

SUMMARY OF PROPOSED CHANGES

Chapter or Section	Final Housing Strategy PDF page no.	Description of Change
Chapters 1-5, Chapter 10	1-40, 114-131	Update statistics and demographic analysis with recent figures from ID consulting based on the 2016 and 2021 census results.
7.1.1 <i>Overview of Activity Centres</i>	45	A submission was received with a concern that it needs to be explicitly clarified that Kinley, and other strategic redevelopment sites, will not be subject to changed planning controls. The wording in the Housing Strategy is strengthened to clarify this.
New Section 7.1.2 <i>Factors in Identifying Areas for Residential Growth</i>	48-49	The CFA submission raised that the draft Housing Strategy should better articulate how residential change areas (Chapter 7) are affected by bushfire policy, and how it directs development to low-risk areas. Further content is added to Chapter 7 to clarify this issue. An action will be added for a bushfire study of Mt Evelyn, Healesville and Yarra Junction to be carried out prior to a planning scheme amendment to make the changes to the planning framework recommended by the Housing Strategy. (Action 7)
Section 7.4.1 <i>Monbulk</i> , Section 13.2 <i>Action Plan</i>	64, 149	Some submissions queried the areas suggested for infill development in Monbulk (rezoning the Neighbourhood Residential Zone). In responding to this, Council will carry out a review of the areas shown in the draft Housing Strategy. Amend Section 7.4.1 <i>Monbulk</i> to explain the above. A new action will be added (Action 11) : <i>Undertake a review of the Low Density Residential Zone areas in Monbulk that may be suitable for rezoning the Neighbourhood Residential Zone to enable modest infill development.</i>
New Section 7.4.3 <i>Coldstream Township Limited Subdivision Opportunities</i>	64	Planning Scheme Amendment C178 implemented the Coldstream Structure Plan, and applied a Design and Development Overlay (DDO19) and the Significant Landscape Overlay (SLO23) to residential blocks bordering the township's pocket parks, in order to allow modest new subdivision and dwelling development, where new dwellings are required to face onto the parkland areas. The reason for this was to improve the parkland areas by changing the parks' edges (which are currently paling fences) with buildings facing the park and sense that the parks are watched, which improves the perception of safety. Given these specific circumstances, these residential blocks will not be part of any Neighbourhood Character Precinct, as their character will be determined by the DDO19 and SLO23.

		A new section is added (Section 7.4.3 to explain the above).
Sections 7.5, <i>Minimal change</i> , 13.2 <i>Action Plan</i>	65, 149	Wesburn, Launching Place and Millgrove have a Neighbourhood Residential Zone (NRZ5) which was applied by Planning Scheme Amendment C159, and includes specific restrictions on subdivision of an average of 1 lot to 2 hectares. This requirement was transferred from the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan. However, there is no protection of landscape character for these areas, despite their low density planning requirements. They are also not included in a neighbourhood character precinct. An action is included in Chapter 7 to investigate neighbourhood character and landscape protections for the NRZ5 area (Action 12).
Section 7.5 <i>Minimal change</i>	65	The Design and Development Overlay (DDO5) applies to some urban areas, as well as many townships, and applies a 1000sqm minimum lot size which is a low density scale of residential development, and consistent with the Minimal Change category of the draft Housing Strategy. The draft Neighbourhood Character Study (NCS) categorises some of these areas as Foothills Suburban and Township Suburban Precincts, which are equivalent to Incremental Change. Further investigation of the DDO5 has shown it can be removed. This is because: <ul style="list-style-type: none"> • The NCS has identified a changed neighbourhood character that does not require 1000 sqm lots • The relevant areas are all proposed to have a maximum 30% site cover and 50% impervious surfaces, which is consistent with the intent of the DDO5 On page 65 <i>Minimal change</i> , the reference to maintaining the current subdivision rules for minimum lot sizes of 1000sqm (implemented by the DDO5) in minimal change areas is removed.
Section 7.6.1 <i>Kinley, Lilydale</i>	68	A submission was received stating that Council should review the anticipated dwelling yield figures provided in Table 7 to ensure these are accurate. Table 7 figures are reviewed and revised.
New Section 7.7 <i>Housing development in small and medium commercial centres</i> , 13.2 <i>Action Plan</i>	72, 149	New housing development is allowable in commercial centres throughout Yarra Ranges in the Commercial 1 Zone, if the housing is behind or above commercial frontages. The draft Housing Strategy does not contain guidance for this type of development in small and medium-size centres. Large and Major Activity Centres are subject to structure plans. A new Section is added to explain the associated issues of access, parking, bushfire risk ,design, waste collection (Section 7.7). An action will be added for further work to create planning policy to guide the types, locations and other characteristics of development (Action 14).
Sections 7.8 <i>Low Density Residential Areas</i> , 13.2 <i>Action Plan</i>	74, 149	The draft Housing Strategy contained an Action to ‘Review the application and subdivision provisions of the Low Density Residential Zone’ (LDRZ). In LDRZ areas, there is a lack of clarity and policy over proposals for second dwellings. Second dwellings are allowable with a permit, however there is policy needed to assist decision making, which would cover issues such as landscape, built form, proximity to activity centres, and connection to reticulated sewer. This action is broadened, to include this (Action 15). Section 7.8 of the Housing Strategy <i>Low Density Residential Zone</i> is amended to include explanation of the need for this work. is broadened to include this.
Section 8.1.2 <i>Character Types</i>	79-80	Exclude land referred to above (in ‘New Section 7.4.3’) in the Design and Development Overlay (DDO19) <i>Coldstream Township Limited Subdivision Opportunities</i> from the Township Suburban Precinct.

