

YARRA RANGES PLANNING SCHEME

PLANNING CONTROLS

YR-2023/386 - 1 BADGER CREEK ROAD HEALESVILLE

PERMIT TRIGGERS

Zoning

Clause 36.02 - PPRZ - Construction of buildings and works

Overlays

Clause 43.01-1 – HO163 - Demolish or remove a building, Construction of buildings and works, Remove, destroy or lop a tree

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

Particular Provisions

Clause 52.17-1 – Remove, destroy or lop native vegetation, including dead native vegetation.

Clause 52.29-2 – Create or alter access to a road in a Transport Zone 2

Clause 63.05 - Construct a building or construct or carry out works associated with an existing section 2 or 3 use

Zoning:	Clause 36.02 - PPRZ - Public Park And Recreation Zone
Overlay:	Clause 43.01 HO163 - Heritage Overlay Clause 44.06 BMO - Bushfire Management Overlay
Other Requirements:	Clause 52.17 – Native Vegetation Clause 52.29 – Land adjacent to the principle road network
Planning Policy:	Clause 02.03-1 – Settlement Clause 02.03-2 – Environmental and landscape values Clause 02.03-3 – Environmental risks and amenity Clause 02.03-5 – Built Environment and Heritage Clause 02.03-9 – Infrastructure Clause 11.01-1L-02 – Healesville Clause 11.03-1S Activity Centres Clause 11.03-1L-01 Activity Centres

	<p>Clause 12.01-1L – Biodiversity</p> <p>Clause 12.02-2S – Native vegetation management</p> <p>Clause 12.05-1S – Environmentally sensitive areas</p> <p>Clause 12.05-2S – Landscapes</p> <p>Clause 13.02 – Bushfire planning</p> <p>Clause 13.03 – Flood Plains</p> <p>Clause 13.07-1S Land use compatibility</p> <p>Clause 15.01-1S – Urban Design</p> <p>Clause 15.01-2S – Building Design</p> <p>Clause 15.01-2L Environmentally Sustainable Development</p> <p>Clause 15.01-4S – Healthy Neighbourhoods</p> <p>Clause 15.01-5S – Neighbourhood Character</p> <p>Clause 15.01-5L – Neighbourhood Character</p> <p>Clause 15.03-1S Heritage Conservation</p> <p>Clause 15.03-01L Heritage</p> <p>Clause 19 – Infrastructure</p> <p>Clause 19.02 – Community Infrastructure</p> <p>Clause 19.02-1S – Health Facilities</p> <p>Clause 19.02-2S – Education Facilities</p> <p>Clause 19.02-3S – Cultural Facilities</p> <p>Clause 19.02-4S – Social and cultural infrastructure</p> <p>Clause 19.02-4L – Social infrastructure</p> <p>Clause 19.02-6L – Open Spaces</p>
General Provisions	<p>Clause 63.05 – Sections 2 and 3 Uses</p> <p>Clause 65 – Decision guidelines</p>
Reference Documents	<p>HO163 Heritage Citation</p> <p>Healesville Structure Plan</p>

PLANNING POLICY AND CONTROLS

ZONE

Clause 36.02 - PPRZ - Public Park And Recreation Zone

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

OVERLAY

Clause 44.06 Bushfire Management Overlay BMO

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 HO163

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 52.17 Native Vegetation

Purpose

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

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

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

Clause 52.29 – Land adjacent to the 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 63.05 Sections 2 And 3 Uses

A use in Section 2 or 3 of a zone for which an existing use right is established may continue provided:

- No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with any other building or works requirement in this scheme.
- Any condition or restriction to which the use was subject continues to be met. This includes any implied restriction on the extent of the land subject to the existing use right or the extent of activities within the use.
- The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right.

PLANNING POLICY

Clause 02 Municipal Planning Strategy

Clause 02.03-1 Settlement

The dispersed settlement pattern in Yarra Ranges, including many relatively small rural towns located in the Green Wedge, creates challenges in meeting community expectations about the range of accessible services and facilities.

Council's strategic directions for settlement are to:

- Contain urban development and urban renewal within the urban growth boundary.

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.

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.
- 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 02.03-2 – Environmental and landscape values

River corridors, catchments and waterways

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

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

Council's strategic directions for environment are to:

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

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 defendable 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 02.03-9 Infrastructure

The generally low density and widely dispersed settlement pattern in Yarra Ranges create challenges in meeting community expectations about the level of services and infrastructure.

- Open space

There are opportunities to improve the quality of open spaces and the linkages between them.

Waterways such as the Yarra River and disused infrastructure such as former rail lines and water supply aqueducts offer long-term opportunities to expand the network of off-road recreational trail routes throughout Yarra Ranges.

