

Yarra Ranges Planning Scheme

Amendment C223yan

Explanatory Report

Overview

This amendment corrects minor inaccuracies and anomalies in the Yarra Ranges Planning Scheme by rezoning individual sites, removing redundant overlays and amending provisions to ensure the planning scheme is clear, concise and up to date.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Yarra Ranges Shire Council website at www.yarraranges.vic.gov.au by searching “Amendment C223yan”; and

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Lilydale – 15 Anderson Street, Lilydale
- Monbulk – 21 Main Road, Monbulk
- Healesville – 110 River Street, Healesville
- Upwey – 40 Main Street, Upwey
- Yarra Junction – 2442-2444 Warburton Hwy, Yarra Junction

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Yarra Ranges Shire Council which is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to various properties and sites across the Yarra Ranges municipality which are further detailed in Tables 1-3 below.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment makes corrections to anomalies and inaccuracies in the Yarra Ranges Planning Scheme. The amendment proposes to rectify zoning anomalies, improve the accuracy by updating street addresses, removing redundant content, correcting grammatical errors and removing expired or redundant site-specific controls to ensure the planning scheme is clear, concise and up to date.

Specifically, the amendment proposes to:

Zoning Maps

1. Amend Planning Scheme Map No. 12ZN, 27ZN, 35ZN, 40ZN, 52ZN, 71ZN and 76ZN to correct zoning inaccuracies and anomalies by rezoning or partially rezoning properties as detailed in Table 1 below.

Table 1

Land/ Area Affected	Changes to Planning scheme	Explanation
26A Monbulk Road, Belgrave	Rezone the Transport Zone 1 (TRZ1) portion of the site to Low Density Residential Zone (LDRZ).	Part of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary. The land is owned privately and not used for transport purposes. Rezoning will reflect the correct use.
1C Old Monbulk Road, Belgrave	Rezone LDRZ portion to TRZ1.	Part of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary. The land is owned by the Puffing Billy Preservation Society and used for transport purposes. Rezoning will reflect the correct use of

Land/ Area Affected	Changes to Planning scheme	Explanation
		the site.
6, 10 and 20 Wilson Street, Healesville	Rezone the General Residential Zone – Schedule 1 (GRZ1) portion to Urban Floodway Zone (UFZ).	<p>Part of these properties are zoned incorrectly due to the drifting of the adjoining waterway over time.</p> <p>Melbourne Water has been consulted and agrees to these changes.</p> <p>Rezoning is required to align the zone to the property boundary.</p>
271-273 Maroondah Highway, Healesville	Rezone the GRZ1 portion to UFZ.	<p>Part of these properties are zoned incorrectly due to the drifting of the adjoining waterway over time.</p> <p>Melbourne Water has been consulted and agrees to these changes.</p> <p>Rezoning is required to align the zone to the property boundary.</p>
435-437 Maroondah Highway, Lilydale	Rezone the Residential Growth Zone Schedule 1 to (RGZ1) portion to Commercial 2 Zone (C2Z).	<p>The land is currently zoned RGZ and C2Z, but all land is to be included within the C2Z. The C2Z is consistent with the surrounding zoning and the <i>Lilydale Structure Plan 2022</i>.</p> <p>The area zoned RGZ1 was previously part of 441A Maroondah Highway, Lilydale and the two properties resubdivided the lots with 435-437 acquiring the RGZ1 portion of land. The change of zoning will</p>

Land/ Area Affected	Changes to Planning scheme	Explanation
		<p>show this approved boundary realignment.</p> <p>The overall site has one single use, rezoning will reflect current use of the site and rectify the split zoning that is deemed unnecessary.</p>
<p>441A Maroondah Highway, Lilydale</p>	<p>Rezone the RGZ1 portion to C2Z.</p>	<p>The property is zoned RGZ1 and C2Z, the current site has a dwelling on the RGZ1 portion of the land and the C2Z area is used as office/ factory.</p> <p>The owner has requested rezoning the portion of the land that is currently in the process of being acquired by 439 Maroondah Highway, Lilydale and zoned RGZ1. This rezoning will reflect a planning permit granted for a boundary re-alignment.</p> <p>The overall site at 439 Maroondah Highway, Lilydale has one single use, rezoning will reflect current use of the site and rectify the split zoning that is deemed unnecessary.</p>
<p>513 Woods Point Road, East Warburton</p>	<p>Rezone the Public Conservation and Resource Zone (PCRZ) portion to Green Wedge A Zone 1 (GWAZ1).</p>	<p>Part of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.</p> <p>The property is in private ownership and rezoning is required to reflect the current use.</p>

