

AMENDMENT C225 EROSION MANAGEMENT OVERLAY - CONSIDERATION OF SUBMISSION AND REFERRAL TO PLANNING PANEL

Report Author: Executive Officer Strategic Planning
Responsible Officer: Director Planning & Sustainable Futures
Ward(s) affected: (All Wards);

The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.

CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

SUMMARY

Amendment C225 proposes to update the Erosion Management Overlay (EMO) in the Yarra Ranges Planning Scheme following a municipal-wide landslide risk assessment review. This includes updated mapping, replacing the schedule to the EMO with a new Schedule 1 to the EMO to manage landslip susceptibility and introducing a new Schedule 2 to the EMO to manage debris flow susceptibility.

The amendment also updates the Incorporated Document “*Requirements for a Geotechnical Assessment, Landslide Risk Assessment or Landslide Hazard Assessment prepared in support of a planning permit application under the Erosion Management Overlay (Yarra Ranges Shire Council, June 2025)*” to include references to Schedules 1 and 2 of the EMO and updates the application requirements.

The amendment was placed on public exhibition from 21 August 2025 to 26 October 2025 with a total of 84 submissions received (at the time of preparing this report). Of those, one submission supported the amendment, one supported and requested a change, four submissions stated no objection to the amendment, two submissions critiqued the methodology used, eight submissions had no position and 68 opposed the amendment and/or have sought changes or review of the mapped extent.

The key themes arising from submissions relate to mapping extent and methodology, insurance, impact on property values and future development potential, costs and time, property rates, stormwater and drainage and consultation.

As officers are unable to resolve all submissions the amendment must be referred to an independent Planning Panel appointed by the Minister for Planning.

RECOMMENDATION

That Council

- 1. *Note the matters raised in submissions to Amendment C225.***
- 2. *Note the responses, recommendations and changes proposed to be made to the Amendment in response to submissions (Attachments 1, 2 and 3).***
- 3. *Request the Minister for Planning to appoint an independent Planning Panel under section 23 of the Planning and Environment Act 1987, to consider submissions to Amendment C225, including any late submissions received.***
- 4. *Receive a further report considering the recommendations of the independent Panel.***

RELATED COUNCIL DECISIONS

Ordinary Council meeting of 9 May 2023 – Council resolved to request the Minister for Planning to authorise the preparation and exhibition of Amendment C217.

Ordinary Council meeting of 12 September 2023 – Council resolved to request the Minister for Planning to appoint an Independent Planning Panel to consider unresolved submissions.

Ordinary Council meeting of 12 December 2023 – Council resolved to adopt the amendment with changes and submit Amendment C217 to the Minister for Planning for approval. The Minister subsequently approved the Amendment on 1 March 2024.

Ordinary Council Meeting of 10 June 2025 – Council resolved to:

- *Request the Minister for Planning to authorise the preparation and exhibition of Amendment C225 to amend the current Erosion Management Overlay Mapping (EMO) and apply new EMO mapping.*
- *Requests the Minister for Planning to consider preparing, adopting and approving a separate amendment for the new EMO mapping on an interim basis while Amendment C225 is exhibited.*
- *Support writing to Minister for Planning to introduce the new controls in a more expeditious manner by requesting a Ministerial Amendment under section 20(4) of the Planning and Environment Act 1987.*
- *Subject to the Minister's authorisation, exhibit Amendment C225 to the Yarra Ranges Planning Scheme in accordance with the Planning and Environment Act 1987.*

- *That Council receive a further report considering submissions following the exhibition of Amendment C225.*

DISCUSSION

Purpose

The purpose of this report is to discuss the submissions received to Amendment C225 that was exhibited from 21 August 2025 to 26 October 2025, and recommend that the submissions be referred to an independent Planning Panel, appointed by the Minister for Planning.

Background

The purpose of the Erosion Management Overlay (Clause 44.01 of the Yarra Ranges Planning Scheme) and schedule is to protect areas prone to erosion, landslip and other land degradation by minimising land disturbance and inappropriate development.

Previous mapping of landslide risk was based on hand drawn maps which then informed the first version of the Erosion Management Overlay in the 1990s. Recent utilisation of advanced three-dimensional mapping technology, named Light Detection and Ranging (LiDAR), has more accurately identified landslip-prone areas in Yarra Ranges.

