

YARRA RANGES PLANNING SCHEME

PLANNING CONTROLS

Zoning:	Clause 34.01 C1Z - Commercial 1 Zone
Overlay:	Clause 43.01 HO428 - Heritage Overlay - Clause 43.02 DDO12 - Design and Development Overlay Clause 44.06 BMO1 - Bushfire Management Overlay
Planning Policy:	Clause 02.03-1 Settlement Clause 02.02-3 Environmental risks and amenity Clause 02.03-5 Built environment and heritage Clause 02.03-6 Housing Clause 02.03-7 Economic Development Clause 11.03-1S Activity Centres Clause 11.03-1L-01 Activity Centres Clause 12.05-2S Landscapes Clause 13.02 Bushfire planning Clause 13.07-1S Land use compatibility Clause 15.01-S Urban Design Clause 15.01-2S Building design Clause 15.01-2L Environmentally Sustainable Development Clause 15.01-5S Neighbourhood character Clause 15.03-1S Heritage Conservation Clause 15.03-01L Heritage Clause 17.02-1S Business
Other Requirements:	Clause 51.03 - Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan Clause 52.06 – Car parking Clause 52.29 – Land adjacent to the principle road network Clause 52.34 – Bicycle facilities Clause 65 – Decision guidelines

PERMIT TRIGGERS

Zoning

Clause 31.04-4 - C1Z - Construction of buildings and works

Overlays

Clause 43.01-1 - HO428 - construction of buildings and works

Clause 43.01-1 – HO159 - construction of buildings and works

Clause 43.02-2 - DDO12 – Construction of buildings and works

Clause 44.06-2 - BMO1 - Construction of buildings and works

Particular Provisions

Clause 51.03 – Remove, Destroy or Lop native vegetation, and any plant species that does not occur naturally in the locality that is greater than 5 metres in height.

Clause 52.06 – car parking reduction

Clause 52.29 – to create or alter access to a road in a Transport Zone 2.

1.1 Zone

Clause 34.01 Commercial 1 Zone C1Z

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Under the zone provisions, a dwelling (with frontage less than 2m), shop and restaurant use are as of right uses. A permit is required to construct a building or construct or carry out works.

Pursuant to Clause 34.01-8 before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The interface with adjoining zones, especially the relationship with residential areas.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to an apartment development.
- For an apartment development, the objectives, standards and decision guidelines of Clause 58.

1.2 Overlay

Clause 44.06 Bushfire Management Overlay BMO1

Purpose

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

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Clause 43.01 Heritage Overlay HO428 and HO159

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.

Clause 43.02-2 - DDO12 – Construction of buildings and works

Character statement

These town centres will be dominated by a main street that retains a classic and attractive country town character. The built form of new development will reinforce this character and retain the distinctive

features associated with the historic development of the town, including established trees and views to rural features such as nearby wooded hills or farmland.

Design objectives

- To enhance the distinctive built form and streetscape characteristics of the town centre.
- To reinforce the main street as the focus of business and pedestrian activity in the town centre.
- To maintain visual links between the town centre and its rural hinterland.
- To protect and enhance the amenity of residential and public places within and adjoining the town centre.
- To provide safe and convenient on site car parking that has a minimal visual impact on public places.

Design requirements

All buildings and works requiring a permit should be constructed in accordance with the following design requirements.

Town centre character

- New development should reinforce the pattern of existing development in the town centre with mostly narrow fronted shops and strongly articulated facades.
- Building heights should not exceed two storeys (7.5 metres). A third level may be permitted where the overall height of the building will match that of an adjacent building or where it is set back so as not to be easily discernible from the opposite side of the street.

For the purpose of this schedule 'Building height' means the vertical distance between the highest point of the building and the natural ground level immediately below that point. It does not include architectural features and building services.