Land/ Area Affected	Changes to Planning scheme	Explanation
515 Woods Point Road, East Warburton	Rezone the PCRZ portion to GWAZ1.	<p>Part of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.</p> <p>The property is in private ownership and rezoning is required to reflect the current use.</p>
<p>Coldstream 'pocket park' residential lots:</p> <p>8-10, 12, 14, 16, 18 Wheeler Street, Coldstream</p> <p>43, 45, 47, 49, 51, 53, 57, 59 Welton Drive, Coldstream</p> <p>4,6,8,12,14,16 Melrose Avenue, Coldstream</p> <p>7,9,11 Cheviot Avenue, Coldstream</p> <p>5-5A, 5, 7, 9, 11,13, 15 Witham Drive, Coldstream</p> <p>6,8,10a,10,12,14,16,18,20,22 Witham Drive, Coldstream</p> <p>7,9,11,15,17,19,21,23,25 Garlepp Street, Coldstream</p>	<p>Rezone properties covered by Design and Development Overlay – Schedule 19 (DDO19) from Neighbourhood Residential Zone – Schedule 3 (NRZ3) to Neighbourhood Residential Zone – Schedule 2 (NRZ2).</p>	<p>Amendment C178yan intended to rezone properties from NRZ3 (Least change areas foothills and rural townships) to NRZ2 (Rural and foothills incremental change areas).</p> <p>Amendment C178 changed allowable development from single dwellings to multi-unit as consistent with DDO19, which created the need for a change from least change in the housing framework to incremental change and a change from NRZ3 to NRZ2.</p> <p>This change should have occurred as part of C178 but it did not in error.</p> <p>The proposed change is in line with the Implementation of the Coldstream Structure Plan and the Coldstream Neighbourhood Activity Centre policy that encourage incremental development within</p>

Land/ Area Affected	Changes to Planning scheme	Explanation
		certain areas.
1 St Benedicts Drive, Gladysdale	Rezone from PCRZ to Rural Conservation Zone – Schedule 3 (RCZ3).	The Yarra State Forest is to the east of the property and zoned PCRZ, owned by Department of Sustainability and Environment. This property is in private ownership and used for residential purposes. Rezoning will reflect the current use of this land.
150 Cambridge Road, Kilsyth	Rezone the site from Neighbourhood Residential Zone – Schedule 1 (NRZ1) to Public Park and Recreation Zone (PPRZ).	The council acquired the land for open space purposes in 2022. Rezoning is required to reflect the future use of the site for open space.

Overlay Maps

2. Amend Planning Scheme Map No's. 11SCO, 12SCO, 19SCO, 47SCO and 52SCO to delete SCO2, SCO8, SCO9, SCO10 and SCO11 from the places detailed in Table 3 below.
3. Amend Planning Scheme Map No's. 46SCO and 58SCO to apply SCO18 to the places detailed in Table 3 below.
4. Amend Planning Scheme Map No. 52DPO to delete DPO10 from 150 Cambridge Road, Kilsyth.

Planning Scheme Ordinances

5. Replace the existing Schedule 2 to Clause 37.01 (Special Use Zone) (SUZ2) and with a new Schedule 2 to include Sections 3.0, 4.0, and 5.0 to be consistent with *Ministerial Direction on the Form and Content of Planning Schemes*; and to include accurate property addresses and land references for sites listed in the schedule as detailed in Table 2 below.

Table 2

Schedule 2 to Clause 37.01	Current address/ land reference	Updated address reference
Section 2.1	Heritage Golf Course, Hughes Road, Chirnside Park	1-3 Hughes Road, Chirnside Park
Section 2.2	'The Country Place', Olinda Creek Road, Kalorama	180 Olinda Creek Road, Kalorama
Section 2.3	No content	Delete section
Section 2.4	Maroondah Highway - Dalry Road, Healesville	16 Airlie Road, Healesville and 15 Healesville-Kooweerup Rd, Healesville
Section 2.5	Maroondah Highway – Mt Riddell Road, Healesville	11 Maroondah Highway, Healesville
Section 2.6	'Warburton Chalet', Scotchmans Creek Road, Warburton	3300 Warburton Highway, Warburton
Section 2.7	Little Yarra Road, Gilderoy	1350 Little Yarra Road, Gilderoy
Section 2.8	'Warburton Mountain Resort', Martyr Road, Warburton	40 Martyr Road and 1A Kent Street, Warburton
Section 2.9	'Mt Rael', Healesville – Yarra Glen Road, Healesville	140 Healesville-Yarra Glen Road, Healesville
Section 2.10	'Kenloch', Mt Dandenong Tourist Road, Olinda	487 Mt Dandenong Tourist Road, Olinda
Section 2.11	'Baron of Beef', Sherbrooke Road, Sherbrooke	10 Sherbrooke Road, Sherbrooke
Section 2.12	Balgownie Estate, 1309 Melba Highway, Yarra Glen	1309 Melba Highway, Yarra Glen

6. Delete Schedule 10 to Clause 43.04 (Development Plan Overlay) (DPO10) (Former Yarra Hills Secondary College – 150 Cambridge Road, Kilsyth) that facilitated housing on the land given the land is now in Council ownership and will be developed for open space purposes.
7. Amend Schedule 11 to Clause 43.02 (Design and Development Overlay) (DDO11) to amend a format error. The correction will ensure consistency with *Ministerial Direction on the Form and Content of Planning Schemes*.
8. Amend the Schedule to Clause 44.01 (Erosion Management Overlay) (EMO)

to amend a grammatical error that occurred during the approval of Amendment C217yan. The correction will improve the operation of the provision.

