

Amendment C148

Clause 21.05 Built Form

Key issues

The suburbs, towns and rural landscapes of Yana Ranges each have their own visual identity which is valued by residents and many visitors.

The varied terrain of Yarra Ranges includes landscapes of widely recognised natural beauty that offer some of the most attractive scenery in the State.

The planning and design of new development in Yana Ranges will be guided by the following 5 sustainable design principles:

- Sense of Place - New development must add to the character and identity of distinct localities in Yarra Ranges.
- Protection Environments - New development must respect and protect sensitive environments, significant landscapes and cultural and natural heritage.
- Design Quality – New development must be of high design quality.
- Sustainable Urban Form - New development must contribute to environmentally sustainable forms of urban and rural development.
- Sustainable Building Design - New development must incorporate best practice in ecologically sustainable building design.

Clause 21.06-5 Environmental Hazards

Objective 2 Bushfire

To minimise the risk to life and property from bushfire and give priority to the protection of human life.

Strategies

Ensure that the threat to life and property from bushfire is not increased by inappropriate development of land use changes.

Clause 22.03 Environmentally Sustainable Development

This policy applies where a planning permit is required to construct a commercial building with a gross floor area of more than 500 square metres.

Objectives

To encourage buildings to be oriented to minimise summer heat gain and winter heat loss.

To encourage the use of passive solar heating and cooling.

To encourage the use of building materials and components which minimise adverse environmental impacts.

To achieve a healthy indoor environment quality to support the health and wellbeing of building occupants.

To minimise the use of potable water.

To encourage sustainable management of stormwater.

To minimise waste and support its efficient disposal.

To minimise development impacts on local biodiversity.

To ensure development is linked to public transport and, cycle and pedestrian paths.

Application Requirements

Development of over 1000sqm of floor – Requires a Sustainable Management Plan (SMP) - example include BESS, Green Star, MUSIC or STORM - prepared by a suitably qualified and, or experienced person. It must detail the development's sustainable design initiatives, across all stages of development, to the satisfaction of the responsible authority.