- New development should complement the character and appearance of existing heritage buildings.
- Views from the main street to surrounding hills, trees and other rural landscape elements should be retained.
- Verandahs should be provided on the street frontage of buildings to provide continuous weather protection.
- Building facades should be articulated by incorporating a variety of materials, textures and colours that enhance the particular qualities of buildings in the town centre.
- The facades of new development on corner lots should be detailed to provide visual interest from both streets.
- Big box structures with bland facades, and building bulk that is out of proportion with other elements of the town centre, are discouraged.
- Building designs should reinforce a rural town character adopting disaggregated building forms, articulated facades, and design detailing that uses lighter materials such as timber.
- Long blank walls should be avoided by incorporating wherever possible retail premises that abut the blank sides of such structures.
- Any larger buildings that are likely to generate significant pedestrian movement should abut the main street or be designed to provide a pedestrian connection with the main street.
- Contemporary design that complements the scale and detail of existing buildings in the town centre is preferred.
- All roof-mounted mechanical equipment should be concealed by screens that are designed as an integral part of the building.

Landscaping

- Landscaping should be integrated with the design of the development and complement the landscaping of adjoining public places.
- Established canopy trees should be retained, protected and incorporated into the landscaping of the site.
- Additional canopy trees should be planted, wherever practical, to provide shade and visual interest.

Interface with public places and residential areas

- New buildings should be constructed with zero setbacks from the main street frontage.
- Buildings should provide an active interface with the main street and passive surveillance to all abutting streets and other public places using techniques such as clear glazed windows and upper level balconies.
- Reflective and opaque glazing is discouraged particularly on street frontages.
- Buildings should avoid large expanses of blank walls particularly at street level.
- New crossovers and car parking between a building and its frontage are discouraged.
- New buildings abutting a residential property should meet the side and rear setback objectives in Clauses 54.04-1 and 55.04-1, and the overshadowing open space objectives in Clauses 54.04-5 and 55.04-5 of this planning scheme.
- Pedestrian access to buildings should be located at the same level of the footpath, be well lit and clearly visible from the street, and provide for mobility impaired access.
- Soft visual screening techniques such as landscape planting and mounding are preferred to hard screening structures such as fences and walls.
- Where fences are necessary for safety or security they should avoid creating imposing or bland structures that detract from the safety and appearance of abutting public places.

Car park design

- Car parking should be designed as an integral part of a development.
- On site parking for vehicles should be located to have a minimal visual impact on the streetscape and adjoining public spaces. Parking between the front of the building and the street should generally be avoided.
- The number of vehicle crossovers should be minimised and where possible provided from laneways or secondary street frontages.
- On site parking should be provided through underground or undercroft car parking where possible to maximise useable floor space in the Centre.
- Basement car parks should be naturally ventilated wherever possible.
- Views of cars on upper level car parks should be screened from the public realm.
- All car parks should provide for safe and convenient pedestrian access from parked vehicles to adjoining areas.
- Entry and exit points should be located to facilitate safe vehicle and pedestrian movements.
- All car parks, including entry and exit points, should be well lit and clearly identified with signage.
- Lighting should be unobtrusive, with more low rather than few high-mast poles used. Light spill beyond the car park should not occur.
- Loading facilities should be screened from the public realm.
- Trees should be used to provide shade in open lot car parks.
- Water sensitive urban design treatments should be adopted in the design of car park areas and associated landscaping.

Clause 44.06-2 - BMO1 - Construction of buildings and works

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

1.3 Planning Policy

Clause 02 Municipal Planning Strategy

Clause 02.03-1 Settlement

Table 2 - Yarra Ranges Activity Centre Hierarchy in Clause 02.03-1.

Large Neighbourhood Activity Centres

Healesville

Role

Smaller in floor space terms than Major Activities Centres, these centres have a retail mix that is focussed on convenience and grocery shopping. They also provide a range of community services to the surrounding communities.

Some of these centres, which serve a catchment that extends into the rural hinterland, perform a significant role in the provision of community and civic services, with some also providing a range of facilities and services for tourists.

