reference numbers are those used in "A Review of the Sites of Botanical Significance in the Upper Yarra Valley and Dandenong Ranges Region" by McMahon, Frood, Bedgood and Carr (1989).

<i>Site No.</i>	<i>Location</i>	<i>Description of Site</i>
1.	O'Shannassy Catchment	Mature wet sclerophyll forest over a wide area
2.	Cement Creek Catchment	Outstanding vegetation in excellent condition, rare or restricted species often present.
4.	Maroondah Catchment	Outstanding areas of vegetation in excellent condition, wet sclerophyll and fern gullies.
5.	Watts River Reference Area	Vegetation in good condition though often immature.
6.	Myrtle Gully Scenic Reserve	Over-mature stand of Myrtle Beech.
7.	Myrtle Creek (Don River) Public Purpose Reserve	Outstanding areas of vegetation dense stands of Lemon Bottlebrush.
8.	Acheron Way and the Ben Cairn Road	Vegetation complements scenic roads.
9.	Coranderrk Aqueduct	Remnant vegetation once widespread within the area.
10.	O'Shannassy Aqueduct	Buffer zone between developed land and natural forest.
11.	Upper Yarra Catchment	Considerable floristic and habitat diversity
12.	Upper Yarra Catchment - Clear Creek	Banksias, Hakeas and Baeckea combining to form a varied flora sector.
13.	Cumberland Creek Reserve	Over-mature Mountain Ash and little disturbed fern gullies.
14.	Starvation Creek	Unexploited remnants of Mountain Grey Gums and Brown Stringybarks.
15.	McMahons Creek	Vegetation floristically very rich, limited occurrence within Region.
16.	Yarra Junction	Vegetation communities which are not well represented in existing reserves.
17.	Tomahawk Creek and McCrae Creek	Possibly only locality in Victoria supporting Bricklayer's Sedge.

REGIONAL STRATEGY PLAN - SCHEDULE THREE SITES OF NATURAL SIGNIF.

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| 18. | Brittania Creek | Mature stands of vegetation, once widespread, remaining in sheltered gullies. |
| 19. | Frenchman's Spur | Outstanding areas of alpine vegetation currently under threat of logging and/or clearing. |
| 20. | Pauls Range | Disturbed vegetation not well represented within existing reserves. |
| 21. | Mt Slide | Only locality within the Region in which epiphytic orchids were observed. |
| 22. | Christmas Hills (Part, Yarraview Rd. Yarra Glen) | Remnants of native flora under threat by urbanisation. |
| 23. | Upper Thomson River | Best example of alpine and sub-alpine vegetation within the Region. |
| 24. | Sherbrooke Forest | Outstanding examples of once widespread native vegetation. |
| 25. | Silvan Reservoir | Diverse range of vegetation types, a result of previous disturbances such as fire. |
| 26. | Cardinia Reservoir (Part, west of Wellington Road) | Wide variety of plant types especially wildflowers. |
| 27. | Doongalla Forest Reserve | Diverse range of vegetation types, as a result of previous disturbances such as fire. |
| 28. | Olinda State Forest | Large reserve of relatively undisturbed native vegetation. |
| 29. | Dandenong Ranges National Park (Upper Ferntree Gully) | Native vegetation in poor condition due to over-utilisation of National Park. |
| 30. | Macclesfield Creek | Very complex and varied floristic compositions. |
| 31. | Macclesfield | Variety of plant types not represented within existing reserves in the Region. |
| 32. | Macclesfield Swamps | Areas of wetland vegetation characterised by dense thickets of Swamp Paperbark. |
| 33. | Monbulk (Sassafras Creek) | Remnant vegetation within large areas of cleared land. |
| 35. | Belgrave South (Courtneys Road Reserve - Site 35 ^A) | Remnant vegetation not found in significant quantities within the Region. |
| 36. | Yarra River | Pockets of rare and restricted plant species endangered by development. |
| 37. | Montrose Reserve | Stand of floristically rich vegetation not well represented in existing reserves within the Region. |

REGIONAL STRATEGY PLAN - SCHEDULE THREE SITES OF NATURAL SIGNIF.

38.	Warramate Hills	Isolated block of native vegetation in a very heavily developed pastoral Region.
39.	Wandin North (Warburton Highway)	Undisturbed small stand of native vegetation.
40.	Killara	Significant remnant of native vegetation amidst pastoral land.
41.	Olinda Creek Pipeline	Relatively undisturbed corridor of rich vegetation.
44.	Menzies Creek (Part to west of Wellington Road)	Most southerly recording of Mountain Ash.
45.	Lysterfield Reserve	Introduced species which could be utilised for recreation so as to ease the pressure on more sensitive sites of native vegetation.
46.	Coldstream West billabong/s	Remnant wetland vegetation. Billabong/s mostly intact.
47.	Spadonis Reserve	Remnant vegetation. High site potential for rehabilitation (in public ownership).
48.	<i>Eucalyptus crenulata</i> stand - Yering	Indigenous stand. Pockets of rare species.
49.	<i>Eucalyptus crenulata</i> stands - Coldstream, Yarra Glen district	Examples of endemic species of a restricted distribution.
50.	Everard Park	Remnant floodplain and transitional vegetation.
51.	Yarra River (Warramate Hills)	Remnant riparian and gully vegetation. Link between Yarra River and Woori Yallock Creek and the Warramate Hills.
52.	Coranderrk Bushland	Remnant vegetation varieties in developing area.
53.	Yarra River frontage, north of Woori Yallock	Range of indigenous species and relatively intact riparian vegetation.
54.	Yellingbo - Parslows Bridge	Remnant streamside vegetation.
55.	<i>Melaleuca squarrosa</i> swamp - Caufield Grammer farm	Remnant shrubland/wet heath, formerly widespread along minor drainage lines south of the Little Yarra River.
56.	<i>Melaleuca squarrosa</i> swamp - Yarra Junction	As above (No. 55). Remnant shrubland/wet heath, formerly widespread along minor drainage lines south of the Little Yarra River.
57.	Little Yarra River, North West of Gladysdale	Supports high diversity of species, threatened by clearing and development.
58.	Little Yarra River, South West of Gladysdale	Riparian wet forest, link between hill on either side of the River.

REGIONAL STRATEGY PLAN - SCHEDULE THREE SITES OF NATURAL SIGNIF.

59. Gilderoy West	Isolated block of remnant vegetation adjoining stream reserve.
60. Gilderoy Roadside	Unique transition between <i>M. squarrosa</i> scrub and riparian vegetation.
61. Wesburn Recreation Reserve	Remnant fringe of indigenous vegetation
62. Big Pats Creek	Link between Yarra River and southerly ranges.
63. Upper Yarra River - Warburton to McMahons Creek	Stretch of intact riparian vegetation, linked to extensive tracts of indigenous forest.
64. O'Shannassy Creek - Yarra River Confluence	Species of restricted distribution.
65. Yarra River below Upper Yarra Dam	Riparian vegetation linked to indigenous forest.
66. Swamp Gum community below Upper Yarra Dam	Species of restricted distribution.
67. Tarrawarra Road (<i>Eucalyptus pauciflora</i> stand)	Restricted occurrence of <i>Eucalyptus pauciflora</i> in the Region.
68. Coldstream - Leonard Road	Remnant vegetation.
69. Yering - Old Railway Reserve	Remnant grassland - grassy woodland.
70. Spring Road	Supports remnant vegetation types which have been almost eliminated elsewhere by clearing.
72. Brushy Creek	Isolated remnant of wetland vegetation surrounded by pasture.
73. Montrose - West	Diverse and restricted communities within developed land.
74. Leversha Reserve	Patches of high quality vegetation fringed by residential development.
75. Kilsyth South (Part, east of Liverpool Road)	Relatively intact remnant of <i>Eucalyptus cephalocarpa</i> within predominantly cleared or disturbed land.
77. Lowes Road	Extensive intact stands of a distinctive floristic variant of Sclerophyll Woodland.
78. Eagles Domain	Excellent examples of relatively undisturbed Box Stringybark Woodland.

NOTES ON THE USE OF THIS SCHEDULE:

A full explanation and identification of the Sites and Features listed in this Schedule may be found in the Report McMahon *et al* (1989), *Study of Sites of Botanical Significance*.

Sites listed as numbers 1 to 45 were identified in the Report by Gullan *et al* (1979) *Sites of Botanical Significance in the Upper Yarra Region* and have been relisted in the subsequent report by McMahon *et al*.

Sites listed as numbers 46 to 66 were identified in the Report by Rosengren *et al* (1983) *Sites of Environmental Significance* and have been relisted in the subsequent report by McMahon *et al*.

Sites listed as numbers 67 to 78 were identified in McMahon *et al* (1989) *Study of Sites of Botanical Significance*.

From time to time, and on the basis of further research, additional sites and features and may be identified and added those to this Schedule.

2. SITES OF ZOOLOGICAL SIGNIFICANCE

PART A

This part includes sites numbered 1 to 35 inclusive, described by Mansergh *et al* (1989), Study of Sites of Zoological Significance. This study should be consulted for full explanation and identification of the sites. "Previous No." in the table below, and correlation with the listed sites may be found in the Report by Fleming *et al* (1980) Sites of Zoological Significance in the Upper Yarra Region.

