

YARRA RANGES PLANNING SCHEME

AMENDMENT C197 Part 2yran

EXPLANATORY REPORT

Who is the planning authority?

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

The Amendment has been made at the request of Yarra Ranges Council.

Land affected by the amendment

The amendment applies to the Cement Creek Plantation, Cement Creek Road, East Warburton.

What the amendment does

The amendment proposes to:

- Amend the mapping for Heritage Overlay HO353 (Cement Creek Plantation) to show the correct extent of the heritage overlay to the site.
- Amend the Schedule to Clause 43.01 Heritage Overlay to update the heritage place description to reference the revised Statement of Significance.
- Amend the Schedule to Clause 72.04 Incorporated Documents to introduce the revised Statement of Significance as an incorporated document.
- Amend the Schedule to Clause 72.08 Background Documents to introduce the Heritage Citation as a background document.

Strategic assessment of the amendment

Why is the amendment required?

The Cement Creek Plantation is of local historical, aesthetic and technical significance to Yarra Ranges. The amendment clarifies the heritage significance of the affected land and provides accurate mapping of the area to ensure appropriate land use and development controls are in place.

The amendment is supported by an updated Statement of Significance prepared by a qualified heritage consultant (*Heritage Citation: Cement Creek Plantation, Extent, October 2022*) that sets out the heritage significance of the site. The HERCON heritage criteria were used to assess the heritage place. The following criteria are applicable to the site:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

The plantation is historically significant to the Yarra Ranges Shire as a plantation that demonstrates two stages of forestry experimentation and research conducted by the Melbourne Metropolitan Board of Works (MMBW) in the Upper Yarra Catchment area. The site was developed over two phases. The first being between 1929-34 during the MMBW's 1920s and 1930s re-vegetation program, and the second being during the 1960s and 1970s as part of the MMBW's post-war hydrological research.

- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The plantation is aesthetically significant to the Yarra Ranges Shire as a striking and imposing landscape of systematically arranged conifer plantings. These features, along with its siting on

gently sloping ground adjacent to the Yarra River combine to form a visually commanding and distinctive landscape feature within the municipality.

- **Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

The plantation is technically significant to the Yarra Ranges Shire for its demonstration of post-war hydrological research in the field of canopy interception.

The Amendment proposes to update Heritage Overlay HO353 to correctly map the extent of the plantation in the planning scheme to cover all areas considered to be of heritage significance and include an updated Statement of Significance for the site in the scheme.

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

The amendment is relevant to the following objectives of planning in Victoria, as contained in Section 4 of the Planning and Environment Act 1987:

- (a) to provide for the fair, orderly, economic and sustainable use and development of land;
- (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- (g) to balance the present and future interests of all Victorians.

The amendment will contribute to these objectives by:

- Ensuring affected land has appropriate heritage controls that appropriately cover the area.
- Clearly defining the heritage significance of the site, ensuring appropriate land use and development controls are in place.

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

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

The amendment will provide appropriate controls for protection of the historic, aesthetic and cultural values of the site.

Does the amendment address relevant bushfire risk?

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

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

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

The amendment is consistent with Ministerial Direction No. 9 by responding to the following policy of Plan Melbourne:

- Policy 4.4.4 – Protect Melbourne's heritage through telling its stories.

The amendment complies with the requirements of Ministerial Direction No. 11 Strategic Assessment of Amendments.

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

The amendment will have no impact on the State Planning Policy Framework or adopted State policy. The amendment will support and implement the objectives relating to heritage in the Planning Policy Framework.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment will have no impact on local planning policy. The amendment will support and implement the objectives relating to heritage in the Local Planning Policy Framework in the Yarra Ranges Planning Scheme.

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

Yarra Ranges Planning Scheme does not currently include a Municipal Planning Strategy at Clause 02.

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

The Amendment makes appropriate use of the Victoria Planning Provisions through the implementation of overlays to appropriately guide use and development of the land.

Have the views of any relevant agency been addressed?

The prescribed government agencies were notified of the amendment and given an opportunity to make a submission during exhibition of the parent Planning Scheme Amendment - Amendment C197yan.

During exhibition of the parent amendment, C197yan, Parks Victoria made a submission supporting the update to the mapping, however requested further ground-truthing, an updated citation to support the proposed mapping and updated description of the place in the schedule to the Heritage Overlay, in order to provide clear and unambiguous reflection of the extent of the Heritage Overlay and elements of significance.

Following consultation with the submitter, Amendment C197 was subsequently split into two parts, with the HO353 Cement Creek item forming C197 Part 2yan to allow further review of the heritage place.

In response to the submission from Parks Victoria, a heritage consultant was engaged to conduct ground truthing of the mapped area and review the heritage significance of the place. This review and ground truthing were done in consultation with Parks Victoria who have subsequently reviewed the final mapping and Statement of Significance.

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

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

Resource and administrative costs

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

The amendment will have a positive effect on resource and administrative costs through clarification of the relevant planning controls in the Planning Scheme.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Yarra Ranges Council web site at www.yarraranges.vic.gov.au by searching "Amendment C197 Part 2"; or

The amendment is available for public inspection, free of charge, during office hours at the following Yarra Ranges Community Link Centres:

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

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

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