Land within and adjoining these centres is generally an appropriate location for additional housing.

The creation of a sustainable urban form that consolidates development around a network of activity centres also has environmental and social benefits including reducing car dependency, efficient use of community infrastructure, and reducing the need for urban development in rural areas.

Council's strategic directions for activity centres are to:

- Locate retail, commercial, entertainment, community services and facilities and other intensive employment generating activities within established activity centres.
- Accommodate additional retail and office floor space within larger activity centres.
- Support housing within and adjoining activity centres.
- Support well-designed and integrated activity centres that service the needs of local residents and visitors and contribute to a sense of local identity.

Clause 02.03-3 Environmental Risks and Amenity

The combination of Yarra Ranges' natural topography, its urban fringe location and projected climate changes has resulted in many communities being 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.

By recognising and planning for the risks associated with projected climate changes, the adverse effects of water scarcity, bushfire, flood and landslip events will be minimised.

Many communities especially in the Dandenong Ranges are not serviced by reticulated sewerage which also has adverse impacts on the local environment and waterway network.

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 within areas of landslip risk to minimise the potential risk to life and property.

Clause 02.03-5 Built Environment and Heritage

Scenic landscapes are a key contributor to the identity of Yarra Ranges and unsympathetically designed new development can detract from these landscapes.

The identity and rural town character of many Yarra Ranges settlements is enhanced by their location in a rural landscape setting and distinct separation from other urban areas. The quality and presentation of buildings and public places in Yarra Ranges' activity centres also plays a significant role in creating a sense of place for local communities.

Much of the building stock in Yarra Ranges comprises modest buildings constructed before the introduction of environmentally sustainable design concepts.

The future built form of development will adopt environmentally sustainable design principles, be accessible to people of all abilities, respect heritage places and will 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.

Clause 02.03-6 Housing

The combination of Yarra Ranges' attractive environment and its location on the fringe of Melbourne will result in ongoing pressures for additional and more intensive development.

Although there are latent pressures to expand urban development into the Green Wedge there is sufficient capacity within established urban areas and key strategic redevelopment sites to accommodate future housing and employment opportunities.

The concentration of additional housing development in identified consolidation areas (refer Residential Framework Plan to Clause 16.01-1L) based on established activity centres will improve housing diversity, increase the proportion of housing with convenient access to services, and reduce pressures for change in other neighbourhoods.

There is a limited diversity of housing stock to meet the needs of changing demography.

More diverse and adaptable housing stock will be required to meet community needs including affordable housing, housing that is accessible to people with disabilities and a range of specialised housing types to cater for the growing number of older people that provides opportunities for them to continue living within or close to their local community.

Council's strategic directions for housing are to:

- Support diverse housing on key redevelopment sites and combined lots that are close to community services, local employment and public transport.

Clause 02.03-7 Economic Development

Council's strategic directions for economic development are to:

- Consolidate retail and office-based businesses in activity centres.
- Provide for new businesses in accessible locations that broadens the economic base and range of employment opportunities in Yarra Ranges.

Clause 10 Planning Policy Framework

Clause 11.03-1S Activity Centres

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Clause 11.03-1L-01 Activity Centres

Support use and development that reinforces the role and function of each activity centre as defined in Table 2 - Yarra Ranges Activity Centre Hierarchy in Clause 02.03-1.

Maintain a network of vibrant activity centres that collectively offer a wide and equitably distributed range of commercial services, employment opportunities, and community infrastructure.

Facilitate a diverse mix of land uses within activity centres that do not adversely affect the level of service provided by other centres in the activity centre network as defined in Table 2 - Yarra Ranges Activity Centre Hierarchy in Clause 02.03-1.

Design development to avoid conflicting land uses.

Support development of safe and accessible public spaces in activity centres that provide opportunities for social interaction for the local community.

Design development to provide a building character, scale and density that is compatible with the environmental and preferred built character of a centre.

Ensure development responds to the land capability of the site.