A new geotechnical assessment was commissioned as a result of the June 2021 storm, which resulted in an estimated loss of more than 25,000 trees. Tree root zones have a binding and stabilising effect on soils while soaking up excess water in the soil, and low-level vegetation and ground covers assist in slowing the velocity of water flows, inhibiting erosion. This substantial loss of trees has exposed some areas to greater risk of landslide.

In response to the new information it is important that Yarra Ranges, as one of the most significant EMO areas in Victoria, updates the overlay mapping to align with these improvements. There is also an obligation under the *Planning and Environment Act 1987* to keep planning controls up to date, which at the moment are not based on the latest information.

The report to the Ordinary Council Meeting of 10 June 2025 provides further background details on the purpose of the Erosion Management Overlay, its current application in Yarra Ranges and the geotechnical work undertaken to review the overlay and make recommendations for new mapping.

Amendment C225

Amendment C225 affects a total of 13,724 properties and proposes to make the following changes to the Yarra Ranges Planning Scheme:

- Renumbers the current Schedule to Clause 44.01 Erosion Management Overlay to Schedule 1.

- Amends Schedule 1 to correct grammatical errors and introduce a new planning permit exemption for repair and maintenance works to existing assets by public authorities or utility service providers.
- Introduce Schedule 2 to Clause 44.01 Erosion Management Overlay for debris flow susceptibility.
- Delete the EMO where it is no longer required (937 properties).
- Replace the EMO with EMO1 to existing properties affected by landslip susceptibility (10,168 properties).
- Introduce the EMO1 to new properties impacted by landslip susceptibility (3,259 properties).
- Replace the EMO with EMO2 to existing properties affected by debris flow susceptibility (209 properties), which carries a higher risk than other landslide hazards.
- Introduce the EMO2 to new properties impacted by debris flow susceptibility (290 properties).
- Amend the Schedule to Clause 72.03 What does this Planning Scheme consist of to amend the EMO maps comprised in the planning scheme.
- Amend the Schedule to Clause 72.04 Documents Incorporated in the Planning Scheme with an updated Incorporated Document titled *Requirements for a Geotechnical Assessment, Landslide Risk Assessment or Landslide Hazard Assessment prepared in support of a planning permit application under the Erosion Management Overlay (Yarra Ranges Shire Council, 2025)*.
- Amend the Schedule to Clause 72.08 Background Documents to include *Erosion Management Overlay - Basis for Mapping Amendment, April 2025* as a Background Document in the Planning Scheme.

In some cases, Schedule 1 and Schedule 2 to the EMO apply to properties because both debris flow and landslide hazards are present.

As resolved at the 10 June 2025 Council meeting, officers sought authorisation from the Minister for Planning to prepare and exhibit the amendment. The Minister granted Authorisation on 27 June 2025 subject to minor wording changes.

Amendment C230 Interim EMO amendment

As resolved by Council on 10 June 2025, a request was made asking the Minister for Planning to prepare, adopt and approve a separate planning scheme amendment (Amendment C230) for the new EMO mapping to be applied on an interim basis while Amendment C225 is exhibited and considered through the amendment process.

Amendment C230 proposes to:

- Introduce EMO3 on an interim basis to land identified with landslip susceptibility and not already mapped within the existing EMO (9,079 properties).
- Introduce EMO4 on an interim basis to land identified with debris flow susceptibility (358 properties), which carries a higher risk than other landslide hazards.

The Minister for Planning advised on 7 November that Amendment C230 has been approved and will be gazetted in the near future. As the amendment is a ministerial amendment no consultation or notice of the amendment is required to be given to landowners, however Council will write to all affected landowners advising them of the approval along with updated information on Council's webpage.

The effect of an interim amendment is that it will apply immediately to land upon gazettal and landowners will need to check if they require a planning permit for buildings and works on areas of their land affected by the EMO.

Key issues

Submissions

To date a total of 84 submissions have been received in response to the amendment exhibition, with several submissions received after conclusion of the exhibition period. The final number of submissions provided to Planning Panels Victoria will include any late submissions received including those after this report where possible. A detailed summary of submissions received so far is at Attachment 1 with a proposed recommendation on the matters raised within each submission.

Of the submissions received:

- one submission supported the amendment,
- one supported and requested a change,
- four submissions stated no objection to the amendment,
- two submissions critiqued the methodology used,
- eight submissions had no position, and
- 68 opposed the amendment and/or have sought changes or review of the mapped extent.

