

02.03 Strategic directions

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.

There are opportunities for more intensive development within and adjoining activity centres to provide additional housing and employment generating uses.

The redevelopment of urban areas and key redevelopment sites including the Chirnside Park Activity Centre, the former Cave Hill Quarry and the former Swinburne University, will expand the diversity of housing, education, recreation and employment opportunities in Yarra Ranges.

The location of the Urban Growth Boundary has largely prevented urban expansion into the productive agricultural areas and rural landscapes of the Green Wedge. However, there are ongoing latent pressures to change the current Urban Growth Boundary to expand urban development into some adjoining Green Wedge areas.

The Green Wedge areas will continue to support a diverse mosaic of agricultural activities, rural lifestyle opportunities, tourism and bushland areas. New developments, subdivisions, and land use changes, will continue to be managed in a way that protects and enhances the primary Green Wedge values of supporting sustainable farming, retaining a healthy biodiversity and protecting valued landscapes

Table 1 below describes the key characteristics of the green wedge area.

Table 1- Green wedge land use and settlement

Category	Characteristics
Productive Agricultural Areas	<p>Areas where:</p> <p>Lots are generally greater than 4 hectares in intensively cultivated areas, or 10 hectares in other areas</p> <p>Most lots are cleared and sown with pasture grasses or managed for horticulture</p> <p>Most lots are currently used for agriculture or have realistic potential to be used for horticulture, livestock grazing or other forms of productive agriculture.</p>
Rural Landscape Areas	<p>Areas where:</p> <p>Lot sizes are generally greater than 2 hectares</p> <p>Most lots have been at least partially cleared of indigenous vegetation</p> <p>Most lots are used for residential purposes in a rural environment</p> <p>Very few lots are used for productive agriculture (meaning lots of more than 4 hectares that are used for horticultural production or lots of more than 10 hectares that are predominantly cleared and sown with pasture grasses).</p>

Rural Residential Areas

Areas where:

Lots sizes are generally between 0.1 hectares and 2 hectares

Most lots are used for residential purposes in a heavily treed environment

Very few lots are used for productive agriculture (meaning lots of more than 4 hectares that are used for horticultural production or lots of more than 10 hectares that are predominantly cleared and sown with pasture grasses)

Many of the existing lots have been created by the consolidation of smaller lots under subdivision restructure and tenement requirements of previous planning schemes.

These areas are mostly concentrated in the Dandenong Ranges although pockets exist in other localities.

Large landholdings and relatively lower land values in Green Wedge areas can attract uses that are seeking to relocate from urban areas. Some of these land uses can create potential conflicts with agriculture and rural amenity.

Additional urban housing development outside of the established Urban Growth Boundary would lead to unsustainable outcomes such as high infrastructure costs and adverse impacts on the environment, landscape and agricultural practices. Speculation about changes to the Urban Growth Boundary can also undermine the confidence and investment decisions of agricultural producers, tourism industry providers and rural lifestyle residents in the Green Wedge.

Council's strategic directions for settlement are to:

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

Support a mix of housing, business opportunities and community infrastructure within the suburbs and larger rural towns.

Protect the Green Wedge by ensuring use and development complements or enhances the primary values and characteristics of the Green Wedge.

Minimise residential subdivision in the green wedge.

Limit the use of rural land in the green wedge to agriculture, rural industry, tourist-oriented businesses or dwellings.

Activity centres

Yarra Ranges' network of activity centres (shown in Table 2 below and on the Economic Activity Plan at 02.04-3) plays an important role in providing a range of services and employment opportunities and a complementary range of housing types, commercial services and community infrastructure.

Table 2 - Yarra Ranges Activity Centre Hierarchy

Activity Centre Type	Role
Major Activity Centres Chirnside Park and Lilydale	These centres provide a large, diverse and intensive mix of retail, commercial, entertainment, cultural and other uses.