Commercial and office

Consolidate retail and office uses in activity centres.

Discourage out of centre retail development.

Locate commercial and entertainment uses in major activity centres and larger neighbourhood activity centres.

Locate medical centres within commercial and mixed use precincts of activity centres that offer public transport and provide the opportunity for multi-purpose trips.

Locate mixed use commercial and residential development in major and larger neighbourhood activity centres.

Support development in neighbourhood activity centres that provides limited convenience retailing and community facilities for the immediate surrounding catchment.

Residential Development

Locate housing in activity centres to take advantage of existing infrastructure and under-utilised sites.

Encourage residential accommodation to be incorporated into commercial developments.

Support shop top housing and other mixed-use development types that include housing.

Discourage residential occupation of the ground floor or street frontage in retail precincts.

Locate residential entrances and private outdoor open space to avoid conflicts with commercial businesses and service areas at the rear of commercial premises.

Provide accessible off-street parking.

Large neighbourhood activity centres

Support development in large neighbourhood activity centres that:

- Provides for a mix of convenience and grocery shopping and community, tourist and civic services for the surrounding communities.
- Provides for additional housing.

Clause 13.02 Bushfire Planning

Strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies:

Protection of Human Life

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

A Bushfire hazard identification and assessment

Identify bushfire hazard and undertake appropriate risk assessment by:

- Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
- Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.
- Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.
- Considering and assessing the bushfire hazard on the basis of:
 - Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;
 - Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;
 - Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and
 - The site for the development.

- Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.
- Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.
- Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.

Areas of biodiversity conservation value

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.

In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for any application for development that will result in people congregating in large numbers.

Clause 13.07-1S Land use compatibility

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies

- Ensure that use or development of land is compatible with adjoining and nearby land uses
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

Clause 15.01-1S Urban Design

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

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Clause 15.01-2S Building design

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

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Clause 15.01-2L Environmentally Sustainable Development

Policy application

This policy applies to use or development of land for the following:

- Three or more dwellings on a lot.
- A residential building, residential village or retirement village.
- Commercial or office building with a gross floor area of more than 500 metres square.
- An extension to the gross floor area of an existing commercial or office building by more than 500 metres square.
- In the case of additions, the policy only applies to the additions to an existing building.

Objective

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

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for 3-9 dwellings.

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- Sustainable Design Assessment in the Planning Process (IMAP, 2015)
- Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment 'CASBE')
- Green Star (Green Building Council of Australia)
- Model for Urban Stormwater Improvement Conceptualisation 'MUSIC' (Melbourne Water)
- Nationwide House Energy Rating Scheme 'NatHERS' (Department of Climate Change and Energy Efficiency)
- Stormwater Treatment Objective - Relative Measure 'STORM' (Melbourne Water)
- Urban Stormwater Best Practice Guideline Commonwealth Scientific and Industrial Research Organisation CSIRO (2006)
- Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide (Sustainability Victoria, 2018).

Clause 15.01-5S Neighbourhood character

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

Clause 15.03-1S Heritage Conservation

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Clause 15.03-1S Heritage Conservation

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Clause 15.03-01L Heritage

Strategies

General

Integrate development with surrounding heritage buildings and streetscape.

Discourage changes to the principal facade or principal visible roof form.

Avoid development that dominates a precinct.

Ensure development of non-contributory buildings is responsive to abutting significant and contributory buildings and the streetscape.

Discourage the painting or rendering of unpainted surfaces.

Residential

Maintain the rhythm of spacing between dwellings and side setbacks.

Maintain the consistency of contributory and significant building front setbacks.

Locate garages, carports and sheds behind the front facade of a heritage dwelling.

Design garages, carports and sheds to have roof forms and materials that complement a heritage dwelling, if visible from the street.

Retain and conserve fences and gates that are a feature of a significant or contributory heritage place.

Support fences that complement the style and period of the heritage place.

Discourage fencing that obscures views to the front facade of a heritage place.