Several submissions have been reviewed by Council's geotechnical expert where the submitter raised questions relating to methodology or landslide susceptibility. The detailed response to these submissions is at Attachment 2.

Council has continued to receive submissions after the conclusion of the exhibition period which have been included to date, however specific site investigations have not been able to be carried out for these late submissions. This will be done over the coming weeks where possible. Any subsequent late submissions will be considered and referred to the Independent Panel that is proposed to be requested from Planning Panels Victoria.

Table 1 identifies the key themes made in the submissions and the recommended response to these matters. All submissions will be referred to an independent Panel regardless of the matters being raised.

Theme	Recommended Responses
Mapping - opposed	Mapping has been carried out by an independent expert using advanced technology, so no change is proposed to be made to the amendment. These submissions will be referred to an independent Panel for further consideration.
Mapping – seeking review or changes	These submissions have been referred to Council's geotechnical consultant for recommendation and site investigation if required. Once reviewed a response will be provided on whether a mapping change is agreed to.
Mapping - support	No change required to the amendment. Support noted.
Methodology	<p>The susceptibility mapping is based on an assessment of terrain that is unrelated to property boundaries and is based on the best available information including recently acquired LiDAR information and geological mapping prepared by the Geological Survey of Victoria. LiDAR data provides the most accurate terrain model available across Yarra Ranges.</p> <p>Underlying geology along with slope angle measured from LiDAR are key inputs that define the landslide susceptibility mapping.</p> <p>Several submissions were referred to Council's geotechnical consultant for advice on specific methodology matters. A response to these matters is included in Attachment 2.</p>
Insurance	Most home insurance policies already exclude landslide cover, unless it is triggered by a storm. Council has advised homeowners to contact their insurance provider to understand what their insurance covers.
Impact on property value	There are many factors that impact property value. Planning Panels do not generally consider financial implications, such as property values when considering planning scheme amendment changes, especially with regard to hazard assessments.
Impact on future development	<p>The Planning Scheme consists of requirements and guidelines for the use and development of land. The purpose of proposed EMO1 is to apply planning scheme provisions to ensure development is safe and appropriately assessed by a geotechnical practitioner to assess that landslip risk meets the tolerable risk level in Schedule 1 in accordance with the Australian Geomechanics Society Practice Note Guidelines for Landslide Risk Management 2007. Any resultant limitations to development are appropriate given the risk identified.</p> <p>Some types of lower risk development under EMO1 are exempt,</p>

Theme	Recommended Responses
	an appropriate improvement to the controls achieved through the previous Amendment C217. These exemptions are now shown in the updated EMO provision already in the Planning Scheme.
Consultation	Consultation has been undertaken in accordance with the requirements of the <i>Planning and Environment Act 1987</i> , however the process included a range of additional items that went beyond the requirements of the Act. Throughout there have been two information sessions, three webinars, numerous bookable in person sessions with a planner held at community links and online, attendance at the Bunnings Lilydale Roadshow event, a large number of phone calls and responses to email enquiries. Extensive supporting information was uploaded to a dedicated website, and the exhibition period was extended to run between 21 August and 26 October 2025, to allow sufficient time for information to be sought by landowners and for submissions to be made. This is substantially longer than the statutory four weeks required under <i>the Planning and Environment Act 1987</i> .
Permit application impacts	<p>The Planning Scheme consists of requirements and guidelines for the use and development of land. The purpose of the proposed EMO1 is to apply planning scheme provisions to ensure development is safe and appropriately assessed by a geotechnical practitioner to assess that landslip risk meets the tolerable risk level in Schedule 1 in accordance with the <i>Australian Geomechanics Society Practice Note Guidelines for Landslide Risk Management 2007</i>.</p> <p>Some types of development under EMO1 are exempt, a provision introduced through C217. These exemptions are shown in the EMO provision already in the Planning Scheme.</p>
Property Rates	<p>Property rates are based on the Capital Improved Value (CIV), which is independently assessed by the Valuer-General each year. Planning overlays, such as the EMO do not directly influence property valuations for rating purposes unless they lead to a measurable change in market value.</p> <p>If a landowner believes the EMO has affected their property's value, they can lodge a formal objection to the valuation. Details on how to do this are available on Council's website or by contacting the rates team directly.</p>
Stormwater and drainage concerns	Submissions raising specific concerns with Council's stormwater or drainage assets have been referred to the Stormwater, Transport and Traffic team for a specific response.
Compensation or buy back	Planning scheme amendments do not provide compensation for landowners. The State Government does not currently have a buyback scheme. Council has advocated to the State Government on numerous occasions to buyback undevelopable private land (largely sites with a Restructure Overlay), however this has not been supported.