9. Amend the Schedule to Clause 45.12 (Specific Controls Overlay) (SCO) by removing or updating several sites as detailed in Table 3 below, as the controls have either expired, or the property has been developed in accordance with the site-specific requirements contained in the Incorporated Document *'Document Incorporated under the Schedule to Clause 52.03 (Specific Sites and Exclusions) of the Yarra Ranges Planning Scheme, March 2017'*.

Table 3

Subject Site (SCO No)	Site-Specific Provision	Comment	Change
<p>31 Douglas Avenue, Warburton (listed in Schedule to Clause 51.01)</p> <p><i>(now known as 125 Old Warburton Road, Warburton)</i></p>	<p>Each lot must be at least 50 hectares and a maximum of 70 hectares and an average of 60 hectares.</p>	<p>31 Douglas Avenue, Warburton does not exist and is now referred to as 125 Old Warburton Road.</p> <p>The site specific control under the incorporated document is not necessary as existing Restructure Overlay (RO83) applying to the property provides controls to prevent subdivision of the property.</p>	<p>Delete incorporated document titled: <i>'Document Incorporated under the Schedule to Clause 52.03 (Specific Sites and Exclusions) of the Yarra Ranges Planning Scheme, March 2017'</i>.</p> <p>Retain SCO16 and related Incorporated Document on site – <i>'Warburton Mountain Bike Destination Project (SOUTHERN NETWORK) Department of Transport and Planning, October 2023'</i></p>
<p>12 Ornata Road, Mount Dandenong</p>	<p>An application is exempt from the notice requirements of Section</p>	<p>The provision enabled the construction of a</p>	<p>Delete incorporated document.</p>

Subject Site (SCO No)	Site-Specific Provision	Comment	Change
(SCO2)	52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of section 82(1) of the <i>Planning and Environment Act 1987 (the Act)</i> .	<p>telephone tower that has since been constructed on the site.</p> <p>The provision has been acted on and is no longer required.</p>	Remove SCO from the site.
25 Madeley Drive, Wesburn (SCO3)	<p>Any application for subdivision, each lot must be at least 18 hectares and a maximum of 44 hectares and an average of 25 hectares.</p> <p>The minimum size of each lot must be at least 18 hectares for subdivision.</p> <p>Collectively the three lots under this address comprise of 19.447 ha.</p>	<p>The SCO3 is proposed to be retained on the site to ensure that these lots cannot be subdivided.</p> <p>It is recommended to retain subdivision control on these lots to protect green wedge land from inappropriate development.</p>	<p>Include the site-specific provisions in a new Incorporated Document: <i>25 Madeley Drive (CA 236 Parish of Warburton), Wesburn, Incorporated Document (Yarra Ranges Council, March 2025)</i>.</p> <p>A stand-alone Incorporated Document will provide clear site specific provisions and land information.</p> <p>Retain existing SCO applying to the site.</p>
115 and 121 Old Emerald Road, Monbulk (SCO5)	Despite the provisions of Clause 51, Clause 42.03-2 of the Significant Landscape Overlay (SLO) and Clause 3.0 of SLO1, a planning permit is not required to use and develop the land for a minor sports and recreational facility and associated vegetation removal (including any	The SCO5 is proposed to be retained on the site as it is yet to be developed in accordance with all the site-specific requirements, in particular Stage 2 of the development of Monbulk Regional	Include the site-specific provision in a new Incorporated Document ' <i>115 and 121 Old Emerald Road, Monbulk, Incorporated Document (Yarra Ranges Council, March 2025)</i> '.

Subject Site (SCO No)	Site-Specific Provision	Comment	Change
	<p>exotic vegetation along the adjacent road reserves), provided the development is generally in accordance with the Master Plan prepared by CPG Australia consisting of the Site Master Plan, Staging Plan and Cross Sections dated July 2012. Expiry 31/12/2020</p>	<p>Soccer facility. The site-specific provision has been updated with a new expiry date, extended by 10-years to 2034.</p>	<p>A stand-alone Incorporated Document will provide clear site specific provisions and land information. Retain existing SCO applying to the site.</p>
<p>261 Mount Dandenong Tourist Road, Ferny Creek (SCO6)</p>	<p>The purpose of the site-specific site control is to facilitate the use and development of the land for the purpose of a restaurant and a caretaker's house without the need for a planning permit in accordance with the provisions of the document – <i>'261 Mount Dandenong Tourist Road, Ferny Creek Development and use of land for a Restaurant and Caretaker's House November 2013'</i>.</p>	<p>The current occupier of the site has requested a change to the Incorporated Document to include revised operating hours and other minor edits to be consistent with the current use of the site as a bakery. The provision is to be retained and amended to include updated operating hours.</p>	<p>Amend the provisions in the existing Incorporated Document <i>'261 Mount Dandenong Tourist Road, Ferny Creek Development and use of land for a Food and Drink Premise and Caretaker's House (Yarra Ranges Council, March 2025)'</i>. Retain SCO applying to the site.</p>
<p>100 Mt Dandenong Tourist Road, Tremont (SCO7)</p>	<p>A permit may be granted to develop and use the site for a service station, shop and dwelling (caretakers house), generally in accordance with the plan titled <i>"Site Layout Plan – For: Eagles Superannuation (Vic) Pty Ltd – At: Service station, shop and dwelling 100 Mt Dandenong Tourist Road, Tremont 3785"</i>, dated 10</p>	<p>Amendment C157 to the planning scheme enabled the land to be developed for the purpose of a service station, shop, and dwelling as the land use is prohibited on the GWAZ1 part of the site.</p>	<p>Include the site-specific provision in a new Incorporated Document <i>'100 Mt Dandenong Tourist Road, Tremont Incorporated Document (Yarra Ranges Council, March 2025)'</i>. A stand-alone</p>