Commercial

Support development that adopts a contemporary interpretation of traditional forms.

Maintain the prominence, architectural integrity and character of significant and contributory heritage buildings.

Avoid development that exceeds the height of adjoining contributory or significant buildings.

Support development that reflects the setbacks and appearance of contributory and significant heritage buildings.

Retain retail shop fronts, doors and windows.

Discourage the painting of heritage buildings in corporate colours.

Discourage the installation of new windows and doors in the front facade or side street areas that are visible to the public realm.

Discourage the replacement of original timber window frames with alternative materials such as aluminium.

Alterations and additions

Discourage alterations or additions that obscure, alter or remove original features and details that contribute to the significance of the heritage place.

Design alterations and additions to be compatible with the architectural treatments prevalent in the heritage place.

Support additions at the rear or side where they are less visible from the street and can be distinguished from the original building.

Site upper level additions behind the principal visible roof so they are less visible from the street.

Design new development to be distinguishable from the original fabric of a significant building.

Encourage the removal of non-contributory elements that are intrusive to the heritage significance of the place.

Encourage the use of traditional construction materials.

Clause 16.01-1S Housing Supply

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.

- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Clause 17.02-1S Business

Objective

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Strategies

Plan for an adequate supply of commercial land in appropriate locations.

Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Locate commercial facilities in existing or planned activity centres.

Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

1.4 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.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the Municipal Planning Strategy and the Planning Policy Framework.

Clause 52.06 Car Parking

The purpose of this clause is:

- 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.

Clause 52.06-8 – Requirement for a car parking plan

Plans must be prepared to the satisfaction of the responsible authority before any of the following occurs:

- a new use commences; or
- the floor area or site area of an existing use is increased; or

- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The plans must show, as appropriate:

- All car parking spaces that are proposed to be provided (whether on the land or on other land).
- Access lanes, driveways and associated works.
- Allocation of car parking spaces to different uses or tenancies, if applicable.
- Any landscaping and water sensitive urban design treatments.
- Finished levels, if required by the responsible authority.
- Any other matter specified in a schedule to the Parking Overlay.

Plans must be provided to the responsible authority under Clause 52.06-8 wherever Clause 52.06 applies, whether or not a permit application is being made under Clause 52.06-3 or any other provision of the planning scheme.

Where an application is being made for a permit under Clause 52.06-3 or another provision of the planning scheme, the information required under Clause 52.06-8 may be included in other plans submitted with the application.

Clause 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

- The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.
- The ease and safety with which vehicles access and circulate within the parking area.
- The provision for pedestrian movement within and around the parking area.
- The provision of parking facilities for cyclists and disabled people.
- The protection and enhancement of the streetscape.
- The provisions of landscaping for screening and shade.
- The measures proposed to enhance the security of people using the parking area particularly at night.
- The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.
- The workability and allocation of spaces of any mechanical parking arrangement.
- The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.
- The type and size of vehicle likely to use the parking area.
- Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.
- The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.
- Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).

Clause 52.06-10 Decision Guidelines

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

- The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.
- The ease and safety with which vehicles access and circulate within the parking area.
- The provision for pedestrian movement within and around the parking area.
- The provision of parking facilities for cyclists and disabled people.
- The protection and enhancement of the streetscape.
- The provisions of landscaping for screening and shade.
- The measures proposed to enhance the security of people using the parking area particularly at night.
- The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.
- The workability and allocation of spaces of any mechanical parking arrangement.
- The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.
- The type and size of vehicle likely to use the parking area.
- Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.
- The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.
- Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).
- The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.
- Any other matter specified in a schedule to the Parking Overlay.

Clause 52.29 – Land adjacent to the principle road network

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.

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
- Any policy made by the relevant road authority pursuant to schedule 2, clause 3 of the *Road Management Act 2004* regarding access between a controlled access road and adjacent land.

Clause 52.34 – Bicycle facilities

To encourage cycling as a mode of transport.