Section 8.2.7 <i>Township Suburban</i>	94-95	Township Suburban Precinct existing and preferred character statement is updated to make them more distinguishable from the Township Rural-Residential Precinct and to reflect that: <ul style="list-style-type: none"> • Township Suburban is a diverse character area – including both suburban and semi-rural/informal • There will be infill residential development, like in Monbulk, that is spacious and complements landscape character
Section 9.3.4 <i>Small Second Dwellings, Section 13.2 Action Plan</i>	105, 150	A revised section on Small Second Dwellings is added, reflecting the recently introduced requirements via VC253 in December 2023, and raising the need for a local planning policy to guide Council decision making. An action is added (Action 23) with a need for a new local planning policy to assist Council in decision making on Small Second Dwellings in green wedge areas.
Section 9.3.1 <i>Tiny houses, Section 13.2 Action Plan</i>	106, 150	Text is added to clarify that Small Second Dwellings are now allowable in the Planning Scheme Explanation added that Council will seek legal advice on the regulation of tiny houses in the planning system and provide clarified information to the public. Action 22 amended to refer to the legal advice Council will seek, and need for clarification to the public.
Section 9.3.2 <i>Dependent persons units</i>	107	Text is added to clarify that the planning scheme definition DPU has now been removed, and its function replaced by the new term Small Second Dwelling.
New Section 9.3.9 <i>Residential Land Lease</i>	p.108	A new Section 9.3.9 is added due to a submission, to include explanatory information on the Residential Land Lease Sector, including opportunities and constraints, with a commitment to monitor the effectiveness of this model and its potential benefits for Yarra Ranges.
Chapter 10 <i>Affordability</i>	114-132	Changes are made to update the Chapter with statistics and other more current information.
Section 10.7.1 <i>Forms of Alternate Accommodation, Caravan Parks</i>	p.125	Edits are made following a submission, that the role of caravan parks in providing a form of alternate accommodation for person vulnerable to homelessness needs further explanation.
Section 12.4.1 <i>Water Sensitive Urban Design</i>	140	This section is updated to reflect that Council is currently reviewing its Development Engineering Guidelines.
New Section 12.7.3 <i>Childcare centres</i>	141, 155	Due to the increasing number of applications for child care centres in residential areas, Council requires policy and direction in the planning scheme to assist in deciding these planning applications. A new section is added in the Infrastructure chapter to explain the issue, with its associated issues such as loss of residential land, amenity, traffic and parking (Section 12.7.3). A new action is added to develop a local planning policy on child care centres in residential areas in order to guide Council in planning decision making (Action 68).