There is a need for public open space and recreational facilities to respond to increased demand in locations where significant population increases or demographic changes are anticipated, and to provide an enhanced opportunity for all Yarra Ranges residents to lead healthy lifestyles within a safe environment.

Council's strategic directions for open space are to:

- Deliver an accessible and equitable public open space network with assistance from developer contributions.
- Improve links between regional public open space facilities.
- Facilitate rural based public open space and recreation opportunities.
- Support a network of accessible community infrastructure hubs.
- Community and development infrastructure

Many low-density residential areas are not sewered. Extending reticulated sewerage to un-serviced areas will address effluent disposal issues in Monbulk and other residential communities in the southern foothills of the Dandenong.

Upgrade works to improve the capacity of stormwater drainage infrastructure is also required along with the extension of reticulated natural gas through to Warburton township.

More intensive redevelopment within activity centres, at strategic redevelopment sites and through urban consolidation and renewal needs to be coordinated with the provision of reticulated services infrastructure and community infrastructure.

Council's strategic directions for community and development infrastructure are to:

- Consolidate future development in fully serviced areas within the Urban Growth Boundary.
- Prioritise the extension of reticulated sewerage to unsewered areas within the Urban Growth Boundary.
- Support the upgrade of stormwater drainage and other reticulated infrastructure in established urban areas that have been identified for more intensive development.
- Ensure major developments make contributions to address community infrastructure needs, including through community hubs comprising clusters of adaptable community facilities in accessible locations.

Clause 10 Planning Policy Framework

Clause 11.01-1L-02 Healesville

Policy application

This policy applies to land contained in the Healesville District Map and the Healesville Town Centre Map to this clause.

Economic development strategies

Support commercial uses that contribute to the town centre and capitalise on Healesville's tourism appeal and landscape features.

Focus commercial activity and development within the town centre to strengthen its role and function.

Support the redevelopment of identified vacant and under-utilised sites within the town centre.

Encourage additional retail activity and diversity within the town centre.

Support eco-tourism proposals that benefit the local economy.

Discourage incompatible development that may prejudice the ongoing operation or future expansion of existing industrial precincts.

Encourage more intensive redevelopment of existing industrial sites.

- Built form strategies

Encourage development that makes a positive contribution by respecting the existing scale, building form, height and significant trees within the town centre.

Encourage an improved interface between the town centre development on the northern side of Maroondah Highway and the carparking areas adjacent to River Street.

Support activation of retail frontages on commercial land along Maroondah Highway within the town centre.

Construct roads, footpaths and trails in materials that reflect Healesville's rural character.

Residential strategies

Locate residential development within the urban growth boundary of Healesville.

Locate higher density residential development close to the Healesville town centre.

Support subdivision within the Urban Growth Boundary in suitable locations in Healesville to provide for a modest increase in residential lots.

Support development that respects the existing residential character.

Maintain a transition of lot sizes at the interface of rural and residential development to minimise land use conflicts.

Community service strategy

Encourage health related development in the precinct adjacent to Healesville and District Hospital.

Open space and landscape strategies

Protect European trees in the town centre streets.

Site development to protect the landscape in the township's gateways from visually intrusive development.

Support development that increases environmental sustainability in the Healesville district.

Environmental risk strategies

Retain and enhance environmental character while mitigating environmental risks.

Discourage potentially hazardous uses such as timber plantations on the land shown on the Strategic Firebreak Map to this clause.

Transport and access strategies

Encourage retail and commercial development to provide onsite car parking.

Retain existing laneways in the town centre to provide safe pedestrian access.

Extend the pedestrian network to improve connections between the main recreational spaces and nearby settlements.

Policy documents

Consider as relevant:

- *Healesville Structure Plan, 2016*, Yarra Ranges Council.
- *Yarra Ranges Activity Centre Network Strategy, 2013*, Essential Economics.

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 12.01-1L Biodiversity

Strategies

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

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

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

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

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

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

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

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

Clause 12.01-2S Native vegetation management

Objective

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

Strategies

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

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

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)

- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017)

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 13.03 Floodplains

Floodplain management

Objective

To assist the protection of:

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

Identify land affected by flooding, including land inundated by the 1 in 100 year flood event (1 per cent Annual Exceedance Probability) or as determined by the floodplain management authority in planning schemes.

Avoid intensifying the impact of flooding through inappropriately located use and development.

Plan for the cumulative impacts of use and development on flood behaviour.

Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters, child care centres and schools) outside the 1 in 100 year (1 per cent Annual Exceedance Probability) floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Ensure land use on floodplains minimises the risk of waterway contamination occurring during floods and floodplains are able to function as temporary storage to moderate peak flows and minimise downstream impacts.