<i>Site No.</i>	<i>Site Name</i>	<i>Previous Significance</i>	<i>Site No.</i>
1.	Yellingbo State Faunal Reserve & Woori Yallock Creek corridor	N	Sb7
2.	Yarra River & Little Yarra corridor	S	Ld3/UY6
3.	Kinglake National Park Paul Range (Part, east of Skyline Road)	S	Hv2
4.	Steels Creek Mine	S	(in Hv1)
5.	Healesville Sanctuary; Coranderrk & surrounds	S RA	Hv3
6.	Black Sands Creek & Yarra State Forest	S	UY8 (pt)
7.	Watsons Creek catchment and Yarra Ridge (Part, east of Skyline Road)	RA S	(in Hv1)
8.	Lysterfield Lake Park, Ash Flora Reserve & Birds Lake Reserve	RA	Sb1
9.	Dandenong Ranges National Park	RA	Sb2
10.	New Chum Creek, Blue Mountain & Meyers Creek	RA	Sb2
11.	Olinda State Forest, Silvan Reservoir & Olinda Creek Reserve	RA	Sb2
12.	Butterfield Wildlife Reserve & Sassafras Creek	RA	Sb2,Sb5
13.	Mt. Riddell to Mt. Monda	RA	Hv5 (pt)
14.	Mt. Beenak, Mt. Thule & Milner Hill	RA	UY7
17.	Brushy Creek	RB	NEW
18.	Lilydale Purification Plant	RB	NEW
19.	Farm dam, north of Coldstream	RB	NEW
20.	Leonard Road bushland, Lilydale	RB	NEW
21.	Picnic Hill Bushland Reserve	RB	Ld5
22.	Menzies Creek (Part, west of Wellington Road)	RB	Sb6

REGIONAL STRATEGY PLAN - SCHEDULE THREE SITES OF NATURAL SIGNIF.

24.	Everard Park	RB	Ld4
25.	Warramate Hills	RB	Ld2
26.	Macclesfield bushland	RB	Sb3
27.	Henry Street bushland, Woori Yallock	RB	NEW
28.	Mt. Toole-Be-Wong and Don River	RB	HV6
29.	Yarra Junction	RB	UY7 (pt)
30.	Caulfield Grammar farm wetland	RB	UY6 (pt)
31.	The Barrier Creek Headwater	RB	UY6 (pt)
32.	Ytham Creek & Dirty Gully, Warburton	RB	NEW
33.	Gilderoy Bushland	RB	NEW (adj UY6)
34.	Bungalook Creek	L	NEW
35.	Kerrs Park	L	NEW

PART B

This part includes sites numbered UY1, UY2, UY3, UY4, UY5, UY8, Hv5 and Hv7, described by Fleming *et al* (1980), Sites of Zoological Significance in the Upper Yarra Region. This study should be consulted for full explanation and identification of sites.

UY 2	Upper Thomson Special Management	Wet sclerophyll forest areas of great wildlife value and aesthetic appeal. Alluvial flats on river bends support diverse plant and animal communities.
UY 3	Upper Yarra Catchment	Topographical and vegetation variation lead to habitat and hence animal diversity.
UY 4	Reefton Spur Dry Forest	Dry sclerophyll forest, area is rich in reptiles.
UY 5	O'Shannassy Catchment	Undisturbed wet sclerophyll forest exceptionally high value for wildlife.
UY 8	Intensive hardwood production areas - Upper Yarra Valley	Diverse habitat supporting diverse fauna groups.
Hv 5	Maroondah Reservoir Catchment	Contains relatively undisturbed forested areas. Mature and over-mature forest forming important habitats.
Hv 7	Cambravile Forest Reserve	Areas of vital importance for preservation of Leadbeaters possum.

LEGEND: Significance:

REGIONAL STRATEGY PLAN - SCHEDULE THREE SITES OF NATURAL SIGNIF.

N	National
S	State
RA	Regional - A
RB	Regional - B
L	Local

NOTES:

From time to time, and on the basis of further research, additional sites and features and may be identified and added those to this Schedule.

The Department of Planning & Development will, from time to time, advise the general public, Councils, other Government Departments and Public Authorities of modifications to this listing.

SCHEDULE FOUR

LAND USE AND TRAFFIC MANAGEMENT GUIDELINES FOR ROADS

1. PRIMARY ARTERIAL ROADS

1.1 Land Use Management Measures

Measures aimed at reducing the conflict between land use activities and traffic movements consist of:

- (i) directing high traffic generating land use activities on Primary Arterial Roads to those parts of the road system and local environment which can accommodate increased traffic;
- (ii) encouraging complementary land users to establish on the same side of arterial roads to avoid cross pedestrian movements;
- (iii) providing development requirements including appropriate building setbacks on selected corners or major intersections to facilitate possible flaring;
- (iv) designing and siting buildings to attenuate traffic noise effects;
- (v) management measures which include:
 - (a) controlled access to grade separated facilities and abutting properties; barriers to direct and/or protect pedestrians;
 - (b) alternative means of access where applicable;
 - (c) restrictions on commercial uses leading to demands for increased access by service roads plantation strips and contiguous private streets;
 - (d) prevention of ribbon development of shops or other traffic generating activities which will increase pedestrian traffic and parking manoeuvres along roads;
 - (e) provision of building setbacks, and
 - (f) provision of off-street parking facilities.
- (vi) controlling subdivision to minimise the creation of frontages and access points;
- (vii) limiting the frequency of access points to a maximum of twenty access points per kilometre, and
- (viii) limiting the flow of any household sullage water into the road drainage system.

1.2 Traffic Management Measures

Measures aimed at facilitating traffic movements by utilising the existing capacity of the road consist of:

- (i) creating medians to control turning movements and increase safety of the roads;
- (ii) improving intersection capacity with channelization, turning bans, flaring and restrictions on access to and parking near intersections;

- (iii) setting appropriate speed limits dependent on the terrain and physical characteristics of the roads;
- (iv) establishing parking restrictions including clear-way conditions and off-street parking facilities;
- (v) providing route advisory signs and improving signing and marking;
- (vi) providing pedestrian refuge, grade separated facilities and barriers to direct and/or protect pedestrians;
- (vii) prohibiting stock loading or unloading of vehicles on Primary Arterial Roads, and
- (viii) providing access to abutting properties via service roads or common driveways.

2. SECONDARY ARTERIAL ROADS

2.1 Land Use Management Measures

Measures aimed at a balanced resolution of conflicts between abutting land uses and traffic movements consist of:

- (i) locating and/or concentrating high traffic generating land uses to sites on Secondary Arterial Roads which can accommodate increased vehicular and pedestrian traffic;
- (ii) encouraging complementary land uses to establish on the same side of arterial roads to avoid cross pedestrian movement, and
- (iii) limiting the flow of any household sullage water onto the road drainage system.

2.2 Traffic Management Measures

Measures aimed at reducing traffic effects on abutting land uses and maintaining adequate traffic movement consist of:

- (i) selecting appropriate speed limits depending on the physical and environmental characteristics along the road;
- (ii) stabilising traffic by measures which encourage use of Primary Arterial Roads for longer trips and,
- (ii) banning heavy traffic vehicles on roads where suitable alternative routes are available between certain hours to preserve and/or restore local amenity.

3. DISTRIBUTOR AND LOCAL ROADS

3.1 Land Use Management Measures

Measures aimed at the enhancement of local traffic areas consist of:

- (i) giving higher priority to local activities and safety consideration than to traffic movement; and
- (ii) restricting land uses, except schools, on Distributor Roads which generate large amounts of traffic.

3.2 Traffic Management Measures

Measures aimed at control of traffic movement consist of:

- (i) selecting appropriate speed limits;
- (ii) discouraging through traffic in local areas by:
 - (a) turning movement bans or controls;
 - (b) full or partial street closures;
 - (c) roundabouts, and
 - (d) low speed zones.
- (iii) giving priority to pedestrians, cyclists and horse-riders in local areas, and
- (iv) directing tourist buses and other very large vehicles away from roads where their use would cause undue adverse effects on local amenity and environments.