Planning Panel

Section 23 of the *Planning and Environment Act 1987* states that, after considering a submission which requests a change to the amendment, the planning authority must:

- Change the amendment in the manner requested; or
- Refer the submission to a panel appointed under Part 8; or
- Abandon the amendment or part of the amendment.

Given that a large number of submissions raise matters that cannot be resolved, it is proposed that Council refer the Amendment and submissions to an independent Planning Panel appointed by the Minister for Planning.

A Planning Panel provides Council and all submitters with an opportunity to have the amendment proposal and matters raised within submissions further considered.

Following the completion of the Panel process, which generally includes a hearing, the Panel will provide a report to Council with its recommendations for consideration.

Options considered

Option 1 – Make changes to the amendment where agreed and refer submissions to a Panel

A number of landowners have requested that the overlay be removed from their property, in particular where the overlay is being applied for the first time and only to a small portion of a property.

Where considered appropriate submissions were referred to Council's geotechnical consultant for a further review. The recommendations from the consultant are at Attachment 2. In some cases, it was identified that there may be basis for an onsite assessment to review the boundary in finer detail and a site inspection warranted (ground truthing).

The onsite assessments (undertaken from public land using a handheld inclinometer) have now been undertaken to check whether the slope angle or underlying geology originally mapped using a geotechnical criteria is consistent with onsite observations and measurements, in particular for sites with only a small portion of the EMO proposed or areas within transitional zones which are between areas that clearly meet the criteria for inclusion in the EMO and those that clearly don't meet the criteria for inclusion. This zone can be 30 metres to 40 metres wide and more in some areas.

The results of the on-ground investigations and an updated recommendation for affected properties is at Attachment 3. In some instances, this has resulted in adjustments being proposed to the amendment mapping to delete the EMO from properties where the natural slope angle is close to the threshold for inclusion and the area has been altered by isolated earthworks. This includes areas in Upwey, Tecoma, Belgrave, Chirnside Park and isolated locations around Mount Dandenong and Olinda.

All submissions will be referred to an Independent Planning Panel. This will offer all parties an opportunity to have their concerns or requested changes to the amendment further considered and submit any evidence to support their request.

Option 2 – not proceed with Amendment C225

Abandon the amendment. If the proposed changes were not pursued, Council would not be meeting its statutory obligations under the *Planning and Environment Act 1987* to ensure the planning scheme is reviewed and kept up to date. Not pursuing the amendment would also be inconsistent with the recommendations of the McCrae Board of Inquiry that areas at risk of landslide are subject to proportionate, timely and consistent planning controls.

Recommended option and justification

It is recommended that Option 1 be pursued.

Section 23 of the *Planning and Environment Act 1987* states that, after considering a submission which request a change to the amendment, the planning authority must:

- Change the amendment in the manner requested; or
- Refer the submission to a panel appointed under Part 8; or
- Abandon the amendment or part of the amendment.

Given that there are a number of submissions that raise matters that cannot be resolved, it is proposed that Council refer the Amendment and submissions to an independent Planning Panel appointed by the Minister for Planning.

The further consideration of the amendment and matters raised by submitters who oppose the amendment by an independent Planning Panel provides all parties with an opportunity to have their concerns further considered.

Following the completion of the Panel, which generally includes a hearing, the Panel will provide a report to Council with its recommendations for consideration. This will be brought back to Council for consideration.

FINANCIAL ANALYSIS

Council has received \$300,000 in grant funding under the National Emergency Management Australia (NEMA) Preparing Australian Communities (PAC) Program – Local which has been partly used to fund the EMO review by a geotechnical consultant and obtain the relevant LiDAR data and landslip fact sheets.

The costs associated with a Council-led planning scheme amendment are covered by the operational budget for Strategic Planning.

APPLICABLE PLANS AND POLICIES

This report contributes to the following strategic objective(s) in the Council Plan:

- Council Plan (2025-2029): Quality Infrastructure and Liveable Places and Protected & Enhanced Natural Environment.