Policy guidelines

Consider as relevant:

- Regional catchment strategies and special area plans approved by the Minister for Environment or Minister for Water.

- Any floodplain management manual or guideline of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.
- Any best practice environmental management guidelines for stormwater adopted by the Environment Protection Authority.

Policy documents

Consider as relevant:

- *Victorian Floodplain Management Strategy* (Department of Environment, Land, Water and Planning, 2016)

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 15.03-01L 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 19 Infrastructure

Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.

Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.

Planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.

Planning should minimise the impact of use and development on the operation of major infrastructure of national, state and regional significance, including communication networks and energy generation and distribution systems.

Infrastructure planning should avoid, minimise and offset environmental impacts, and incorporate resilience to natural hazards, including future climate change risks.

Planning authorities should consider the use of development and infrastructure contributions in the funding of infrastructure.

Clause 19.02 Community Infrastructure

Clause 19.02-1S Health facilities

Objective

To assist the integration of health facilities with local and regional communities.

Strategies

Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.

Clause 19.02-2S Education facilities

Objective

To assist the integration of education and early childhood facilities with local and regional communities.

Strategies

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.

Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.

Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

Consider the existing and future transport network and transport connectivity.

Develop libraries as community based learning centres.

Co-locate a kindergarten facility with all new Victorian Government primary schools.

Clause 19.02-3S Cultural facilities

Objective

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Strategies

Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of state wide appeal.

Establish new facilities at locations well served by public transport.

Clause 19.02-4S Social and cultural infrastructure

Objective

To provide fairer distribution of and access to, social and cultural infrastructure.

Strategies

Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.

Clause 19.02-4L Social infrastructure

Strategies

Design community infrastructure hubs to be adaptable for differing and evolving needs.

Support a network of community infrastructure hubs that:

- Provide convenient access for the local community.
- Are capable of accommodating a range of co-located community and cultural facilities.
- Are designed to respond to the differing needs of the diverse communities in Yarra Ranges.
- Respect the history associated with places and buildings.
- Are capable of adapting to the evolving needs and interests of the local community

Encourage new major development to contribute to the provision of community infrastructure or improvements to existing infrastructure to meet future community needs.

Clause 19.02-6S Open space

Objective

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies

Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

Clause 19.02-6L Open space

Strategies

Integrate the provision of public open space with the protection of flora and fauna habitats.

Extend open space along waterways to provide links between open space areas while protecting riparian habitat areas.

Support the redistribution of public open space areas where it will result in a net community benefit in terms of accessibility, facilities and protection of environmental attributes.

Develop pedestrian and bicycle linkages between public open space facilities, activity centres and along watercourses and linear trails.

Ensure that any public open space provided as part of subdivision or development proposal will comprise land that is suitable for quality sport and or purposes.

Policy guidelines

Consider as relevant:

- Providing open space and recreation facilities for urban areas that includes:
 - A local park of approximately one hectare within 400 metres of residential areas.
 - A centralised district park for community events and activities.
 - A district sports reserve within two kilometres of residential areas.
 - An off -road trail within 800 metres of residential areas that links with a footpath network.
- Provision of open space and recreation facilities for rural towns and foothills communities that includes:
 - A centrally located sport and recreation reserve.
 - A local park within 400 metres of residential areas.
 - Links to a primary off-road trail network.

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 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.

REFERENCE DOCUMENTS

HO163 Heritage Citation

Location

Maroondah Highway, Healesville Vic 3777 - Property No S05982

Statement of Significance

Queen's Park, gazetted in 1886, has high local significance as a popular recreational place for more than a century. After the arrival of the railway, many schools, business firms, clubs and Sunday schools held their annual picnics at Queen's Park, hiring special trains to bring the picnickers from the city to Healesville. Dancing, band concerts, banquets and cricket matches were among amusements provided for visitors to Queen's Park. The Nook, which is part of Queen's Park, has high local significance, also, as a picnic place and popular beauty spot. The Nook memorial has local significance as a monument to WW2, Korea and Vietnam veterans.

Physical Description 1

Queens Park is a public recreation area bounded by the Maroondah Highway, Badger Creek Road and Don Road and the Grace Burn. A range of facilities are located within the park including a public swimming pool, a sports oval, tennis courts, a BMX track, a skateboard rink and a range of picnic tables, barbecue areas and toilets. There are large areas of lawn with mature exotic and native trees throughout the park.

The Nook is a small patch of land separated from Queens Park by the Maroondah Highway. It is roughly the shape of a half circle bordered by a small bend in the Grace Burn and the Highway. Its size is approximately a quarter of an acre and is located adjacent to the Healesville RSL.