SCHEDULE FIVE

ENVIRONMENTAL WEEDS OF THE REGION

African Lily	<i>Agapanthus praecox ssp. orientalis</i>
Alkante	<i>Pentaglottis sepervirens</i>
American Aspen	<i>Populus tremuloides</i>
Angled Onion*	<i>Allium triquetrum</i>
Apple	<i>Malus spp.</i>
Asparagus Fern	<i>Myrsiphyllum scandens</i>
Banana Passionfruit	<i>Passiflora sp. aff. mollissima</i> (syn. <i>Jacsonia mollissima</i>)
Belladonna Lily	<i>Amaryllis belleadonna</i>
Berry-flower Heath	<i>Erica baccans</i>
Bindweeds	<i>Convolvulus spp.</i>
Blackberry*	<i>Rubus fruticosus spp. agg.</i>
Black Locust	<i>Robinia pseudacacia</i>
Bloukeur (Pinnate Scurf-Pea)	<i>Psoralea pinnata</i>
Blue-bell Creeper	<i>Sollya heterophylla</i>
Blue Periwinkle	<i>Vinca major</i>
Boneseed*	<i>Chrysanthemoides monilifera</i>
Bulbil Watsonia*	<i>Watsonia meriana</i>
Butterfly Bush	<i>Buddleia variabilis</i> (syn. <i>veitchianus</i>)
Cape Broom*	<i>Genista monspessulana</i>
Cape Ivy	<i>Delairea odorata</i>
Cape Wattle	<i>Paraserianthis lapantha</i>
Caucasian Ash	<i>Fraxinus oxycarpa</i>
Cedar Wattle	<i>Acacia elata</i>
Cestrum	<i>Cestrum elegans</i>
Cherry Laurel	<i>Prunus laurocerasus</i>
Cherry Plum	<i>Prunus cerasifera</i>
Common Dipogon (Dolichos)	<i>Dipogon lignosus</i>
Common Evening Primrose	<i>Oenothera stricta</i>
Common Forget-me-not	<i>Myosotis sylvatica</i>
Cootamundra Wattle	<i>Acacia baileyana</i>
Cotoneaster	<i>Cotoneaster spp.</i>
Creeping Buttercup	<i>Ranunculus repens</i>
Darwin's Berberry	<i>Berberis darwinii</i>
Early Black Wattle	<i>Acacia decurrens</i>
English Broom*	<i>Cytisus scoparius</i>
English Ivy	<i>Hedera helix</i>
Euryops	<i>Euryops abrotanifolius</i>
Evergreen Dogwood	<i>Cornus capitata</i>
False Wattle	<i>Albizia lophantha</i>
Fennel	<i>Foeniculum vulgare</i>
Firethorns	<i>Pyracantha spp.</i>
Flax Leaf Broom*	<i>Genista linifolia</i>

REGIONAL STRATEGY PLAN - SCHEDULE FOUR - ENVIRONMENTAL WEEDS

Fragrant Violet	<i>Viola odorata</i>
Giant Honey Myrtle	<i>Melaleuca armillaris</i>
Golden Wattle	<i>Acacia saligna</i>
Great Mullein	<i>Verbascum thapsus</i>
Hawthorn*	<i>Crataegus monogyna</i>
Hemlock	<i>Conium maculatum</i>
Himalayan Honeysuckle	<i>Leycesteria formosa</i>
Holly	<i>Ilex aquifolium</i>
Honey Myrtle	<i>Melaleuca hypericifolia</i>
Italian Buckthorn	<i>Rhamnus alaternus</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Karamu	<i>Coprosma robusta</i>
Karo	<i>Pittosporum crassifolium</i>
Laurestinus	<i>Viburnum tinus</i>
Manna Ash	<i>Fraxinus ornus</i>
Montbretia	<i>Crocasmia x crocosmiifolia</i>
Morning Glory	<i>Ipomoea indica</i>
Myrtle Leaf Milkwort	<i>Polygalia myrtifolia</i>
Pampas Grass	<i>Cortaderia selloana</i>
Peruvian Lily	<i>Alstromeria aurea</i>
Plum	<i>Prunus spp.</i>
Portugal Laurel	<i>Prunus lusitanica</i>
Prickly Pear	<i>Opuntia aurantiaca</i>
Privet	<i>Ligustrum vulgare</i>
Quaking Grass	<i>Briza maxima</i>
Rosy Watsonia	<i>Watsonia borbonica</i>
Sallow Wattle	<i>Acacia longifolia</i>
Shasta Daisy	<i>Chrysanthem maximum</i>
Smilax	<i>Myrsiphyllum asparagoides</i>
Spanish Heath	<i>Erica lusitanica</i>
Sticky Hop Bush	<i>Dodonea viscosa</i>
Strawberry Tree	<i>Arbutus unedo</i>
Sweet Briar	<i>Rosa rubiginosa</i>
Sweet Pea	<i>Lathyrus latifolius</i>
Sweet Pittosporum	<i>Pittosporum undulatum</i>
Sycamore Maple	<i>Acer pseudo-platanus</i>
Tall Fleabane	<i>Conyza bonariensis</i>
Taupata	<i>Coprosma repens</i>
Tree Lucerne	<i>Cytisus palmensis</i>
Tree Tobacco	<i>Solanum mauritianum</i>
Tutsan*	<i>Hypericum androsaemum</i>
Wandering Jew	<i>Tradescantia fluminensis</i>
White Arum Lily	<i>Zantedeschia aethiopica</i>
White Sallow Wattle	<i>Acacia floribunda</i>
Willow	<i>Salix spp.</i>
Willow Hakea	<i>Hakea salicifolia</i>
Wood Violet	<i>Viola riviniana</i>

* Denotes a 'Noxious Weed' under the Vermin & Noxious Weed Act 1958.

SCHEDULE SIX

EXEMPTIONS TO THE REGIONAL STRATEGY PLAN

The following exemptions have been granted to policies of the Regional Strategy Plan:

<i>Location and Exemption Granted</i>	<i>Policy & Amnt No.</i>
Lots 8 and 10 LP 15598 Bamfield Road, McKillop may, subject to the grant of a permit by the responsible authority, be used and developed for the purpose of a dwelling.	5.08
Lot 6 LP 18105 McKillop Road, Mt. Evelyn may, subject to the grant of a permit by the responsible authority, be used and developed for the purpose of a dwelling.	5.08
Lot 10, LP 16567, Breens Terrace, Upwey may subject to the grant of a permit by the responsible authority be used and developed for the purpose of erecting a dwelling.	4.09
Lot 2, LP 51616, Avon Road, Avonsleigh may subject to the grant of a permit by the responsible authority be used and developed for the purpose of erecting a dwelling.	4.09
Lot 1, LP 207845F Swiss Chalet Road, Healesville may, subject to the grant of a permit, be subdivided into 5 lots and each lot may be used for one house subject to: <ul style="list-style-type: none"> • satisfactory arrangements being made for the disposal of effluent; and • an agreement being reached with Council for a contribution to the preparation of a Local Structure Plan. 	4.09
Crown Allotment 130, CT 8353/201, Airlie Road, Healesville may, subject to the grant of a permit, be subdivided into 2 lots and each lot may be used for one house.	4.09
Lot 2, LP 77964, 10-14 Carter Street, Launching Place may, subject to the grant of a permit, be subdivided into lots of not less than 0.5 hectare, and each lot used for one house (including the existing houses) subject to satisfactory arrangements being made for the disposal of effluent.	4.09
The Yarra Glen Racecourse, Yarra Glen , may, subject to the grant of a permit, be allowed to construct the ground floor of the grandstand on "land liable to flooding" (up to 1.3 metres below the specified 1% flood level), generally as described in the proposal by Collie Planning and Development Services Pty. Ltd. dated 18th January, 1990, provided that the dining area and bar facilities on the ground floor are only used on the days of scheduled race meetings.	10.02

REGIONAL STRATEGY PLAN - SCHEDULE SIX - EXEMPTIONS TO THE R.S.P.

Subject to the grant of a permit and to the approval of the relevant drainage authority, land on the north side of the Warburton Highway, Yarra Junction (between the Highway and the bowling club) may be used and developed for an indoor recreation centre.	10.02 Am 53
CA 54 & 100, Parish of Wandin Yallock, Douthie Road, Seville may, subject to the grant of a permit, be subdivided into 6 lots under the density matrix provisions, generally in accordance with the plan prepared by John Chivers & Ass. in Sept. 1993, and provided native vegetation along the Douthie Road frontage is retained (except for access and services to each lot).	5.17 Am 54
CA 16 Sec. A, Emerald-Monbulk Road, Emerald , may subject to the grant of a permit, be subdivided into 2 lots generally of the same size.	5.17 Am 56
CA 52, 57 & 58, (29ha) fronting Belgrave-Gembrook Road, Avonsleigh , may subject to the grant of a permit, be subdivided into 2 lots generally of the same size.	5.17 Am 56
Lot 2 LP 136120, Ryans Road, Lysterfield , may subject to the grant of a permit, be subdivided into 7 lots.	5.17 Am 56
CA 106 ^E Magpie Road/Wellington Road, Clematis , may, subject to the grant of a permit, be subdivided into a maximum of 3 lots, provided not more than one house is erected or retained on each lot.	5.10 5.17 Am 56
CA 8 ^K , Belgrave-Hallam Road/Engelke Road, Belgrave South , may subject to the grant of a permit, be subdivided into a maximum of 2 lots, provided not more than one house is erected or retained on each lot.	5.10 5.17 Am 56
Lots 16-19 LP 111990 & Lot 25 LP 90196, Ferres Road Emerald , may subject to the grant of a permit, be subdivided into a maximum of 8 lots, provided not more than one house is erected or retained on each lot.	5.10 5.17 Am 56
CA 43 ^G No. 182 Belgrave-Hallam Road, Belgrave South , may subject to the grant of a permit, be subdivided into a maximum of 2 lots, provided not more than one house is erected or retained on each lot.	5.10 5.17 Am 56
Pt. CA Section A, No. 20 Pinnocks Road, Emerald , may subject to the grant of a permit, be subdivided into a maximum of 3 lots, provided not more than one house is erected or retained on each lot.	5.10 5.17 Am 56
Pt. CA 20 ^A Belgrave-Gembrook Road, Menzies Creek , may subject to the grant of a permit, be subdivided into a maximum of 3 lots, provided not more than one house is erected or retained on each lot.	5.10 5.17 Am 56
Lots 3 & 4 LP 7667 Temple Road, Selby , may subject to the grant of a permit, be restructured into a maximum of 2 lots, provided not more than one house is erected or retained on each lot.	5.10 5.17 Am 56

REGIONAL STRATEGY PLAN - SCHEDULE SIX - EXEMPTIONS TO THE R.S.P.

