

Municipal Planning Strategy

Clause 02.01-1 Municipal Profile

Yarra Ranges is located on the eastern fringe of metropolitan Melbourne with an area of approximately 244,700 hectares.

Yarra Ranges' diverse settlement pattern comprises suburban areas on the eastern fringe, low density communities within the Dandenong Ranges and its foothills and an extensive Green Wedge area that includes scattered rural towns, extensive rural residential areas and rural communities. A network of activity centres serves these communities.

Around 70 per cent of Yarra Ranges' population live in its suburbs and towns (which occupy only around 3 per cent of its total land area). The remaining population lives throughout the rural areas. There are over 55 suburbs, towns and small rural communities within Yarra Ranges.

Yarra Ranges has a large proportion of public land. 166,396 hectares is Crown Land, the majority of which is managed by the Victorian Government as national parks, protected water catchments, state forests and other reserves. An additional 4,894 hectares (2 per cent) is land owned and managed by Yarra Ranges Council as parkland or land used for municipal purposes.

The municipality has a population of approximately 149,300 (ABS, 2016), that is forecast to grow by only 8 per cent annually. Most of the increase is expected to be in the established urban areas of Lilydale, Chirnside Park and Mooroolbark, which have opportunities for additional higher density housing that is accessible to employment, community facilities and public transport.

The population of the municipality is expected to age over the next 20 years with a decline in people aged between 10 and 24 years of age and substantial increases in people over 70 years of age.

02.03-1 Settlement

There are opportunities for more intensive development within and adjoining activity centres to provide additional housing and employment generating uses.

The redevelopment of urban areas and key redevelopment sites including the Chirnside Park Activity Centre, the former Cave Hill Quarry and the former Swinburne University, will expand the diversity of housing, education, recreation and employment opportunities in Yarra Ranges.

Council's strategic directions for settlement are to:

- Contain urban development and urban renewal within the urban growth boundary.
- Support a mix of housing, business opportunities and community infrastructure within the suburbs and larger rural towns.

02.03-2 Environmental and landscape values

Biodiversity

Yarra Ranges retains extensive areas of forested land together with a complex network of fragmented remnants of indigenous vegetation and waterways that provide habitats for a rich biodiversity. Remnant scattered trees and vegetation on private land also provide habitat and connectivity to the areas of public reserves that exist in Yarra Ranges. A significant proportion of indigenous vegetation especially within the foothills and valleys of Yarra Ranges was cleared as part of past land management practices.

The patchwork of fragmented bushland remnants throughout the settled areas of Yarra Ranges is susceptible to incremental vegetation removal, weed and pest animal invasion. Loss of vegetation from the landscape leads to nutrient loss, soil erosion, silting and pollution of waterways which can contribute to reduced agricultural production. Further fragmentation of bushland remnants also undermines their long-term viability as wildlife habitat.

River corridors, catchments and waterways

The waterways within the Yarra River and Dandenong Creek catchments are important environmental and water supply assets of the region although they suffer from degradation due to past and ongoing land management practices.

The Yarra River and its associated wetlands are important for wildlife habitat, as a landscape feature, a source of drinking water and as a recreational resource.

Remnant vegetation along waterways plays an important role in protecting in stream habitat and water quality. Responsible land and water management will help to protect drinking water quality and enhance the value of Yarra Ranges' bushland remnants and waterways as wildlife habitats, water resources and for recreation.

Land use and development within the catchment areas of the Yarra River may have an adverse impact on water quality within Yarra Ranges waterways.

Council's strategic directions for environment are to:

- Avoid the incremental loss and further fragmentation of large intact remnant patches of indigenous vegetation.
- Sustainably manage habitat areas and improve connections between them.
- Offset unavoidable vegetation removal by revegetation or land management measures that achieve a net increase in key biodiversity assets.
- Protect biodiversity assets on public land and areas that are accessible to the public.
- Avoid the removal of indigenous vegetation or significant earthworks within riparian environments that will impact on water quality and habitat value of waterways.

02.03-3 Environmental risks and Amenity

Due to the natural land form, urban fringe and projected climate change, communities are exposed to environmental hazards including bushfire, landslip,

flooding and soil contamination. Priority should be given to the protection of human life in the management of areas that are affected by environmental hazards.

Council's strategic directions for environmental risks are to:

- Discourage additional dwellings, subdivision and other sensitive land uses in bushfire prone areas and where the required defensible space would necessitate significant removal of high-quality indigenous vegetation.
- Locate and design development to minimise the potential risk from flooding.
- Protect the storage capacity of flood pondage areas.
- Locate and design development within areas of landslip risk to minimise the potential risk to life and property.

Amenity

Residential zones can permit a range of non-residential business uses that meet local community needs. Opportunities for non-residential uses in residential zones should respond to local community needs and retain the residential character of the area.

02.03-5 Built environment and heritage

Scenic landscapes are a key contributor to Yarra Ranges and new development should consider the rural landscape setting and distinct separation from other urban areas. Future built form will adopt environmentally sustainable principles, be accessible to people of all disabilities, respect heritage places and reinforce the valued characteristics of their surroundings.