Subject Site (SCO No)	Site-Specific Provision	Comment	Change
	March 2015.	<p>The land ceased to be used as a service station when operator's lease expired in 2011. The site has since re-established its use for the purpose approved.</p> <p>The site-specific provision should be retained to enable the continued use of the site.</p>	<p>Incorporated Document will provide clear site specific provisions and land information.</p> <p>Retain existing SCO applying to the property.</p>
25 Maroondah Parade, Healesville (SCO8)	<p>A permit may be granted to use and develop the land for a Cancer Care Retreat comprising of an accommodation facility with an ancillary caretaker's residence (existing dwelling), hobby farming, car parking and landscaping. The use and development of the land must be generally in accordance with the following plans prepared by Millar & Merrigan:</p> <p>Site Plan Proposed Development (Ref. 17417P1-V1)</p> <p>Landscape Concept Plan (Ref. 17417L01-V1)</p> <p>3D Representation (Ref.17417P3-V1 pages 1-3).</p>	<p>Planning permit YR-2015/1160 for the centre was issued on 20 April 2016.</p> <p>An extension of time to the original permit was issued for the completion of the development works, with a new expiry date of 20 April 2022.</p> <p>The certificate of title comprises a section 173 agreement which gives effect to the planning permit which authorises the use and development of the subject land for a Cancer Care Retreat.</p> <p>The provision has</p>	<p>Delete incorporated document.</p> <p>Remove SCO from the site.</p>

Subject Site (SCO No)	Site-Specific Provision	Comment	Change
		been acted on and is no longer required.	
2876 Warburton Highway, Wesburn (SCO9)	A planning permit may be issued to allow the existing building to be used for a take-away food shop.	<p>Planning Permit YR-2015/89 for a take-away food premise was issued in July 2015 and the site is currently operating as a food and drink premise.</p> <p>The land was previously in the Rural Living Zone 1 (RZ1) when the site-specific provision was approved as part of Amendment C138yan as a restaurant use was prohibited.</p> <p>Since that time the land has been rezoned to part Township Zone 1 and part LDRZ2 where a retail premises which includes food and drink is a permit required use and not prohibited.</p>	Delete incorporated document. Remove SCO from the site.
30-32 Melba Highway, Yering (SCO10)	A planning permit may be issued to allow extension of the existing rural building, generally in accordance with the plans in Appendix 1 of this document.	<p>Planning permit YR-2017/500 issued in 2017 allows for building and works to extend a packing shed.</p> <p>The site-specific provision is to be</p>	Delete incorporated document. Remove SCO from the site.

Subject Site (SCO No)	Site-Specific Provision	Comment	Change
		deleted as it has been acted on and is no longer required.	
5 Chum Creek Road, Healesville (SCO11)	A permit may be issued for use for a Shop and/or Food and Drink Premises.	<p>The provision was included in the planning scheme through Amendment C121yan to enable the issue of a permit following the Black Saturday bushfires.</p> <p>The land has not been used for the purposes of a shop and/or food and drink premises (last known operation was in 2010 as a general store) and is now a private residential dwelling.</p> <p>The site is zoned GWAZ1 and is not a suitable location for an out of centre commercial operation.</p> <p>The provision is to be removed as the site-specific requirement is no longer required.</p>	Delete incorporated document. Remove SCO from the site.
72A Milners Road, Yarra Junction (proposed SCO18)	The parcels identified are surplus Melbourne Water land and a permit may only be granted for their use or development when the responsible authority is	Melbourne Water has confirmed the lots have not been disposed of and has requested an extension of the	Include the site-specific provisions in a new Incorporated Document: '72A Milners Road,