<p>Lot 1 LP 116420 Glenview Road Monbulk, may subject to the grant of a permit, be subdivided into 3 lots: one lot having an area of approx. 1.4ha, one lot of approx. 3ha, and one lot of approx. 2.7ha. The third lot must be transferred to the responsible authority without charge as a conservation reserve.</p>	<p>5.17 Am 59</p>
<p>Land on the north-west corner of Ryans Road and Wellington Road Lysterfield, comprising CA 71^B and Pt. CA 71^A may, subject to the grant of a permit, be subdivided into 7 lots, and each lot may be used for one house, subject to:</p> <ul style="list-style-type: none"> • satisfactory arrangements being made for part of the land to be donated to the Victorian Conservation Trust; • the owner entering into conservation covenants with the Victorian Conservation Trust for each of the proposed lots. 	<p>5.17 Am 61</p>
<p>Lot 2, CP 170273P, Cnr. Queens Road & Lewis Road Silvan, may be subdivided into 2 lots with the additional lot having an area of not more than 2,000sqm and being for the existing additional house.</p>	<p>5.17 Am 62</p>
<p>No. 7 Link Road Kalorama may be subdivided into 2 lots with the additional lot being for one additional house.</p>	<p>5.17 Am 67</p>
<p>Lot 4A LP 6246 Jurat Road Lilydale may be subdivided into 2 lots and the additional house used for one house subject to the owners of both lots entering into an agreement under Section 173 of the Planning & Environment Act to prepare implement and maintain a revegetation program for the site.</p>	<p>5.17 Am 70</p>
<p>Despite the provisions of the Landscape Living Policy Area, land described as Lots 1,2 and 3, Part Lot 45, LP 7342, and Lots 1 and 2, LP 80225, Mt Riddell Rd, Healesville may be subdivided and developed generally in accordance with Design Concepts Plans prepared by Planning Australia Consultants in January 1993, subject to the following requirements, to the satisfaction of the responsible authority:</p> <ul style="list-style-type: none"> • the issue of a planning permit; • satisfactory arrangements being made for the disposal of effluent; • the establishment and maintenance of tree reserves and open space linkages.. 	<p>4.09 Am 63</p>
<p>Lot 1, LP 74643 and part Crown Allotments 15 and 20, fronting Delaneys Road, South Warrandyte may be used for the purpose of a restaurant subject to the grant of a permit.</p>	<p>16.16 Am 64</p>

REGIONAL STRATEGY PLAN - SCHEDULE SIX - EXEMPTIONS TO THE R.S.P.

Land on the northern side of Kelletts Road, Lysterfield described in certificates of title: Vol 9778 Folio 233, Vol 4436 Folio 095, Vol 9778 Folio 234, Vol 7282 Folio 316, Vol 8695 Folio 929 and Vol 9480 Folio 797, may be subdivided and the lots developed with houses generally in accordance with Overall Plan of Development at Lysterfield, prepared by Breeze Pitta Dioxan Pty Ltd and dated 31 January 1995 subject to the grant of a permit.	4.09 Am 60
Nos. 159-161 Bailey Road, Mount Evelyn may be subdivided into 2 lots subject to the grant of a permit.	4.09 Am 72
No. 7 Link Road, Kalorama may be subdivided into 2 lots with the additional lot being for one additional house.	5.17 Am 71
Crown Allotment 16 Section A fronting Emerald-Monbulk Road, Emerald may be subdivided into 2 lots each generally of the same size subject to the grant of a permit.	5.17 Am 71
Part Crown Allotments 52, 57 and 58 fronting Belgrave-Gembrook Road, Avonsleigh , may be subdivided into 2 lots each generally of the same size subject to the grant of a permit.	5.17 Am 71
CA 7 ^C and 7 ^D Parish of Evelyn 1-3 Hughes Road Chirnside Park and land in Henley Road and Skyline Road Christmas Hills described in CT's 9415/630, 8560/103, 8056/743 and 8056/742, may be subdivided in accordance with plans approved by the responsible authority under the site specific provisions for the land contained within the Healesville and Lillydale Planning Schemes.	5.17 Am 74
CA 7 ^C and 7 ^D Parish of Evelyn 1-3 Hughes Road Chirnside Park and land in Henley Road and Skyline Road Christmas Hills described in CT's 9415/630, 8560/103, 8056/743 and 8056/742, may be used and developed for a major tourist facility in accordance with plans approved by the responsible authority under the site specific provisions for the land contained within the Healesville and Lillydale Planning Schemes.	16.08 Am 74
No. 2 Warburton Highway , situated on the corner of Warburton Highway and Mangans Road, Lilydale may be used for a retail plant nursery subject to the issue of a permit under the Lillydale Planning Scheme.	13.11 Am 75
Part Lot 27, LP 16122 Dee Road, Millgrove , being the land contained in Certificate of Title Volume 7021, Folio 14040 may be subdivided into lots of not less than 1000 sq m subject to the grant of a planning permit.	4.09 Am 75

REGIONAL STRATEGY PLAN - SCHEDULE SIX - EXEMPTIONS TO THE R.S.P.

<p>Lot 4 Liverpool Road, situated along the northern boundary of the Landscape Living Buffer Policy Area between the northern end of Cloverlea Drive to the south and the Township A policy area to the north may be subdivided if the following conditions are met:</p>	<p>13.11 Am 75</p>
<ul style="list-style-type: none"> • the lots must have an area of between 1000 sq m and 2000 sq m; • careful attention must be given to integrating the proposed lots with the larger lots to the south, with industrial land to the north and with the residential subdivision to the north east; • the subdivision must be subject to the grant of a permit. 	
<p>Nos. 41-43 Killara Road, Coldstream may be consolidated into one parcel and be re subdivided into 2 lots if the following conditions are met:</p>	<p>4.09 Am 75</p>
<ul style="list-style-type: none"> • both new lots must have access to Killara Road; • the owners of the new lots must enter into agreements under Section 173 of the Planning and Environment Act to prohibit further subdivision of their land, • the subdivision must be subject to the grant of a permit. 	
<p>No. 1 Rodger Road, Wandin North may have a second house erected provided that it is a re-locatable house of not more than 15 squares and that it will be removed when no longer needed for the accommodation of a parent.</p>	<p>5.10 Am 75</p>
<p>No. 119 Old Gippsland Road, Lilydale may be subdivided into 2 lots subject to the grant of a permit and the owners entering into an agreement under Section 173 of the Planning and Environment Act to prepare and implement a vegetation management plan for the site.</p>	<p>4.09 Am 75</p>
<p>Lot 3 Swansea Road, Montrose situated south west of Harrison Road, may be subdivided into two lots subject to the grant of a planning permit and the owners entering into an agreement under Section 173 of the Planning and Environment Act for the specification of a building envelope and a landscape protection and regeneration plan for each lot.</p>	<p>4.09 Am 75</p>
<p>Nos. 24-28 Glasgow Road, South Kilsyth may be subdivided into not more than 4 lots subject to the grant of a permit.</p>	<p>4.09 Am 75</p>
<p>Land described as Lot 2 and part Crown Allotments 13, 17 and 48, Beenak Road, Wandin may have an additional house erected on it provided that it will be removed when no longer needed for the accommodation of a parent.</p>	<p>5.10 Am 75</p>
<p>Lot 48 Edinburgh Road, Lilydale having frontages to Edinburgh Road and Belfast Road may be subdivided into 2 lots subject to the grant of a permit and provided that the second lot is not greater than 1000 sq m.</p>	<p>4.09 Am 75</p>

REGIONAL STRATEGY PLAN - SCHEDULE SIX - EXEMPTIONS TO THE R.S.P.