To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposed number, location and design of bicycle facilities meets the purpose of this clause.
- The location of the proposed land use and the distance a cyclist would need to travel to reach the land.
- The users of the land and their opportunities for bicycle travel.
- Whether showers and change rooms provided on the land for users other than cyclists are available to cyclists.
- The opportunities for sharing of bicycle facilities by multiple uses, either because of variation of bicycle parking demand over time or because of efficiencies gained from the consolidation of shared bicycle facilities.
- Australian Standard AS 2890.3 1993 Parking facilities Part 3: Bicycle parking facilities.
- Any relevant bicycle parking strategy or equivalent.

Clause 65 – Decision guidelines

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

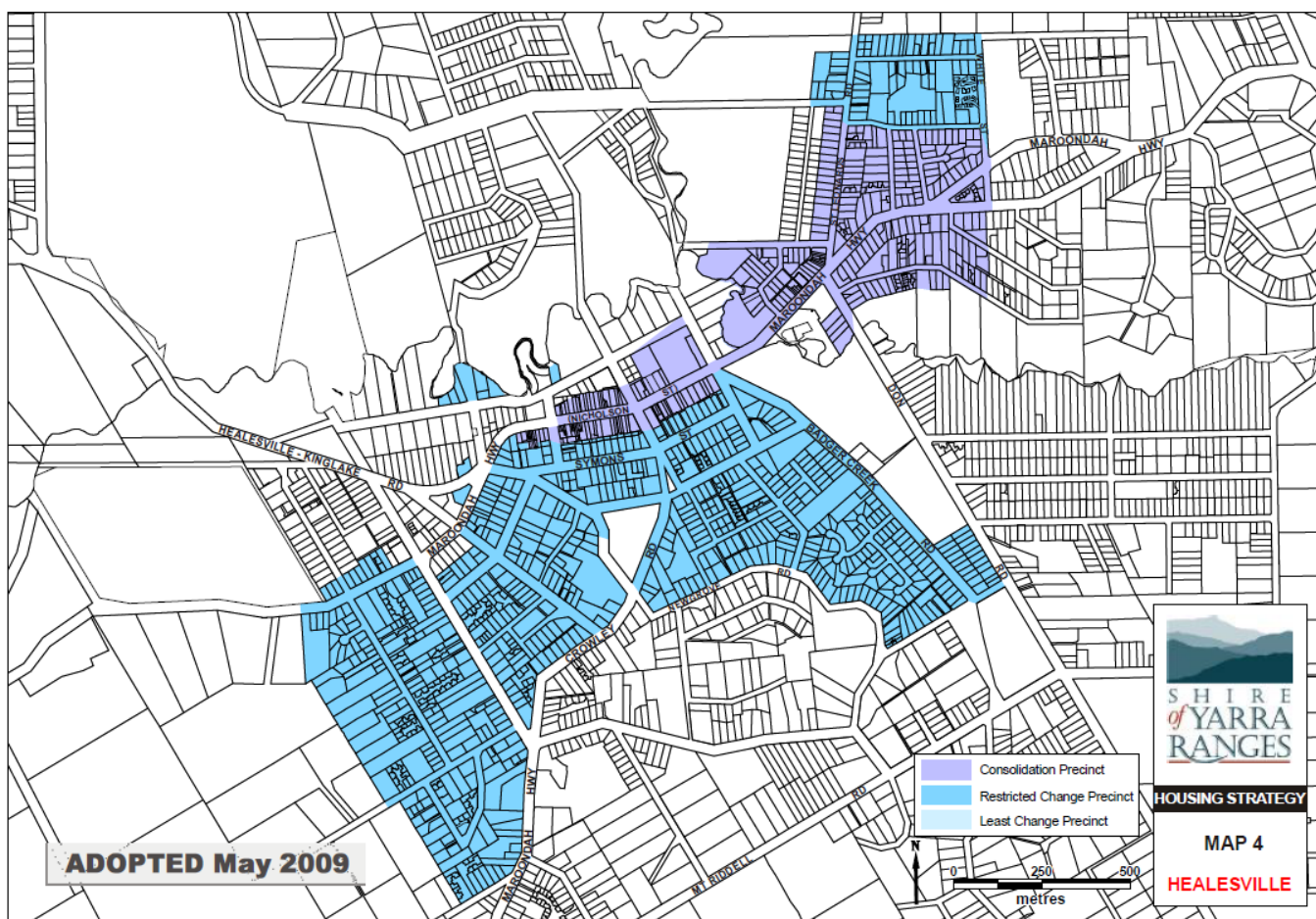
- The matters set out in section 60 of the Act.
- Any significant effects the environment, including the contamination of land, may have on the use or development.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the environment, human health and amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.
- The impact the use or development will have on the current and future development and operation of the transport system.