Subject Site (SCO No)	Site-Specific Provision	Comment	Change
	<p>satisfied that each parcel has been consolidated with adjoining land. Expiry 20/7/2007</p>	<p>site-specific provisions for a 10-year period.</p> <p>The lots included in the land parcel are listed in the Incorporated Document but did not have an SCO allocated.</p> <p>The site-specific provision that expired in 2007 is to have a new 10-year expiry applied to 2034.</p>	<p><i>Yarra Junction – Pt Lot 25 PS 5142 Little Yarra Road, Yarra Junction; Pt Lot 26 PS 5142 Little Yarra Road, Yarra Junction; Pt CA W and Pt CA 53Z1 Milners Road, Yarra Junction Incorporated Document (Yarra Ranges Council, March 2025)</i>.</p> <p>A stand-alone Incorporated Document will provide clear site specific provisions, land information and the updated expiry of the site specific provisions.</p> <p>Apply a new SCO to the site.</p>
<p>6, 8 and 10 Albert Hill Road, Lilydale (lots 7,8 and 9, PS008099) (listed in Schedule to Clause 51.01)</p>	<p>Despite the provisions of the Schedule to Clause 51.01, no permit is required to develop and use the land for a police station and associated buildings and works provided it is in accordance with a concept plan prepared to the satisfaction of the responsible authority. The concept plan must show:</p> <ul style="list-style-type: none"> the design and 	<p>The land has been developed for a police station and associated building and works as enabled by the site-specific provision and is no longer required.</p>	<p>Delete incorporated document.</p>

Subject Site (SCO No)	Site-Specific Provision	Comment	Change
	<p>external layout of the buildings and works including landscaping; traffic management measures; and the provision of car parking.</p> <ul style="list-style-type: none"> • Expiry 31/3/2010 		
<p>Realignment of Melba Highway, Yarra Glen (listed in Schedule to Clause 51.01)</p>	<p>Land reserved for the purpose of realigning the Melba Highway may be developed for that purpose provided that management plans are submitted to and approved by the responsible authority and drainage authority and the plans referred to in paragraphs (a) and (b) are to the satisfaction of the Department of Natural Resources and Environment, prior to construction commencing:</p> <ul style="list-style-type: none"> • a management strategy for the billabongs within the road reserve and any others which are acquired and these to be developed in accordance with the recommendations to VicRoads by Ecology Australia Pty Ltd "Flora and Fauna of the Proposed Melba Highway realignment, Yarra Glen, Victoria" January 1994. • a landscaping and Revegetation Proposal for the environs of the roadworks referred to in the 	<p>The Melba Highway realignment has been built and the site-specific provision is no longer required.</p>	<p>Delete incorporated document.</p>

Subject Site (SCO No)	Site-Specific Provision	Comment	Change
	<p>“Recommendations to VicRoads” by Ecology Australia Pty Ltd in the report referred to in paragraph (a) above.</p> <ul style="list-style-type: none"> appropriate prescriptions for the preservation of any significant archaeological sites/materials in accordance with the requirements of the Heritage Series Section, Aboriginal Affairs, Victoria and the Coranderrk Koori Cooperative. <p>Expiry 20/7/2007</p>		
<p>Signs Hill area, including the former Warburton Hospital and associated properties, Warburton.</p> <p>(PC 352767K, Lot 1 of TP 805036D, Lot 1 of TP 805035F and Lot 6 of PS 48810).</p> <p>(listed in Schedule to Clause 51.01)</p>	<p>A permit may be granted for the subdivision of the subject land into thirty-one (31) lots, generally in accordance with the plan labelled as “Proposed Development Warburton Hospital”, prepared by Millar & Merrigan, reference 11324T1, version 13A: 2/6/2008. One allotment shall be a body corporate lot, comprising all the hospital buildings and grounds including No 14 and 16 Blackwood Avenue. Separate ownership and subdivision shall be restricted to the six major buildings as indicated on plan 11324T1 version 13A 2/6/2008 with the balance of the land becoming common property. All lots created must be connected to reticulated</p>	<p>The provision was included in the planning scheme through Amendment C43 to enable the subdivision of the land into of thirty-one (31) lots. More specifically to enable the Warburton Hospital and 22 existing dwellings to be included on separate lots.</p> <p>The provision was required as the lots to be created were below the minimum subdivision size in the LDRZ.</p> <p>A planning permit YR-2008/769/2 was granted on</p>	<p>Delete incorporated document.</p>

Subject Site (SCO No)	Site-Specific Provision	Comment	Change
	<p>sewer and underground drains.</p> <p>An application generally in accordance with the above is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.</p> <p>A recording and interpretation plan must be prepared for the interior of the hydrotherapy building, to the satisfaction of the responsible authority prior to any buildings and works, including demolition or alterations.</p>	<p>14 January 2013 with all lots subsequently registered on title.</p> <p>The provision which expired in 2013 has been acted on and is no longer required.</p>	
<p>215-217 Victoria Road, Yering (listed in Schedule to Clause 51.01)</p>	<p>The land may be used and developed in accordance with the incorporated document "<i>Eastern Golf Club Yering, February 2013</i>".</p>	<p>Amendment C130yan rezoned the land to SUZ9 and incorporated the document <i>Eastern Golf Club</i> into the planning scheme on 08 February 2013 in the planning scheme.</p> <p>The site-specific provision is already included in the scheme as part of a separate Incorporated Document and does not need to also be retained in the Incorporated Document '<i>Document Incorporated</i></p>	<p>Retain incorporated document titled: '<i>Eastern Golf Club Yering, February 2013</i>'.</p> <p>Delete incorporated document titled: '<i>Document Incorporated under the Schedule to Clause 52.03 (Specific Sites and Exclusions) of the Yarra Ranges Planning Scheme, March 2017</i>'.</p>