<p>Nos. 3-5 Hill Road, situated on the north east corner of Hill Road and Skye Road, Gruyere may be subdivided into two lots if the following conditions are met:</p>	<p>5.17 Am 75</p>
<ul style="list-style-type: none"> • the subdivision must be subject to the grant of a permit; • the owner of the western lot must enter into an agreement under Section 173 of the Planning and Environment Act requiring the specification of a building envelope for a house on the lot and the screening of the house from views from all roads to the satisfaction of the responsible authority. 	
<p>Land at C.A. 246 Coleman St, Wesburn may be subdivided into 6 lots subject to the grant of a permit by the Council. The design of the subdivision, including the size and location of the lots must be to the satisfaction of the responsible authority, and have regard to drainage problems in the area and the location of nearby land uses.</p>	<p>5.17 Am 76</p>
<p>No. 197 Belgrave-Hallam Road, Belgrave South (Lot LP 28355) may be subdivided into 2 lots subject to the size and shape of the proposed lots and the specification of a building envelope being to the satisfaction of the responsible authority.</p>	<p>5.17 Am 78</p>
<p>Lot LP 84300, Pavitt Lane, Kilsyth may be subdivided into 2 lots each not less than 6 hectares in area.</p>	<p>5.17 Am 79</p>
<p>Crown Allotment 45, David Hill Road, Monbulk may be subdivided into 2 lots subject to the grant of a permit and to an agreement under Section 173 of the Planning and Environment Act that no additional house may be built as a result of the subdivision.</p>	<p>5.17 Am 58</p>
<p>Lot 3B, LP 140414, Don Road, Launching Place may be subdivided into 3 lots in accordance with the requirements of the planning scheme.</p>	<p>5.17 Am 80</p>
<p>Crown Allotment 148, Airlie Road, Healesville may be subdivided into 2 lots in accordance with the requirements of the Healesville Planning Scheme.</p>	<p>5.17 Am 80</p>
<p>Part Lot 2, Plan of Subdivision 115318, Ross Road, Gruyere may be subdivided into 3 lots and each lot may be used for one house each subject to the specification of a building envelope and the location of access driveways to minimise the loss of native vegetation to the satisfaction of the responsible authority.</p>	<p>5.17 Am 81</p>
<p>Lot 1 Plan of Subdivision 117000, Blythes Road, Mount Dandenong may be subdivided into 2 lots each greater than 4000 sq m.</p>	<p>4.09 Am 82</p>
<p>Lots 3-6 Fairhaven Road, Mount Dandenong may be subdivided into 2 lots each not less than 1,600 square metres.</p>	<p>4.09 Am 82</p>
<p>Lot 43E, Belgrave-Hallam Road, Belgrave South described in Certificate of Title Volume 8059 Folio 521 may be subdivided into 2 lots and each lot used for one house subject to the grant of a permit.</p>	<p>5.17 Am 83</p>

REGIONAL STRATEGY PLAN - SCHEDULE SIX - EXEMPTIONS TO THE R.S.P.

Despite the Rural Areas Policy provisions, land in Lysterfield Rd, Lysterfield, described in Certificate of Title Volume 8695, Folio 929 , may be subdivided into two lots to allow that part of the land which is included in a Rural Landscape Policy 1 Area to be excised from the balance of the land.	5.17 Am 85
Lot 1 LP 124378, Dalry Road, Launcheon Place , may be subdivided into 2 lots subject to the grant of a permit and to an agreement under Section 173 of the Planning & Environment Act to protect remnant vegetation.	5.17 Am 86
Lot 1 LP 12950 Martyr Road, Warburton , may be subdivided, used and developed for a major tourist facility and restaurant in accordance with a detailed development plan approved by the responsible authority.	5.17 Am 87
No 99 Mt Morton Rd, Belgrave Sth , on the corner of Chaundry Rd, may be subdivided into 3 lots and each lot used for a single house subject to the grant of a permit by the responsible authority.	5.17 Am 89
Crown Allotment 38A, Parish of Narre Worrان, (vol.8365 fol. 767).Old Menzies Creek Rd, Selby , may be subdivided into not more than 4 lots and each lot used for a single house subject to the grant of a permit by the responsible authority	5.17 Am 89
Crown Portion 155803 (vol 9522. fol 487) Perrins Creek Rd, Olinda , may be subdivided into 2 lots and each lot used for a single house subject to the grant of a permit by the responsible authority	5.17 Am 89
Lot 2 (vol.4945 fol.808833) Melba Hwy, Yarra Glen , may be subdivided into 2 lots and each lot used for a single house subject to the grant of a permit by the responsible authority	5.17 Am 89
No 413 (vol.9026 fol.695, vol. 8129 fol.863) Warburton Hwy, Wandin North , may be subdivided into 2 lots generally in accordance with the plan prepared by Millar and Merigan (drawing no. 9844, dated 3/5/94) subject to the grant of a permit by the responsible authority	5.17 Am 89
Park Lot 26, LP 3862, par CA 21, Parish of Warburton, Big Pats Creek Rd, Warburton East , may be subdivided into 4 lots comprising 3 lots fronting Big Pats Creek Rd, and a fourth balancel lot, each of which may be used for a single house,subject to the grant of a permit by the responsible authority.	5.17 Am 89

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<p>199 Mt Morton Rd, Belgrave South (vol. 9637 fol. 559) may be subdivided into 3 lots generally in accordance with the plan prepared by Nicholas Petris and Associates and dated March '96 and each lot used for single house subject to the grant of permit by the responsible authority</p>	<p>4.09 5.17 Am 89</p>
<p>Lot 3, PS 347520M, Wellington Rd, Wandin North, may be subdivided into 3 lots generally in accordance with the plan (ref. 9442T3, 6 March, 1996) prepared by Millar and Merrigan, and proposed Lots 1 and 3 used for a single house, subject to the grant of a permit by the responsible authority</p>	<p>5.16 Am 89</p>
<p>CA 126 Badger Creek Rd, Healesville</p> <p>Land generally bounded by the southern boundaries of part CA 128 and lots 44, 45, 49, 54 and 55 and Reserve on PS 302637, Don Rd, and the northern boundary of CA 126 and Badger Creek Rd; Lot 4 and Lots 10 to 19, LP 6192 and Lots 1, 8-14 and 17, LP 51693 and CP 101585 Toora Cres;</p>	<p>4.09 5.17 Am 89</p>
<p>CA 105 Badger Creek Rd; CA 102 Badger Creek Rd; may be subdivided and used for one house only if: * the proposed use and development is allowed under an approved amendment under the relevant planning scheme; * the approved planning scheme amendment has been exhibited and any submissions have been considered under Part 3 of the Planning and Environment Act</p>	
<p>Land at 59 (Lot 75 LP 9989) Coutneys Rd, Belgrave South, may be subdivided and used for one house only if: * the proposed use and development is allowed under an approved amendment under the relevant planning scheme; * the approved planning scheme amendment has been exhibited and any submissions have been considered under Part 3 of the Planning and Environment Act</p>	<p>5.17 Am 89</p>
<p>CA 46A, CA's F F1 and 20, Parish of Nangana, Merrets Rd, Kennedy Rd and land bounded by Cherry Rd, Spillers Rd, Tschampions Rd, Smethurst Rd, Macclesfield, may only be subdivided and used only if: * the proposed use and development is allowed under an approved amendment under the relevant planning scheme; * the approved planning scheme amendment has been exhibited and any submissions have been considered under Part 3 of the Planning and Environment Act</p>	<p>5.17 Am 89</p>

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<p>Land at Lot 2, LP 76111 and Lot 5 LP 11718, Blacksprings Rd and Bushy Park Rd, Chirnside Park, and included in Township A policy may only be subdivided and used only if:</p> <ul style="list-style-type: none"> * the proposed use and development is allowed under an approved amendment under the relevant planning scheme; * the approved planning scheme amendment has been exhibited and submissions have been considered under Part 3 of the Planning and Environment Act 	<p align="right">Am 89</p>
<p>Lot 4 LP 94149, Whelans Rd, Healesville may be subdivided into two lots generally along the alignment of the government road if the following conditions are met:</p> <ul style="list-style-type: none"> * the primary and secondary lots may be used for a single house subject to the specification of a building envelope to the satisfaction of the responsible authority 	<p align="right">5.17 Am 91</p>
<p>Part CA's 13, 14 and 23, and CA 22 McGrettons Rd, and Henry St, Healesville may be subdivided and used in accordance with the provisions of the Yarra Ranges Planning Scheme applying to this land. (refer Amendment L 9 Yarra Ranges Planning Scheme).</p>	<p align="right">4.09 Am 92</p>
<p>Part Lot 9, No 7 Como Rd, Lilydale may be subdivided into 2 lots to be used for one dwelling each, subject to the location of a building envelope and access driveway to the satisfaction of the responsible authority and subject to any requirements of relevant referral authorities</p>	<p align="right">4.09 Am 93 Am L 37</p>
<p>Lot 4, LP 144424, Brandt Rd, Lysterfield, may be subdivided into 4 lots subject to:</p> <ul style="list-style-type: none"> * one lot containing the area of land required for future road reserves being transferred at no cost to VicRoads; * the owner(s) entering into an Agreement under Section 173 of the Planning and Environment Act, 1987 to prepare a management plan for the area of botanical significance, identified in the planning scheme, and to fence the area to the satisfaction of the responsible authority in consultation with the Department of Natural Resources and Environment; * any requirements of relevant referral authorities being complied with 	<p align="right">4.09 Am 94 Am L 36</p>
<p>Lot 3 East Wandin Rd, Wandin, may be subdivided into 2 lots subject to:</p> <ul style="list-style-type: none"> * the lot around the older house being as small as possible so as to minimise the loss of productive agricultural land, to the satisfaction of the responsible authority; * the owner enters into an Agreement under Section 173 of the Planning and Environment Act not to seek any further subdivision, and to ensure that the land is used for agricultural purposes whilst it remains in the same ownership * any requirements of relevant referral authorities being complied with 	<p align="right">5.17 Am 95 Am L 35</p>
<p>No's 8-12 Henderson Hill Road, Silvan, may, subject to the grant of a permit, be subdivided into two lots, provided that a building envelope is specified on each lot</p>	<p align="right">5.17 Am 96 Am L 15</p>