The Nook is a monument dedicated to Australian service men and women who served overseas between 1945- 1973. The tree-lined creek and the verdant quality of the area immediately surrounding the monument creates a distinct and relatively tranquil atmosphere. The white painted monument is Victorian in appearance and used to be a fountain. The top of the old fountain is shaped like an urn or dish on a stem, and is mounted on a plinth which stands on a stepped platform. From the plinth protrudes the old spout of the fountain, and attached to the plinth is the commemorative plaque.

Since the affixing of this plaque the fountain has been converted into a war memorial and is used for memorial services. The plaque, established by the Shire of Healesville, records the conflicts in which Australian personnel have served after the Second World War and up to 1973. These include participation in B.C.O.F. in Japan, and involvement in other conflicts in Korea, the Malayan Emergency, Sabah/Sarawak, the Malayan Peninsula and Vietnam. A flagpole is positioned near the monument, and a number of nearby mature exotic plantings give shade and a peaceful atmosphere to the Nook.

Physical Conditions

Excellent

Integrity

Evidence of stages

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.

Civic, cultural & community

One of Healesville's strengths is its strong, diverse and connected community which is complemented by a range of civic, cultural and community facilities. As a large rural centre, some distance away from metropolitan Melbourne, Healesville plays an important role in not only providing services and facilities to local residents but also to the wider district.

A key direction of the Structure Plan is to identify whether there are specific areas that need attention to improve the quality of life of residents and to strengthen community resilience.

Of significance is the need to ensure existing community facilities and services are retained. Where it is demonstrated through evidence based research, these facilities and services should be improved and upgraded.

Objectives

Civic, cultural and community services appropriate to the community's needs.

Facilities that are integrated and accessible to the community.

Strategies

Ensure community services and facilities match community needs.

Ensure adequate telecommunications are available for both personal and business use.

Provide resources to support the development of projects that strengthen the economic, social and cultural fabric of the district's Indigenous community.

Actions

Advocate for and provide strategic support to the Healesville Indigenous Community Services Association in the planning and establishment of an indigenous Belonging Place in Healesville.

Identify opportunities for the further integration of community facilities such as pre-schools and child and maternal health centres as part of any reviews of community service provision/ infrastructure upgrades in the Healesville District.

Other matters

The Structure Plan also identifies that:

- Healesville and surrounding settlements have a distinct and valued character that needs to be retained.
- Maintain the existing rural town character of Healesville
- A strong and dynamic town centre.
- Ensure that building forms and height are compatible with surrounding development.
- Facilitate attractive design that is site responsive.
- The main active open spaces for Healesville are Queens Park and the Don Road Recreation Reserve. Recreation Master Plans have recently been adopted for these parks and the recommendations are being progressively implemented.
- Neighbourhood Safer Places are located at Queens Park and the RACV Country Club. There is no designated community fire refuge.
- Improved connections to, and interface with, Queens Park.
- Implement the Queens Park and Don Rd Recreation Reserve masterplans.
- Continue to improve the public spaces in the Healesville District

- There are opportunities to improve connections along Grace Burn and between Queens Park and Coronation Park. Investigate the opportunity to create a link between Queens Park and Coronation Park. Investigate the potential to create a trail along the northern side of Grace Burn extending from Queens Park to the Council reserve at Silverleaf Place. Identified initiatives to provide better links from Queens Park to Coronation Park and a trail along Grace Burn will further improve these important open spaces. The Structure Plan also recognises the potential for a walking trail on the northern side of Grace Burn from Queens Park to a Council reserve at Silverleaf Place and to link Queens Park with Coronation Park by extending public open space along Grace Burn.
- The Queens Park Recreation Masterplan provides for the upgrade of key town centre recreational facilities.
- Potential traffic calming, intersection upgrades and improvements to overall pedestrian/cycling connectivity are also identified. Improving pedestrian and traffic flow near Queens Park is a priority. All public works need to ensure that they are in keeping with the rural character of Healesville.
- It is acknowledged that any revegetation and landscape planting within the township and the Queens Park Neighbourhood Safer Place must not increase the risk of bushfire.

Update approved 13 December 2022

Item	Responsibility	Performance measure	Priority
5.1 Investigate the creation of a link between Queens Park and Coronation Park.	Urban Design and Landscape Architecture (lead), Recreation Projects and Parks	Options investigated and referral for consideration in Council's capital works program if needed	Medium
5.2 Investigate the potential to create a trail on the northern side of the Grace Burn extending from Queens Park to the Council reserve at Silverleaf Place	Recreation Projects and Parks	Investigation undertaken and reported to Council	Medium