Subject Site (SCO No)	Site-Specific Provision	Comment	Change
		<i>under the Schedule to Clause 52.03 (Specific Sites and Exclusions) of the Yarra Ranges Planning Scheme, March 2017'.</i>	

10. Deletes the Schedule to Clause 51.01 Specific Sites and Exclusions, which is no longer required in the scheme.
11. Amends the Schedule to Clause 72.03 What Does this Planning Scheme Consist of? to introduce maps 46SCO and 58SCO; and delete maps 11SCO, 12SCO, 19SCO, 52SCO and 52DPO from the planning scheme.
12. Amends the Schedule to Clause 72.04 Incorporated documents to introduce the following Incorporated Documents into the scheme to maintain the site-specific exemptions that apply to the properties:
 - a. *'115 and 121 Old Emerald Road, Monbulk, Incorporated Document (Yarra Ranges Shire Council, March 2025)'.*
 - b. *'100 Mt Dandenong Tourist Road, Tremont, Incorporated Document (Yarra Ranges Shire Council, March 2025)'.*
 - c. *'72A Milners Road, Yarra Junction; Pt Lot 25 PS 5142 Little Yarra Road, Yarra Junction; Pt Lot 26 PS 5142 Little Yarra Road, Yarra Junction; Pt CA W and Pt CA 53Z1 Milners Road, Yarra Junction, Incorporated Document (Yarra Ranges Shire Council, March 2025)'.*
 - d. *'25 Madeley Drive (CA 236 Parish of Warburton), Wesburn, Incorporated Document (Yarra Ranges Shire Council, March 2025)'.*
 - e. *'261 Mount Dandenong Tourist Road, Ferny Creek, Development and Use of Land for a Food and Drink Premise and a Caretaker's House, Incorporated Document (Yarra Ranges Shire Council, March 2025)'.*

And to remove the following Incorporated Documents:

- f. *'Document Incorporated under the Schedule to Clause 52.03 (Specific Sites and Exclusions) of the Yarra Ranges Planning Scheme, March 2017'.*
- g. *'30-32 Melba Highway, Yering - July 2016'.*
- h. *'261 Mount Dandenong Tourist Road, Ferny Creek, Development and Use of Land for a Restaurant and Caretaker's House, November 2013'.*

Strategic assessment of the amendment

How does the amendment implement the *Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan*?

The role of the *Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan* (RSP) 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. It is administered under Section 46F of the Act, which prohibits the Minister for Planning from approving any amendment to the Yarra Ranges Planning Scheme that is inconsistent with the RSP and its key policy directions.

The RSP applies to all land within the Shire of Yarra Ranges. The RSP was prepared to have regard to matters to enable increased protection for the special features and character of the Region.

As the amendment only proposes to correct minor anomalies in the planning scheme it is **consistent with** the RSP.

Why is the amendment required?

The amendment is required to improve the operation of the Yarra Ranges Planning Scheme by:

- Rectifying anomalies to ensure properties are covered by the zone control that best suits their function.
- Ensuring properties are not covered by more than one zoning when multiple zoning is not justified.
- Removing redundant overlay controls.
- Updating planning provisions to improve the operation of specific schedules and Incorporated Documents.

The rezoning of land will allow land to be used for its intended purposes, to be developed appropriately, or bought and sold as necessary.

The removal of the redundant site-specific exemptions will remove redundant and expired requirements from the planning scheme.

The removal of the redundant overlays will remove unnecessary development restrictions for owners and occupiers in the future.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria, as per section 4(1) of the Act:

- (a) to provide for the fair, orderly, economic and sustainable use and development of land;*

(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;

(c) to secure a pleasant, efficient, and safe working, living and recreational environment for all Victorians and visitors to Victoria;

(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

(g) to balance the present and future interests of all Victorians.

The amendment will implement these objectives by:

- Ensuring the affected land is appropriately zoned for its existing and intended use.
- Provide for fair, orderly, economic and sustainable use and development of land through the application of appropriate planning controls and removal of redundant overlays.

How does the amendment address any environmental, social and economic effects?

The amendment addresses environmental, social and economic effects as it will confirm the intended status and management of land with appropriate zoning or clarified planning controls.

The amendment of the DDOs will improve functionality and operation of the Yarra Ranges Planning Scheme and will not have any environmental, social or economic impacts.

Does the amendment address relevant bushfire risk?

Some of the properties in this amendment are within a Bushfire Management Overlay or a Bushfire Prone Area. Clause 13.02- 1S (Bushfire Planning) of the Planning Scheme has been considered in preparing the amendment, and the amendment is not considered to increase the risk to life from bushfire, or direct population growth to areas of bushfire risk.