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Lot 17 Greenridge Crt, Wesburn may be subdivided into 3 lots subject to the grant of a permit by the responsible authority	4.09 Am 97 Am L 48
Lot 2, LP 125185, Healesville-Yarra Glen Rd, Healesville , may be subdivided in accordance with the provisions of the Yarra Ranges Planning Scheme (Amendment L 57)	5.17 Am 98 Am L 57
Lot 11, LP 9303, 19 Leggett Drive, Mt Everlyn , may, subject to the grant of a permit by the responsible authority , be subdivided into two lots with an existing house to be contained within each lot	4.09 Am 99 Am L 42
Lot 2, LP 128420, 1760 Warburton Hwy, Woori Yallock , may, subject to the grant of a permit by the responsible authority, be subdivided into two lots with an existing house to be contained within each allotment	5.19 Am 100 Am L 43
Lot 5, LP 14341, 30 Hunter Rd, Wandin , may be subdivided into 2 lots subject to the grant of a permit by the responsible authority, and one of the lots being between 0.8 and 1.2 ha	5.17 Am 101 Am L 49
CP 158132, 30-34 Glasgow Rd, Wandin , may be subdivided into 5 lots subject to the conditions contained in the Yarra Ranges Planning Scheme	5.17 Am 105 Am L 74
Lot 8, and part Lot 9, LP 5699, Harrison Rd, Montrose , may be subdivided subject to the conditions contained in the Yarra ranges Planning Scheme	4.9 Am 105 Am L 74
Lots 48 and 49, LP 11500 Stubbs Ave, Mt Everlyn , may be subdivided subject to the conditions contained in the Yarra Ranges Planning Scheme	4.9 Am 105 Am L 74
Land bounded by Fortune Ave, Hereford Rd, Kookaburra La, Old Hereford Rd and Old Gippsland Rd, Mt Everlyn , may be subdivided subject to the conditions contained in the Yarra Ranges Planning Scheme	4.09 Am 105 AmL 74
145-147 Old Gippsland Rd, Lilydale , may be subdivided into 2 lots subject to the requirements contained in the Yarra Ranges Planning Scheme	4.09 Am 106 Am L 77
Part CA 2 (vol 8399 fol 322) Victoria Rd, Wandin , may be subdivided into 2 lots subject to the requirements contained in the Yarra Ranges Planning Scheme	5.17 Am 106 Am L 77
Lot 11 Anne St, Lilydale , may be subdivided into 2 lots subject to the requirements contained in the Yarra Ranges Planning Scheme	4.09 Am 107 Am L 78
Lots A and B, Carrol Rd, Coldstream , may be used for restaurant (private function facility) subject to the requirements of the Yarra Ranges Planning Scheme	5 16.17 Am 108 Am L 85

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Lot 83, LP6548, 52 Bartley Rd, Belgrave South may be subdivided into two (2) lots subject to the grant of a planning permit by the responsible authority.	4.09 Am 114
All land within the municipal district of the Shire of Yarra Ranges. Vegetation may be removed, destroyed or lopped in accordance with Clause 52.48 and Clause 53.01 of the Yarra Ranges Planning Scheme.	All policies Am 119
All land within the municipal district of the Shire of Yarra Ranges. Vegetation may be removed, destroyed or lopped to reduce fuel loads on roadsides to minimise the risk to life and property from bushfire in accordance with Clause 53.01 of the Yarra Ranges Planning Scheme.	All policies Am 119
All land within the municipal district of the Shire of Yarra Ranges. A building may be constructed and works may be constructed and carried out in accordance with Clause 52.48 and Clause 53.01 of the Yarra Ranges Planning Scheme.	All policies Am 119
115 and 121 Old Emerald Road, Monbulk may be developed and used as a minor sport and recreation facility subject to the requirements of the Yarra Ranges Planning Scheme.	16.08 Am 120
261 Mount Dandenong Tourist Road, Ferny Creek may be used and developed as a restaurant and caretaker's house subject to the requirements of the Yarra Ranges Planning Scheme.	16.07 16.17 Am 121
2837 Warburton Highway, Wesburn; 2874 Warburton Highway, Wesburn; 2876 Warburton Highway, Wesburn; 2882 Warburton Highway, Wesburn; 2907 Warburton Highway, Wesburn; 1995 Warburton Highway, Launching Place; 2000 Warburton Highway, Launching Place; and 2010 Warburton Highway, Launching Place may be used and developed for commercial purposes subject to the requirements of the Yarra Ranges Planning Scheme.	13.11 Am123

SCHEDULE 8: REGISTER OF AMENDMENT TO THE REGIONAL STRATEGY PLAN.

Including Amending Regional Strategy Plans prepared but not yet approved.

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
Notice of approval of regional strategy plan	27 OCT 1983 105/3542	82/846	26 OCT 1982		
Variation of regional strategy plan	23 MAR 1983 26/658	83/607	16 MAR 1983	A variation to confirm the final printed version of the Regional Strategy Plan, its maps and a number of 'editorial' amendments.	
Amendment no.1	25 MAY 1983 - 47/1261	83/664	17 MAY 1983	An Amendment (s.20) to correct 'Table 1', which provides for Public Land uses. Also, a correction was made to clarify the policy relating to sub division of land within the Puffing Billy Visual Corridor (not adjacent to it)	Affected Policies; Table 1 and P2.41
Amendment no.2	13 JUN 1984 65/1894	84/879	5 JUN 1984	This Amendment (section 20) provided for the redesignation of land in Pauls Range, which has been the subject of land swap between a private land owner and the Forest Commission of Victoria.	Affected Maps; Map 1, 3 and 4
Amendment no.3	9 MAY 1984 - 54/1391	84/868	3 MAY 1984	An Amendment (section 20) which included a further schedule, No. 8, which would contain all of the specific amendments and to provide for the sub division of land in Wonga Park into two allotments (Ministerial 'Hardship' amendment).	Affected Policies; P3.193/A3.1 93
Amendment no.4	3 APR 1985 - 27/879	84/880	26 MAR 1985	An Amendment (section 20) to allow for the subdivision of land at Seville (Ministerial 'Hardship' amendments).	Affected Policy P3.204/A3.1 70
Amendment no.5	3 APR 1985 - 27/880	84/832	26 MAR 1985	An Amendment (section 20) to allow for the subdivision of land at Avonsleigh (Ministerial 'Hardship' amendment).	Affected Policies; P3.204/A3.2 04
Amendment no.6	16 APR 1986 - 24/902	85/1114	8 APR 1986	An Amendment (section 21) to replace and clarify the 'transfer and consolidation' policies, in Non Urban Policy Areas.	Affected Policies; A3.25(c), A3.49 (c) A3.75 (d), A3.100 (d) A3.122(c), A3.147 (d),

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
					A3.173 (d), A3.195 (c) and A3.220 (c)
Amendment no.7	29 MAY 1985 - 52/1780	84/870	21 MAY 1985	An Amendment (section 20) to allow a house to be constructed (and 'tenement holding' split) in Ferny Creek. (Ministerial 'Hardship' amendment).	Affected Policies; P3.200/A3.200 and P3.204/A3.204
Amendment no. 8	26 JUN 1985 - 66/2410	85/1104	18 JUN 1985	An amendment (section 20) to allow subdivision of land in Olinda. (Ministerial 'Hardship' amendment)	Affected policy; P3.218/A3.218
Amendment no.9	26 JUN 1985 - 66/2410	85/1124	18 JUN 1985	An amendment (Section 20) to allow a house to be constructed (and 'tenement holding' split) in Mt.Evelyn. (Ministerial 'Hardship' amendment).	Affected policy; P3.22/A3.22
Amendment no. 10	9 NOV 1988		8 NOV 1988	An amendment (section 21) to redesignate Urban 3 land in the Lysterfield area to.... Non Urban Policy Areas.	Affected Maps; Map 1, 2, 3 and Map Series 15.
Amendment no. 11	30 JUL 1986 - 65/2963	83/614	22 JUL 1986	An amendment (Section 20) to redesignate incorrectly shown Public land in Kilsyth South as Rural Landscape 2	Affected Maps; 1, 2, 3 and 4
Amendment no. 12	4 NOV 1987 - G43/2948	85/1189	27 OCT 1987	An amendment (Section 21) which provides for a clarification and broadening of the policies relating to 'land liable to flooding', including defining (by new maps) 'flood fridge areas'.	Affected policies and maps; A2.13, A2.30, A2.49, A3.13, A3.37, A3.61, A3.87, A3.117, A3.134, A3.160, A3.185, A3.206 and Map Series 16
Amendment no.13	24 SEP 1986 - 77/3609	86/1161	16 SEP 1986	An amendment (section 20) which provided for clarification that sub divisions could occur in Commercial Centres, in Landscape Living Policy Areas.	Affected policy; P3.218