1.5 Yarra Ranges housing strategy

Yarra Ranges has an existing [Housing Strategy](#) that was adopted in 2009. The [draft Housing Strategy 2023](#) has been publicly exhibited and submissions closed in December 2023. The 2009 document identifies that the land is within a consolidation precinct:

- A significant proportion of new housing will be located within identified key activity centres.(page 9)

- The Framework applies to all land in the Residential 1, Low Density Residential, Mixed Use and Business zones inside the Urban Growth Boundary. The areas identified as offering the best capability for additional housing include the Healesville activity centres (page 10).
- Residential development proposals will be assessed against the preferred housing density targets for each activity centre. Higher densities will only be encouraged on larger lots where there is greater potential to incorporate better urban design outcomes. The preferred housing densities within consolidation areas are 25-75 dwellings per hectare for Healesville with New housing developments on lots greater than 1500m2 will be expected to achieve densities towards the higher range.
- Mixed use developments, which include housing, will be encouraged in commercial zones within activity centres. To ensure delivery of well designed buildings and improved activity centres, a structure planning process will subsequently be undertaken for each consolidation area. This will refine the planning controls for each centre over time. (page 12)



Adopted May 2009

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The summary brochure for the 2023 draft housing strategy includes the following:

- Increased Change

These areas allow for smaller and more diverse housing options in the large neighbourhood centres of Mount Evelyn, Yarra Junction, Yarra Glen and Healesville, on land which has good access to the town centre. These areas will provide for townhouses and units, allowing for changing housing needs, not only for residents of these towns but also their hinterland areas.

- Township consolidation

Well located parts of Healesville, Yarra Glen and Yarra Junction, that will see some unit and townhouse development, where new buildings should respond to the spacious, township feel and views.

1.6 Healesville Structure Plan

The Healesville Structure Plan adopted by Council on 9 August 2016 and updated 22 December 2022 seeks to guide the future growth and development of Healesville. This identifies that

- Healesville and surrounding settlements have a distinct and valued character that needs to be retained. There is a limited residential land supply.
- There is a need for increased housing diversity and affordability and specialised accommodation.
- There is limited opportunity or reason to further expand the boundaries of the town and surrounding settlements.
- The varied housing forms and lot sizes provide a unique character. The existing residential zones and combination of Design and Development Overlays and Significant Landscape Overlays provide a robust framework in guiding residential development in Healesville’s residential areas.
- Maintain the existing rural town character of Healesville
- Encourage a range of housing types to suit different households, age groups and abilities
- Continue to support business activities within the district
- Continued higher density residential development in locations close to services and facilities.
- A strong and dynamic town centre.
- Ensure new development complements the main street retail shopping strip.
- Focus additional commercial activity and development within the existing town centre shopping strip.
- Facilitate the redevelopment of key commercial sites that are identified in the town centre strategic framework plan (subject site is identified).
- Encourage additional retail activity, including a medium sized supermarket, within the town centre shopping strip.
- Ensure that building forms and height are compatible with surrounding development.
- Facilitate attractive design that is site responsive.