Future planning approvals will need to satisfy Clause 13.02 (Bushfire) and other relevant parts of the planning scheme. Future building approvals of any land in a Bushfire Prone Area will need to meet the requirements of AS3959-2018 for buildings with a residential use.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment complies with the requirements of the *Ministerial Direction – The Form and Content of Planning Schemes* (section 7(5) of the Act).

The amendment complies with the requirements of *Ministerial Direction No. 11 Strategic Assessment of Amendments* under section 12 of the Act. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. This explanatory report provides a comprehensive strategic evaluation of the amendment and the outcomes it produces.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

In February 2025, the Victorian government released *Plan for Victoria (Department of Transport and Planning, February 2025)* which is a long-term plan for Victoria that addresses the needs of our diverse and growing population. The amendment corrects anomalies and administrative errors in the Yarra Ranges Planning Scheme and will not have any impact on the Planning Policy Framework or any adopted State policy.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports the strategic directions at Clause 02 of the Yarra Ranges Planning Scheme, in particular:

Clause 02.03-1 Settlement

The amendment will support the strategic directions around land use and development within Urban areas, Activity Centre areas and Green Wedge areas. In particular:

- To expand the diversity of housing, recreation and employment opportunities in Yarra Ranges.
- To support a mix of housing, business opportunities and community infrastructure within the suburbs and larger rural towns plus locate various services and intensive employment within activity centres.

Clause 02.03-5 Built Environment

The amendment is consistent with the strategic directions for the built environment, in particular:

- Encourage built form that protects and respects sensitive environments, significant landscapes and cultural and natural heritage of Yarra Ranges.
- Encourage future development that adds to a sense of place and enhances the character of distinct localities within Yarra Ranges.

Clause 02.03-6 Housing

The amendment will support the strategic directions around housing, in particular:

- Contain development and residential subdivision within the existing Urban Growth Boundary.

- Ensure housing is provided in locations that would minimise adverse impacts on landscape amenity and the environment.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions by applying the correct planning controls to land so it better reflects the land tenure and land use objectives for the land. This will appropriately guide the use and development of the affected land.

How does the amendment address the views of any relevant agency?

The prescribed government agencies were notified of the amendment and no responses were received.

The council consulted Melbourne Water in the preparation of the amendment for properties in its ownership or that affect flood provisions.

Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

The amendment will not impact the relevant requirements of the *Transport Integration Act 2010*, in particular, the need for the transport system to provide for the effective integration of transport and land use.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will have a positive effect on resource and administrative costs as it is, in part removing redundant planning controls from the planning scheme and in doing so, reducing planning permits.

Attachment 1 – Mapping reference table

Location	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Belgrave	Yarra Ranges C223yran005znMap76 Exhibition	26A Monbulk Road	Part rezone TRZ1 to LDRZ		
Belgrave	Yarra Ranges C223yran005znMap76 Exhibition	1C Old Monbulk Road	Part rezone LDRZ to TRZ1		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	7 Cheviot Avenue	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	9 Cheviot Avenue	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	11 Cheviot Avenue	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	3 Garlepp Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	7 Garlepp Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	9 Garlepp Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	11 Garlepp Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	15 Garlepp Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	17 Garlepp Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	19 Garlepp Street	Rezone from		

Location	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
			NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	21 Garlepp Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	23 Garlepp Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	25 Garlepp Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	4 Melrose Avenue	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	6 Melrose Avenue	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	8 Melrose Avenue	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	12 Melrose Avenue	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	14 Melrose Avenue	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	16 Melrose Avenue	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	43 Welton Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	45 Welton Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	47 Welton Drive	Rezone from NRZ3 to NRZ2		

Location	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	49 Welton Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	51 Welton Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	53 Welton Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	57 Welton Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	59 Welton Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	8-10 Wheeler Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	12 Wheeler Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	14 Wheeler Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	16 Wheeler Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	18 Wheeler Street	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	5-5A Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	5 Witham Drive	Rezone from NRZ3 to NRZ2		

Location	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	6 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	7 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	8 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	9 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	10a Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	10 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	11 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	12 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	13 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	14 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	15 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	16 Witham Drive	Rezone from NRZ3 to NRZ2		

Location	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	18 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	20 Witham Drive	Rezone from NRZ3 to NRZ2		
Coldstream	Yarra Ranges C223yran006znMap27 Exhibition	22 Witham Drive	Rezone from NRZ3 to NRZ2		
Gladysdale	Yarra Ranges C223yran002znMap71 Exhibition	1 St Benedicts Drive	Rezone from PCRZ to RCZ3		
Healesville	Yarra Ranges C223yran007znMap12 Exhibition	6 Wilson Street	Part rezone GRZ1 to UFZ		
Healesville	Yarra Ranges C223yran007znMap12 Exhibition	10 Wilson Street	Part rezone GRZ1 to UFZ		
Healesville	Yarra Ranges C223yran007znMap12 Exhibition	20 Wilson Street	Part rezone GRZ1 to UFZ		
Healesville	Yarra Ranges C223yran007znMap12 Exhibition	271-273 Maroondah Highway	Part rezone GRZ1 to UFZ		
Lilydale	Yarra Ranges C223yran003znMap40 Exhibition	435-437 Maroondah Highway	Part rezone RGZ1 to C2Z		
Lilydale	Yarra Ranges C223yran003znMap40 Exhibition	441A Maroondah Highway	Part rezone RGZ1 to C2Z		
East Warburton	Yarra Ranges C223yran004znMap35 Exhibition	513 Woods Point Road	Part rezone PCRZ to GWAZ1		
East Warburton	Yarra Ranges C223yran004znMap35 Exhibition	515 Woods Point Road	Part rezone PCRZ to GWAZ1		