Section 13.2 <i>Action Plan</i>	148	A new action is added to undertake a 'land consolidation study' to identify land where consolidation may occur, and incentives that may be offered to developers to realise improved design outcomes through land consolidation (Action 5).
Section 13.2 <i>Action Plan</i>	150	Some submissions emphasised the need for greater housing diversity in Yarra Ranges, with suggestions for what is needed. In response, Action 25 is strengthened from: "Consider the need for a Housing Design and Diversity Strategy, consistent with Section 9.7", to "Undertake a Housing Design and Diversity Strategy, consistent with Section 9.7".
Section 13.2 <i>Action Plan</i>	152	Action 42 is reworded to change references to an Investment Attraction Strategy and Asset Management Strategy to refer to a Property Strategy.
Section 13.2 <i>Action Plan</i>	154	Some submissions suggested that in order to achieve environmentally sustainable development objectives effectively, planning approaches may need to consider a precinct wide approach, rather than considering the issue on a site-by-site level. In response to this, Action 55 is amended to include this. "In coordination with the Council Alliance for the Sustainable Built Environment (CASBE), monitor the effectiveness of the planning system (including Clause 15.01-2L Environmentally Sustainable Development), in achieving environmentally sustainable outcomes, with a view to future reforms if necessary. <i>This may extend to a need for planning at a precinct level to address matters such as electric vehicle charging points, recycled water infrastructure, solar grids, shared water retention/treatment assets, or other initiatives.</i> "
13.2 <i>Action Plan</i>	154	Some submissions expressed concern that environmental sustainability goals would conflict with affordability. In response to this, a new action is added: Monitor the impact of Clause 15.01-2L <i>Environmentally Sustainable Development</i> on planning approval timeframes and planning application costs, with a view to future amendments if necessary. (Action 56)

Draft Neighbourhood Character Study – Proposed Changes

	Page Ref	Description
Garden Suburban Precinct, Foothills Consolidation Precinct, Township Consolidation Precinct	pp. 63, 67, 71	The landscaping requirements are not clearly worded and may lead to unintended outcomes in multi-unit development where all trees are planted at the rear of the property, rather than within the private open space of each new dwelling. Change '1 x medium tree for each new dwelling within the rear setback' to '1 x medium tree for each new dwelling within the secluded private open space of each new dwelling'.
Mapping of neighbourhood character precincts	pp. 45, 46, 47, 72, 74, pdf91,	Update mapping to correct anomalies in Wandin North, Woori Yallock and Yarra Junction.

	pdf94, pdf95	
Township suburban	73	The NCS suggested a 7.5m front setback for new dwellings, or to match the adjoining dwellings' setbacks, whichever is greater. A peer review of the NCS found that for small sites, the requirement should just be the 7.5m setback. Change the NCS to state, 'for a site of over 870sqm, a 7.5m front setback or match adjoining, whichever is greater. For a site of under 870sqm, a 7.5m front setback.
Urban Township Precinct	65	The NCS proposes that one medium tree should be required in the front setback. A peer review suggested this should be two medium trees, which will be amended in the NCS. For sites over 10m frontage, provide two canopy trees in the front setback
Foothills Suburban, Township Suburban, Rural Residential	69, 73, 75	References in the sections for Foothills Suburban (p.69) and Township Suburban (p.73) to maintaining the DDO5 are removed, as the DDO5 is proposed to be removed, as explained above.
Foothills Suburban, Township Suburban	69, 73	Some areas identified as Incremental Change area affected by a Design and Development Overlay (DDO6), which has subdivision requirements. In summary, this is 500sqm per new lot. However, this can be less if site cover and impervious surface maximums of 30% and 50% are adhered to. Further investigation of the DDO6 has shown it can be removed. This is because: <ul style="list-style-type: none"> • The NCS approach to neighbourhood character does not rely on minimum subdivision sizes, but rather on site cover, setbacks and other development settings for built form. • The relevant NCS areas are all proposed to have a maximum 30% site cover and 50% impervious surfaces, which is consistent with the intent of the DDO6 Remove references in the NCS Foothill Suburban Precinct (p.69) and Township Suburban Precinct (p.73) to maintaining the DDO6 with its 500sqm minimum lot size.
Township suburban category	72	Township Suburban Precinct preferred character statement is updated and broadened to reflect: <ul style="list-style-type: none"> • Township Suburban is a diverse character area – including both suburban and semi-rural/informal • There will be infill residential development, like in Monbulk, that is spacious and complements landscape character • Differences to the Township Rural-residential Precinct
Township suburban category - mapping	45, 46, 72, pdf98	Exclude land referred to above in the Design and Development Overlay (DDO19) <i>Coldstream Township Limited Subdivision Opportunities</i> from the Township Suburban Precinct. This area will not have a neighbourhood character precinct.