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
Amendment no.14	19 NOV 1986 - 97/4406	84/815	11 NOV 1986	An amendment (Section 20) to allow for the subdivision of land (for a church) in Olinda (Ministerial 'Hardship' amendment).	Affected Policy' P3.218
Amendment no. 16	8 APR 1987 - G14/789	83/654	31 MAR 1987	An amendment (Section 20) to redesignate land in Montrose, to allow a 'Major Tourist Development.' A Ministerial amendment. 'York on Lilydale' - York Rd, Montrose.	Affected Maps; Map 3
Amendment no. 17	12 AUG 1987 - G31/2130	86/1176	4 AUG 1987	An amendment (Section 20) to allow a house to be constructed (and to split a 'tenement holding') on land in McKillop. A Ministerial Amendment.	Affected Policy; P3.11
Amendment no. 18 (and 20 see below)	25 MAY 1988	86/1164	24 MAY 1988	An Amendment (Section 20 - Ministerial Amendment) to provide for the rezoning of land in David Hill Rd, Monbulk (refer to Lillydale Amnt L6/223)	Affected policy P3.170
Amendment no.19	20 JUL 1988 - G27 p.2148	88/0034	19 JUL 1988	An amendment to remove/alter the requirements for planning permits in Non Urban Policy areas, for houses, Farm Buildings and other buildings.	Affected Policies; P3.06, P3.30, P3.54, P3.58, P3.80, P3.84, P3.105, P3.109, P3.127, P3.131, P3.153, P3.157, P3.179 and P3.200.
Amendment no. 20 (refer to am>18 above)	21 SEP 1988	86/1164	20 SEP 1988	This is a re- approval of AMENDMENT NO. 18, the Ministry for Planning and Environment prepared t (2) amendments for this matter. Amendment NO.18 will be revoked.	
Amendment no. 21	18 APR 1989	87/1026	5 APR 1989	An amendment to redesignate land (Lot 2, LP 124363, CA 31A and CB 31B) in Killara Road, Gruyere from Rural 3 to Rural Landscape 2, at the request of the shire from Lillydale.	Affected Maps; Map 3. Non Urban Land

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
Amendment no. 22	3 MAY 1989	87/1242	2 MAY 1989	An amendment to redesignate the 'status' of the Upper Ferntree Gully commercial centre as a Large Community Centre'	Affected Policies; P2.77
Amendment no. 23		88/0152		This amendment is to provide for the reprint of the Regional Strategy Plan. This amendment is Section 20 (Ministerial) amendment.	Affected Policies; whole of the R.S.P
Amendment no. 24	18 APR 1989	87/1031	5 APR 1989	An amendment to provide for the 'urban' designation of land in Collier Road, Kilsyth. (Handisyde property.)	Affected Map; Map series 15 - Urban Areas
Amendment no. 25		83/611		An amendment to allow the subdivision of the 'Yarraloch' property in the Warramate Hills.	
Amendment no.26	5 APR 1989	86/1194	25 MAR 1989	An amendment to provide for the approval of the AM 205/L31 to the Lillydale Planning Scheme, Lillydale's 'implementing' scheme.	
Amendment no. 27	31 MAY 1989	89/0025	30 MAY 1989	An amendment to provide for a Ministerial 'hardship' so as to split a 'tenement' property in Hazel Cres. Healesville.	
Amendment no. 28		88/0540		An amendment to provide for a 'major tourist development' at Olinda - 'Ashdene', Falls Rd and Williams Rd. This change also includes an amendment to the 'regional section' of the planning scheme. See AM R3. Application for amendment withdrawn by proponent.	
Amendment no. 29. Review of r.s.p		88/0152		This amendment is to provide for the REVIEW of the Regional Strategy Plan. This amendment is the whole of the R.S.P	Affected Policies; whole of the R.S.P
Amendment no. 30		88/0385		This amendment is to provide for the approval of Am.L23B to the Lillydale Planning Scheme, and is a Sec'n. 20 'Ministerial' amendment.	Affected Policies; Intensive Agriculture 1, P3.11/A3.11 (a)
Amendment no. 31		89.0222		This amendment is to provide for the approval of an amendment to the Healesville Planning Scheme, and is a Sec'n. 20 'Ministerial' amendment to release a 'tenement' control	

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
				from CA's 65E and 65D Ellis Rd Toolangi	
Amendment no. 32		89/0095		This amendment is to provide for the extension of Urban Policy areas in the Lillydale Planning Scheme. This is a Sec'n 14(3) 'Ministerial' amendment that is the Minister has directed that the Authority prepare an amendment in a certain manner.	Affected Policies; Urban Policy Area Maps.
Amendment no. 33		89		This amendment is to provide for the alteration of the 'DENSITY MATRIX' provisions, for sub division, in a Rural Landscape 2 Policy Area. A request to be made to the Minister for a Sec'n. 20(without exhibition) amendment.	Affected Policies; P3.170 / A3.170 (B), part (iv) in table, change 8ha to 16ha.
Amendment no. 34		89.0211		This amendment is to provide for the alteration of the Rural 2 Policies to allow for the designation of land in Pinnacle Lane, Dixon Creek as 'recreation; Mountain Districts Pistol Club, and to allow for a smaller (23ha) excision to occur.	
Amendment no. 35		90.0054		This amendment is to provide for the extension of Urban Policy areas in the Lilydale area, in particular to the S.W of Black Springs Road. Refer also Am 32. 89.0095. This is a Sec'n. 14(3) 'Ministerial' amendment that is the Minister has directed that the Authority prepare an amendment in a certain manner.	Affected Policies; Urban Policy Area Maps.
Amendment no. 36		89		This amendment is to provide for the approval of an amendment to the Healesville Planning Scheme, and is a Sec'n 20 'Ministerial' amendment to release a 'tenement control from CA. 31 Wallace Pde. Healesville	

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
Amendment no. 37		89		This amendment is to provide for the approval of an amendment to the Healesville Planning Scheme, and is a Sec'n 20 'Ministerial' amendment to release a 'tenement control from 11 Christie Pde, Healesville.	
Amendment no. 38					
Amendment no. 48		92/0031		Release of 'tenement' controls in Healesville (subsequently abandoned)	
Amendment no. 49	2 DEC 1992	93/0054	10 NOV 1992	This amendment (section 20) provided for the removal of certain areas, in Warwick Farm Road, Olinda and in Aurora Rise, Sassafras, from the Fire Buffer Zone maps approved as part of Amendment 29 to the Regional Strategy Plan. (Subsequently, in July 1993, the approval of Amendment 51 resulted in the removal of all Map Series 10 from the Regional Strategy Plan.)	Affected Maps: Map Series 10
Amendment no. 50 * incorporated in regional strategy plan (1992) maps	8 APR 1993	92/0158	6 APR 1993	The Regional Strategy Plan is amended (Section 20) by the consolidation of approved Amendments 29 and 49, incorporating editorial and minor changes to policies and maps agreed to by the Authority on 2nd September 1992. The Strategy Plan is varied so as to accord with the document entitled 'Upper Yarra Valley and Dandenong Ranges Authority Regional Strategy Plan (1992)'	Affected Policies; whole of the R.S.P
Amendment no. 51 * incorporated in regional strategy plan (1992) maps	29 July 1993	93/0162	27 July 1993	The Regional Strategy Plan is amended (Section 20) by the replacement of Policy 16.04 by a new policy (16.04), and by the removal of the Map series 10 from the Strategy Plan Maps. This, in effect, abandons the Fire Buffer/Conservation Zone concept, and recognises the fire safety of residents living in the Dandenong Ranges is primarily the responsibility of the individual to decide. The amendment also requires the	Affected Policy: 16.04 (replace pages 186-188) Affected Maps: Map Series 10 (All sheets)

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
				Department of Conservation and Natural Resources to identify any lots intended for purchase, and to seek the inclusion of such lots as Proposed Public Open Space in the Lillydale and Sherbrooke Planning Schemes, and the Regional Sections of the Healesville, Lillydale, Sherbrooke and Upper Yarra Valley Planning Schemes, have been appropriately and concurrently amended (Amendment R11)	
Amendment no. 52		93/0070		Launching Place (now abandoned)	
Amendment no. 53 ** approved, not yet incorporated in strategy plan		93/0201		Allow an Indoor Recreation Centre on flood - prone Land, Yarra Junction	
Amendment no. 54 ** approved, not yet incorporated in strategy plan		93/0217		Site-specific subdivision exception, Douthie Rd, Seville [8.30(h)]	
Amendment no. 55 ** not yet incorporated in regional strategy plan (1992) replacer maps	27 JAN 1994	93/0242	11 JAN 1994	This amendment changes the Policy Area designation of land fronting Stradbroke Road, Montrose, from Landscape Living (Buffer) to Township B.	Affected Map: Map Series 1, Sheet 12
Amendment no. 56 ** not yet incorporated in regional strategy plan (1992) replacer maps	1 DEC 1994	93/0200	22 NOV 1994	This is a 'Jumbo' amendment (Section 20) including items related to Amendment L61 of the Sherbrooke Planning Scheme, supported by the Authority because of clear anomalies, of development and topographical characteristics of land, or relating to the Puffing Billy Corridor. Other items include new and altered policies for re-subdivision, clarification of mapping anomalies, the allowance of subdivision of two separate parcels of land in Emerald and Avonsleigh, the allowance of a seven - lot subdivision in Lysterfield, and eight site specific amendments approved by the minister as part of Sherbrooke Amendment L61 but not exhibited	Affected Policies: New policies in bold type: 3.22/ 22A /25-6, 6.05/07/08, 8.28/ 28A /30* /31, 9.19/ 19A /21/24, Table 2. (* clause number altered in AM 71) Affected Maps: Map Series 1 - Sheets, 2, 5, 12, 13, 14, 20, 21, 22, 24, 27; Map Series 3 and 9.