Location	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Mount Dandenong	Yarra Ranges C223yran012d-SCOMap52 Exhibition	12 Ornata Road			Delete SCO2
Healesville	Yarra Ranges C223yran014d-SCOMap12 Exhibition	25 Maroondah Parade			Delete SCO8
Wesburn	Yarra Ranges C223yran009d-SCOMap47 Exhibition	2876 Warburton Highway			Delete SCO9
Yering	Yarra Ranges C223yran010d-SCOMap19 Exhibition	30-32 Melba Highway			Delete SCO10
Healesville	Yarra Ranges C223yran013d-SCOMap11 Exhibition	5 Chum Creek Road			Delete SCO11
Yarra Junction	Yarra Ranges C223yran015SCOMap58_46 Exhibition	72A Milners Road		Apply SCO18	
Kilsyth	Yarra Ranges C223yran001znMap52 Exhibition and Yarra Ranges C223yran016d-DPOMap52 Exhibition	150 Cambridge Road	Rezone from NRZ1 to PPRZ		Delete DPO10

Properties with no mapping changes

Land/ Area Affected	Proposed changes
25 Madeley Drive Wesburn	Retain SCO3, new incorporated document.
115 and 121 Old Emerald Road, Monbulk	Retain SCO5, new incorporated document.
261 Mount Dandenong Tourist Road, Ferny Creek	Retain SCO6, new incorporated document.
100 Mt Dandenong Tourist Road, Tremont	Retain SCO7, new incorporated document.
31 Douglas Avenue, Warburton	Remove SCO controls in Incorporated Document <i>'Document Incorporated under the Schedule to Clause 52.03 (Specific Sites and Exclusions) of the Yarra Ranges Planning Scheme, March 2017'</i> and under Schedule to Clause 51.01 (Specific Sites

Land/ Area Affected	Proposed changes
	and Exclusions).
6, 8 and 10 Albert Hill Road, Lilydale (lots 7,8 and 9, PS008099)	Remove SCO controls in Incorporated Document <i>'Document Incorporated under the Schedule to Clause 52.03 (Specific Sites and Exclusions) of the Yarra Ranges Planning Scheme, March 2017'</i> and under Schedule to Clause 51.01 (Specific Sites and Exclusions).
Realignment of Melba Highway, Yarra Glen	Remove SCO controls in Incorporated Document <i>'Document Incorporated under the Schedule to Clause 52.03 (Specific Sites and Exclusions) of the Yarra Ranges Planning Scheme, March 2017'</i> and under Schedule to Clause 51.01 (Specific Sites and Exclusions).
Signs Hill area, including the former Warburton Hospital and associated properties, Warburton. (PC 352767K, Lot 1 of TP 805036D, Lot 1 of TP 805035F and Lot 6 of PS 48810).	Remove SCO controls in Incorporated Document <i>'Document Incorporated under the Schedule to Clause 52.03 (Specific Sites and Exclusions) of the Yarra Ranges Planning Scheme, March 2017'</i> and under Schedule to Clause 51.01 (Specific Sites and Exclusions).
215-217 Victoria Road, Yering	Remove SCO controls in Incorporated Document <i>'Document Incorporated under the Schedule to Clause 52.03 (Specific Sites and Exclusions) of the Yarra Ranges Planning Scheme, March 2017'</i> and under Schedule to Clause 51.01 (Specific Sites and Exclusions).
1-3 Hughes Road, Chirnside Park	Update property address in SUZ2.
180 Olinda Creek Road, Kalorama	Update property address in SUZ2.
16 Airlie Road, Healesville and 15 Healesville-Kooweerup Rd, Healesville	Update property address in SUZ2.
11 Maroondah Highway, Healesville	Update property address in SUZ2.
3300 Warburton Highway, Warburton	Update property address in SUZ2.

Land/ Area Affected	Proposed changes
1350 Little Yarra Road, Gilderoy	Update property address in SUZ2.
40 Martyr Road and 1A Kent Street, Warburton	Update property address in SUZ2.
140 Healesville-Yarra Glen Road, Healesville	Update property address in SUZ2.
487 Mt Dandenong Tourist Road, Olinda	Update property address in SUZ2.
10 Sherbrooke Road, Sherbrooke	Update property address in SUZ2.
1309 Melba Highway, Yarra Glen	Update property address in SUZ2.