- Yarra Ranges Planning Scheme (Clause 02.03-3 Environmental risks and amenity and Clause 13.04-2S Erosion and Landslip), and
- Clause 44.01 Erosion Management Overlay the purpose of which is to protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

RELEVANT LAW

Amendment C225 has been prepared in accordance with the legislative requirements of the *Planning and Environment Act 1987*.

SUSTAINABILITY IMPLICATIONS

Economic Implications

The amendment may have some adverse economic effects to individual landowners such as perceived loss of house value, possible impact on insurability and costs associated with preparing expert reports and building work. While these concerns are noted they do not constitute a planning consideration which is focused on risk to life and property. Most insurance companies already do not cover landslide, and property values have not been demonstrated to be detrimentally impacted over the long term when equivalent planning controls have been applied.

Inclusion of a property within the EMO generally does not prohibit changes to that site or buildings, rather it requires a planning application process whereby landslip can be considered and responded to appropriately. In most cases an applicant would need to engage a geotechnical practitioner to conduct a geotechnical assessment and landslip risk assessment, unless deemed not required by Council (the responsible authority). Any proposed development or works would need to be engineered to reduce risk levels to within the tolerable limit.

In rare cases some properties may not be able to rebuild if the landslip risk is too great. Properties currently in the EMO which are also in a debris flow susceptibility area may not be able to rebuild due to the risk to human life and property.

Landslides across Yarra Ranges have caused damage to the road network, buildings and infrastructure, which results in a significant cost to undertake repairs, as well as having other indirect costs to the community. This can include full or partial road closures, which also has implications on emergency services and businesses.

It is considered that economic impacts on future development will be offset by protection of landslide and debris flow hazard areas by minimising land disturbance from inappropriate development for the protection of all of the community.

Social Implications

The proposed changes to the planning scheme will make it clear to residents and the community what the intended outcomes are for properties impacted by an EMO and

identify whether it is within a landslide or debris flow susceptibility area, or both in some instances.

The historic debris flow event in Montrose has been well documented and in the past Council had publicly available information sheets to inform residents and the community. The information sheets (last provided to affected residents in early 2000 when the current EMO was introduced into the planning scheme) included background history of the Montrose debris. These will be updated and republished for community during this process.

The extent of the community's current awareness and knowledge of the landslide risks, debris flow and associated risks were anticipated to be low, so a thorough webpage was compiled with explanatory information which was promoted as part of the exhibition period and notification to impacted residents. Some residents within new mapped debris flow areas and existing EMO areas have expressed concern about their ability to rebuild their dwelling if it was destroyed, for example by a fire. This is a current risk for residents in existing mapped areas, and in many locations can be addressed through appropriate engineering and site management.

Council has assessed and identified the risks to residents in the affected areas and carries both an obligation and associated liability to act on this knowledge. In the event that a landslide occurs and there is damage to property, injury or loss of life, Council may be exposed to reputational and legal risk if it is demonstrated Council had not acted in accordance with its findings and obligations.

Recent media coverage of the McCrae landslide has been a good indication of the extent of coverage if a similar incident were to occur in Yarra Ranges. The recent landslide and property damage in Tremont suggest future landslides may occur and should be planned for.

Conversely, it is also evident that the proposed new planning controls are challenging for some residents and has attracted negative reactions. This is being managed through clear and accessible information and communication explaining the need as well as the implications of not carrying out the works. It is acknowledged this still may not alleviate the concerns of some community members.

Environmental Implications

The primary environmental implication of the proposed changes will be to further reduce the risk of landslide in the affected areas of Yarra Ranges in locations that currently lack planning controls. Applying Schedule 1 and 2 to the EMO to properties will more accurately identify the type of risk.

Council's geotechnical consultant has advised that the frequency of landslides has increased in the past five years. Climate change forecasts suggest that whilst rainfall totals in Victoria might reduce in response to climate change, whereas the magnitude and frequency of extreme weather and climate events is expected to increase. Accordingly, landslide frequency is expected to increase in response to the predicted climate trends.

COMMUNITY ENGAGEMENT

Amendment C225

The amendment was placed on public exhibition from 21 August to 26 October 2025 in accordance with the statutory requirements under the *Planning and Environment Act 1987*.