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
Amendment no. 57		93/0200		(This amendment has now been abandoned, in favour of Amendment 75)	
Amendment no. 58		93/0018		Site-specific subdivision exception, David Hill Rd, Monbulk [8.30 (.)] (See L106)	
Amendment no. 59 ** approved, not yet incorporated in strategy plan		93/0249		Site-specific subdivision exception, Glenview Rd, Monbulk [8.30] (j)] (See L106)	
Amendment no. 60 ** not yet incorporated in regional strategy plan (1992) replacer maps	9 MAR 1995	94/0076	7 MAR 1995	This is an area - specific amendment (Section 21), exhibited concurrently with Amendment L76 to the Sherbrooke Planning Scheme, to allow subdivision of land fronting Kellets Road, Lysterfield	Affected Policy: 9.24 Affected Map: Map Series 1, Sheet 5
Amendment no. 61 ** approved, not yet incorporated in strategy plan		93/0296		Area-specific amendment (Sec 20) Wellington/Ryan's Rds, Lysterfield (8.31)	
Amendment no. 62 ** approved, not yet incorporated in strategy plan		93/0176		Site-specific subdivision exception, Queens Rd, Silvan [8.30 (l)]	
Amendment no. 63		94/0033		This is an area - specific amendment (Section 21), to change the policy area designation and allow higher density subdivision of land in Wallace Pde and Mt.Riddell Road, Healesville.	Affected Policy: 9.24 Affected Map: Map Series 1, Sheet 24
Amendment no. 64		94/0202		Site-specific (Sec.21) amendment for restaurant, Delancys Rd. S. Warrandyte	
Amendment no. 65		93/0211		Site-specific (Sec.21) amendment, M.T. Facility, Warburton (11.18)	
Amendment no. 66		93/0215		Site-specific (Sec.21) amendment, M.T. Fac., Gumnut Vill, Montrose (11.18)	
Amendment no. 67 ** approved, not yet incorporated in strategy plan		93/0178		Site-specific (Sec.20) amendment for subdn., Link Rd, /Kalorama [8.30 (l)]	
Amendment no. 68		93/1087		Site-specific (Sec.20) amendment for subdn., Whelans Rd, H'ville	

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
Amendment no. 69 ** not yet incorporated in regional strategy plan (1992) replacer maps	9 FEB 1995	94/0155	31 JAN 1995	This is a site- specific amendment (section 20) to allow subdivision of properties fronting Roach Road, Lilydale	Affected Map : Map Series, Sheet 11
Amendment no.70		93/0179		Site-specific (sec.20) amendment, Jurat Rd, Lilydale	
Amendment no.71				Correction of Am's56b and 67	
Amendment no.72				C1 9.24	
Amendment no. 73				Rose Charman cottage. Emerald Monbulk Rd	
Amendment no. 74				Correction for Heritage Golf Course	
Amendment no. 75		94/0200; 93/0230		Lilydale Am L 106 - Scheme Review - This is a Section 20 (Ministerial) amendment, incorporating Policy changes exhibited as part as a 'Jumbo' Amendment 57 (Now abandoned in favour of Amendment 75), together with changes to policies and maps arising from the need to reconcile the Strategy Plan with the revised Sherbrooke Planning Scheme (Amendment L61), and the revised Lillydale Planning Scheme (Amendment L106). Changes relating to the Sherbrooke Scheme deal with policies for small pockets of private land in Public Land policy areas – and visa-versa, changes to watercourse setback requirements in Landscape Living policy areas, relaxation of tourist accommodation (bed and breakfast size) policies in Landscape Living and Intensive Agriculture policy areas, and allowance of restaurants on Public Land and in some Township A policy areas. Those relating to the Lillydale Scheme have yet to be finished. Other items include the allowance of subdivision of	Affected Policies: New policies in bold type: Chap 1; Policies 2.02, 4.06, 4.16 , 8.22-3, 8.30, 9.13/24, 11.19/24, 11.19/21 and 13.09; Glossary; Schedule 1. Affected Maps: Map Series 1 - Sheets 4

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
				land fronting Dee Road, Millgrove, removal of floor space limits in the Lilydale and Chirnside Park commercial centres, removal of Upwey and Tecoma as Centres of Regional Significance, and a more specific policy for commercial use and development in Landscape Living and Rural Policy Areas. There is also clarification of policies for afforestation, and of procedures for consideration of National Trust comments when dealing with landscapes.	
Amendment no. 76				Tektanopoulos. Coleman Rd, Wesburn	
Amendment no. 77				Lilydale airfield	
Amendment no. 78				Ryzman. 197 Belgrave-Hallam Rd, Belgrave Sth	
Amendment no. 79				Corrections to Lilydale L106	
Amendment no. 80				Subdivisions: Don Rd (Mathews), Airlie Rd (Bail) Healesville	
Amendment no. 81				Ross Rd	
Amendment no. 82				Corrections to Am 75: Fairhaven Rd, Blythes Rd, Bridge water Rd.	
Amendment no. 83				Belgrave-Hallam Rd	
Amendment no. 84				Little Yarra Rd, Poweltown (map amendment)	
Amendment no. 85				Subdivision,; Lysterfield Rd (Ruff)	
Amendment no. 86				Lot 1 Dalry Rd, Healesville.	
Amendment no. 87				Warburton Mountain Resort	
Amendment no. 88				Subdivision: Lot 20 Farm Lane, Launching Place	
Amendment no. 89				Numerous subdivision and other exemption clauses.	
Amendment no. 90				Re-write of RSP	
Amendment no. 91				Whealans Rd, Healesville	
Amendment no. 92				McGrettons Rd, Healesville	
Amendment no. 93				Como Rd, Lilydale	
Amendment no. 94				Wellington and Brandt Rd, Lysterfield	

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
Amendment no. 95				Lot 3 Eat Wandin Rd, Wandin	
Amendment no. 96				Henderson Hill rd	
Amendment no. 97				Lot 3 Greenridge Crt, Wesburn	
Amendment no. 98				Lubra Bend, Healesville	
Amendment no. 99				Leggett Dve, Mt Evelyn (Yarra Ranges Am L 42)	
Amendment no. 100				1960 Warburton Hwy Woori Yallock (Yarra Ranges Am L 43)	
Amendment no. 101				30 Hunter Rd, Wandin	
Amendment no. 102				Wellington Rd, Lysterfield (Kopelis) not proceeded with	
Amendment no. 103				Subdivision provisions - 2 existing houses (Yarra Ranges Am L 72)	
Amendment no. 104				Yarra Valley Quarries (Yarra Ranges Am L 51)	
Amendment no.105				Subdivisions arising from Am L 132 (Yarra Ranges Am L 74)	
Amendment no. 106				Numerous items: Stephens, Johnston, Harte. (Yarra Ranges Am L 77)	
Amendment no. 107				Anne St Lilydale. (Yarra Ranges Am L 78)	
Amendment no. 108				Carroll Rd, Coldstream. (Yarra Ranges Am L)	
Amendment no. 109				Silvan No 2 site. (Yarra Ranges Am L)	
Amendment no. 112				Lot 9 Old Coonara Rd, Olinda. Not proceeded with	
Amendment no. 113				Liverpool/Pavitt/Sheffield. (Yarra Ranges Am L 113)	
Amendment no. 114				52 Bartley Rd, Belgrave South. 2 lot subdivision. (Yarra Ranges C20)	
Amendment no. 115				73-75 Nelson Rd, Lilydale. 2 lot subdivision. (Yarra Ranges C32)	
Amendment no. 116				Melbourne 2030/UGB consistency. N/A	
Amendment no. 117				Lot 3 Holloway Rd, Wodonga Park. Township A policy area.	

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
Amendment no. 118				Vegetation removal - bushfire prevention. VC61, 10 September 2009.	
Amendment no. 119				This amendment changes the list of exemptions in Schedule 6 to the policies set out in the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan (Regional Strategy Plan)	
Amendment no. 120	15 AUG 2013		23 APR 2013	Includes the land at 115 and 121 Old Emerald Road, Monbulk in Schedule 6 of the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan so the land can be developed and used as a minor sport and recreation facility.	
Amendment no.121	14 MAY 2015		1 AUG 2014	Includes the land at 261 Mount Dandenong Tourist Road, Ferny Creek in Schedule 6 of the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan to allow the land to be used and developed as a restaurant and caretaker's house on the site.	
Amendment no. 123	27 AUG 2020		14 JUN 2020	Amends Schedule 6 to include the exemption of the eight properties listed below from Chapter 13.11, so that they may be used and developed for commercial purposes subject to the requirements of the Yarra Ranges Planning Scheme: 2837 Warburton Highway, Wesburn 2874 Warburton Highway, Wesburn 2876 Warburton Highway, Wesburn 2882 Warburton Highway, Wesburn 2907 Warburton Highway, Wesburn 1995 Warburton Highway, Launching Place 2000 Warburton Highway, Launching Place 2010 Warburton Highway, Launching Place Amends Chapter 15.03 to reinstate the Clause that was	13.11 and 15.03

Amendment No.	Gazettal Date	Authority Reference	Approval Date	Details	Policies Affected
				introduced into the plan in Amendment 104 in 1997.	