	<p>They have strong public transport links, serve a large regional-sized catchment, and are priority locations for future private and public sector development.</p> <p>Land within and adjoining these centres is the preferred location for additional and more diverse residential development.</p>
<p>Large Neighbourhood Activity Centres</p> <p>Belgrave, Healesville, Kilsyth, Monbulk, Mooroolbark, Mount Evelyn, Seville, Yarra Glen, Yarra Junction</p>	<p>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.</p> <p>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.</p> <p>Land within and adjoining these centres is generally an appropriate location for additional housing.</p>
<p>Small Neighbourhood Activity Centres</p> <p>Coldstream, Montrose, Mount Dandenong, Olinda, Sassafra, Tecoma., Upwey, Wandin North, Warburton, Woori Yallock.</p>	<p>These centres have a more limited role in providing convenience retailing and community facilities for an immediate surrounding catchment.</p> <p>Usually, they have a small supermarket as the main anchor tenant. In some cases, they also serve a tourist market.</p>
<p>Local Activity Centres</p> <p>Examples include:</p> <p>Colby Drive - Belgrave South, Monbulk Road Silvan and Switchback Road - Chirnside Park</p>	<p>Local Activity Centres consist of a small group of shops that typically serve a local walk-in catchment and provide for the daily convenience and 'top up' needs of local residents and passing motorists.</p> <p>Some of these centres contain a limited number of community facilities and other uses.</p>

The existing activity centre network located in the suburban areas of the municipality, offers sufficient opportunities to meet projected future retail requirements in established centres that are accessible to residents.

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.

Accommodate additional retail and office floor space within larger activity centres.

Discourage activity centre functions in out of centre locations.

Support housing within and adjoining 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.

Environmental and landscape values

Biodiversity

The natural environment, dominated by hills and trees, will continue to be the most defining characteristic of Yarra Ranges.

Yarra Ranges retains extensive areas of forested land together with a complex network of fragmented remnants of indigenous vegetation and waterways that provide habitats for a rich biodiversity. Remnant scattered trees and vegetation on private land also provide habitat and connectivity to the areas of public reserves that exist in Yarra Ranges. A significant proportion of indigenous vegetation especially within the foothills and valleys of Yarra Ranges was cleared as part of past land management practices.

The patchwork of fragmented bushland remnants throughout the settled areas of Yarra Ranges is susceptible to incremental vegetation removal, weed and pest animal invasion. Loss of vegetation from the landscape leads to nutrient loss, soil erosion, silting and pollution of waterways which can contribute to reduced agricultural production. Further fragmentation of bushland remnants also undermines their long-term viability as wildlife habitat.

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.

The Yarra River and its associated wetlands are important for wildlife habitat, as a landscape feature, a source of drinking water and as a recreational resource.

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.

Land use and development within the catchment areas of the Yarra River may have an adverse impact on water quality within Yarra Ranges waterways.

Council's strategic directions for environment are to:

Avoid the incremental loss and further fragmentation of large intact remnant patches of indigenous vegetation.

Sustainably manage habitat areas and improve connections between them.

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.

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 defensible space would necessitate significant removal of high-quality indigenous vegetation.

Locate and design development to minimise the potential risk from flooding.

Protect the storage capacity of flood pondage areas.

Locate and design development within areas of landslide risk to minimise the potential risk to life and property.

Amenity

The residential zones in Yarra Ranges permit a range of non-residential business uses that meet local community needs.

Lower land values in residential neighbourhoods can attract commercial activities that can adversely affect the amenity of residential neighbourhoods through car parking and traffic and undermine the role of activity centres.

Council's strategic direction for amenity is to:

Provide opportunities in residential zones for non-residential land uses that respond to local community needs and retain the residential character of the area.

Natural resource management

The relatively reliable rainfall and favourable soil conditions in many parts of Yarra Ranges Green Wedge have traditionally supported a strong agricultural sector.

Agriculture in Yarra Ranges will continue to evolve in response to changes in economic and climate conditions. The areas of potentially productive agricultural land will need to be managed to retain long term opportunities.

The extent of the stone resource within these quarries is finite and confined by environmental constraints and other land use priorities on nearby and adjoining land.

Council's strategic directions for natural resource management are to:

Discourage additional dwellings and land fragmentation in productive agricultural areas that would have an adverse impact on farming operations or significantly reduce the extent of land available for productive agricultural use.

Support development of existing extractive industry resources while protecting environmentally sensitive areas.

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.

Yarra Ranges' diversity of heritage buildings and places reflect its origins and contributes to its identity. There is a need to protect the important elements of this heritage to nurture greater community awareness and appreciation of Yarra Ranges' past.

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.

Economic development

Yarra Ranges has a narrow economic base with a limited range of higher-level employment opportunities. Many residents travel outside the municipality for jobs and high-order services, including tertiary education and regional shopping centres.

Much of the local employment is in sectors such as manufacturing and retailing which have limited long term prospects for job growth. There are a significant number of home based businesses in Yarra Ranges.

A number of large manufacturing businesses operate in Yarra Ranges, however recent expansion in industrial floorspace has been in smaller scale units that accommodate businesses catering for more localised markets.

There are limited opportunities within the Urban Growth Boundary for further industrial development however many existing industrial areas contain under-developed sites that offer potential for more intensive industrial use.