Council's strategic directions for the built environment and heritage are to:

- Protect and respect sensitive environments, significant landscapes and cultural and natural heritage.
- Incorporate best practice environmental design to contribute to sustainable building form.
- Encourage development that contributes to a sense of place and adds to the character and identity of the distinct localities in Yarra Ranges.

02.03-6 Housing

There are existing opportunities within established urban areas and key strategic redevelopment sites to accommodate future housing and employment opportunities.

Concentration of additional housing development in identified consolidation areas (refer to Residential Framework Plan to Clause 16.01-1L) based on established activity centres will improve housing diversity, increase proportion of housing with access to services.

Council's strategic directions for housing area to:

- Support residential growth, increased densities and housing diversity in the consolidation areas of the major activity centres.
- Support diverse housing on key redevelopment sites and combined lots that are close to community services, local employment and public transport.

- Support affordable housing in new developments in consolidation areas and other locations with access to town centres, commercial and community facilities.
- Contain residential subdivision within the existing Urban Growth Boundary.
- Discourage housing in locations that would increase the potential for land use conflicts and adverse impacts on landscape amenity or the environment.
- Support aged care accommodation in locations that meet the needs of an ageing population.

Planning Policy Framework

Clause 11.01-1S Settlement

This Clause seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 12.01-1S Protection of biodiversity

This Clause seeks to protect and enhance Victoria's biodiversity.

Clause 12.01-1L Biodiversity

Strategies:

Support land management including fencing of remnant vegetation from livestock grazing and weed control to protect flora and fauna habitats and riparian vegetation.

Support rehabilitation and revegetation of bio-link corridors for wildlife to move between core habitat areas.

Protect and enhance areas containing indigenous vegetation patches on public land.

Encourage development on land adjoining public conservation reserves to protect and enhance the biodiversity assets on the public land.

Support planting of indigenous vegetation to provide habitat for local flora and fauna.

Ensure unavoidable vegetation removal is adequately offset by revegetation and land management that achieve a net improvement in Yarra Ranges' biodiversity assets.

Direct revegetation and land management improvements associated with vegetation removal offsets to identified habitat corridor links and other key sites within Yarra Ranges.

Protect the biodiversity values of conservation open spaces through revegetation and land management improvements including vegetation offsets.

Clause 12.01-2S Native vegetation management

This Clause seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies:

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs

This Clause seeks to protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.

Policy guidelines

Consider as relevant:

- Locating earthworks, including dams, a minimum of 30 metres from waterway systems.
- Locating development a minimum of 30 metres from the banks of waterway systems.
- The views of floodplain and waterway managers.
- Any regional catchment strategy and related plans approved under the Catchment and Land Protection Act 1994.

Clause 12.05-1S Environmentally sensitive areas

This Clause seeks to protect and conserve environmentally sensitive areas.

Clause 12.05-2S Landscapes

This Clause seeks to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Clause 12.05-2L Rural landscapes

Strategies

Design and site development sensitively having regard to the natural physical features of the land including slope, existing vegetation and view lines.

Discourage non-farm related commercial buildings that adversely impact on valued rural landscapes.

Clause 13.01-1S Natural hazards and climate change

This Clause seeks to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

Policy guidelines

Consider as relevant:

- Climate change data and information maintained by the Department of Energy, Environment and Climate Action.
- Adaptation action plans prepared under Division 2 of Part 5 of the *Climate Change Act 2017*.

Clause 13.03-1S Floodplain management

This Clause seeks to assist the protection of:

- Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river, wetland or coastal health.

Clause 15.01-1S Urban design

This Clause seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S Building design

This Clause seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Clause 15.01-2L Environmentally Sustainable Development

This Clause seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Policy guidelines

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 3-9 dwellings.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.

Clause 15.03-2S Aboriginal cultural heritage

This Clause seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Policy guidelines

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Clause 16.01-1S Housing supply

This Clause seeks to facilitate well-located, integrated and diverse housing that meets community needs.

Clause 16.01-1R Housing supply – Metropolitan Melbourne Strategies

Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:

- In and around the Central City.
- Urban-renewal precincts and sites.
- Areas for residential growth.
- Areas for greyfield renewal, particularly through opportunities for land consolidation.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit-oriented development.

Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.

Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.

Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Create mixed-use neighbourhoods at varying densities that offer more choice in housing.

Clause 16.01-2S Housing affordability

This Clause seeks to deliver more affordable housing closer to jobs, transport and services.

Clause 16.01-3S Rural residential development

This Clause seeks to identify land suitable for rural residential development.

Zone

Clause 35.03 Rural Living Zone

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for residential use in a rural environment.

To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.

To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Overlay

Clause 44.04 Land Subject to Inundation Overlay

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To minimise the potential flood risk to life, health and safety associated with development.

To reflect a declaration under Division 4 of Part 10 of the *Water Act, 1989*.

To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Particular Provisions

Clause 51.03 Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan

Purpose

To ensure consistency between this planning scheme and the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan pursuant to the requirements of Part 3A of the *Planning and Environment Act 1987*.

Clause 52.06 Car parking

Purpose

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.17 Native Vegetation

Purpose

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.29 Land Adjacent to the Principal Road Network

Purpose

To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.

To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.