The amendment was exhibited for longer than the statutory requirements of the Act and was extended from the original submission close date of 3 October 2025 to re-notify a smaller number of landowners and occupiers following an error that occurred in the mailing database. Following advice from DTP, the exhibition date was extended for another month.

Notification comprised:

- Notices published on 19 August 2025 in all local newspapers which circulate in the Yarra Ranges Local Government area;
- Letters sent by mail to all property owners and occupiers who are affected by the Erosion Management Overlay on 11 August 2025 and 19 September 2025;
- Letters to relevant government agencies and departments;
- Notice published in the Government Gazette on 21 August 2025 and on 25 September 2025; and
- Information provided on Council's Amendment C225 webpage and the Department of Transport and Planning's websites.

In addition, the following additional consultation was undertaken for the amendment:

- A dedicated page on Shaping Yarra Ranges with information on consultation events;
- Frequently Asked Questions on the C225 webpage;
- Information sessions - three online webinars and two in person sessions held (a recording of two online webinars was also posted on Council's webpage);
- Multiple in-person bookable sessions with a planner - held at Healesville, Warburton, Yarra Junction, Monbulk, Upwey and Lilydale community links;
- Multiple online bookable sessions with a planner - three sessions held with all times between 7-9pm booked out;
- Bunnings Lilydale Roadshow event; and
- Over 300 phone enquiries answered and 30 email queries responded to.

Interim Amendment C230

Amendment C230 will be introduced by a Ministerial Amendment under Section 20(4) of the *Planning and Environment Act 1987* where the Minister exempts herself from the notice requirements of the Act and the amendment is prepared, adopted and approved by the Minister without any public notice.

The effect of the exemption is that third parties will not receive notice of the interim amendment and will not have the opportunity to make a submission or be heard by an independent planning panel.

However, Council have chosen to still communicate the approval to affected landowners by mail and publish a notice in the local papers along with providing information on Council's webpage.

It should also be noted that through the PAC funding, Council's officers have prepared a community booklet (factsheet) titled Managing landslide risk - good practice for development in Yarra Ranges. The purpose of this booklet is to provide information to residents about landslips, what causes them and what can be done to manage landslide risk. A local joint agency approach to communicating emergency risks related to landslips will be an additional step in fostering a shared understanding of the potential impact on the community.

COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT

Discussions have been undertaken with DTP throughout the duration Amendment C225 and the interim amendment C230. Authorisation for Amendment C225 was provided expeditiously to ensure the amendment was able to progress as quickly as possible along with approval of an interim amendment.

Amendments to the EMO planning scheme controls will contribute towards continuous improvement of the Yarra Ranges Planning Scheme by accurately reflecting landslide and debris flow hazards in order to appropriately guide land use and development.

An internal group at Council was formed in response to the Preparing Australian Communities (PAC) Program – Local funding. The teams within Council that received PAC Program funding met every month to discuss projects and their progress.

RISK ASSESSMENT

Some areas in Yarra Ranges are known to be susceptible to landslide, and debris flow currently lack planning controls and there is potential for inappropriate development to occur in those areas that could increase the risk to life and property from landslides. The purpose of implementing updated EMO mapping is to identify land that is susceptible to landslide and debris flow and to reduce the associated risk to property and human life as a direct consequence.

The purpose of the Schedule 2 to the EMO would minimise the risk of debris flow areas not being correctly identified by a geotechnical practitioner when completing a geotechnical assessment.

Given the new EMO mapping has already been prepared, but not yet introduced into the planning scheme, there is a risk to Council if a landslide occurs within one of these areas, similar to the landslide at McCrae. The Board of Inquiry report identified that the McCrae landslide location was not covered by an EMO, however a 2012 report had previously concluded this area had high susceptibility to landslide.

It is documented that landslide frequency is expected to increase in response to the predicted climate trends of extreme weather. Therefore, the new EMO mapping needs to be efficiently implemented into the Yarra Ranges Planning Scheme.

A report has also recently been provided to Council's Audit and Risk Committee on the recommendations of the McCrae Board of Inquiry report, noting that Council is well progressed on identifying land susceptible to landslide in the planning scheme.

CONFLICTS OF INTEREST

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the Local Government Act 2020.

ATTACHMENTS TO THE REPORT

1. Summary of Submissions
2. Geotechnical analysis of submissions
3. Geotechnical recommended mapping changes from site investigations