Yarra Ranges includes local industry sectors that support the growth of social enterprises. Opportunities exist for the development of local business incubator sites to support local business ideas and agribusiness.

The Green Wedge contains extensive areas of productive agricultural land which support a strong agricultural sector.

Processing of sustainable timber resources provides significant local employment and economic activity in some of Yarra Ranges' rural towns.

Council's strategic directions for economic development are to:

Consolidate retail and office-based businesses in activity centres.

Provide for new businesses in accessible locations that broadens the economic base and range of employment opportunities in Yarra Ranges.

Retain a broad range of industrial based employment and support efficient use of industrial land.

Manage industrial areas to provide opportunities for future changes and innovation within the local employment sector.

Support the timber industry that adds value to the timber resources that are available in Yarra Ranges.

Accommodate, rural industries and other infrastructure that support the ongoing use of rural land for agriculture in the Green Wedge.

Tourism

The Green Wedge areas contain tourist destinations including wine growing areas, national parks, State forests, recreational trails, golf courses and well-known attractions such as the Puffing Billy Railway, the Dandenong Ranges, Warburton and Healesville Wildlife Sanctuary.

The Green Wedge also includes a variety of businesses linked to tourist related activities including visitor accommodation, wineries, restaurants and cafes.

Many tourist related businesses have a direct association with their setting especially in the wine growing regions and areas of forestry activity.

The Green Wedge and its proximity to the metropolitan region will attract ongoing interest in providing tourism and hospitality services. This sector will provide new economic opportunities in the region.

However, it needs to be managed to protect the primary values and characteristics of the Green Wedge.

Council's strategic directions for tourism are to:

Support commercial land uses associated with tourist activities to create business opportunities that broaden the economic base of rural towns.

Encourage tourism activity that supports overnight stays and a diversity of tourist experiences.

Support tourism development in the green wedge that protects biodiversity, agriculture and valued landscapes.

11.01-1L Green Wedge

Policy application

This policy applies to use and development in the Green Wedge, Rural Conservation and Green Wedge A zones which includes the three broad categories of Green Wedge land defined in Table 1 to Clause 02.03-1.

General strategies

Protect the green wedge by ensuring use and development complements or enhances the primary values of the Green Wedge:

- Maintaining a healthy biodiversity.
- Protecting valued rural landscapes.
- Supporting sustainable agriculture.

Design development to have direct access to a suitably constructed road that can accommodate the level of traffic likely to be generated by the proposed use.

Integrate development into the rural landscape and avoid the removal of significant vegetation.

Non-agricultural use and development

Strategies

Locate development for education centres, golf course or places of worship and outdoor recreation facilities on sites adjoining the Urban Growth Boundary to provide a transition between urban and rural activities.

Locate, site and design development for golf courses, education centres, places of worship or other non-agricultural, tourist or dwelling use to:

- Avoid adverse impacts on productive agricultural land use on adjoining or nearby land.
- Retain the predominant rural character of an area.
- Appear as an unobtrusive element in the rural landscape.
- Be located on a site large enough to provide a rural landscape setting for the proposed development.
- Avoid adverse impacts on the amenity of nearby residential development.
- Retain any significant habitat for indigenous flora and fauna on the site and make sustainable improvements to the quality of that habitat.
- Treat and contain all effluent on the site.
- Have direct access to a sealed or road adequate for the anticipated traffic levels.
- Avoid fire and flood prone locations where vehicle access during bushfire and flood events would be unsafe.
- Avoid sites with landslip risk.

Policy guidelines

Consider as relevant:

- Locating outdoor recreation facilities on a site with direct access to a sealed road within a Road Zone Category 1 or 2 to provide safe and efficient access for traffic.
 - Locating places of worship on a site with:
 - An area of at least 10 hectares.
 - Direct access to a sealed road within a Road Zone Category 1 that is able to provide safe and efficient access for traffic.
 - Farming activities conducted on the same or adjoining land.
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- Locating an education centre on a site with:
 - An area of at least 20 hectares.
 - Direct access to a sealed road within a Road Zone Category 1 that is able to provide safe and efficient access for traffic.
 - Farming activities conducted on the same or adjoining land.

Rural industry

Strategies

Discourage rural industry that is not associated with agriculture or rural activities.

Support rural industries that maintain the use of the land for agriculture, including:

- The service, repair or supply of equipment or materials used in agricultural production.
- The storage, packing and, processing of primary produce.

Ensure any rural industry development does not adversely affect the amenity of the surrounding area or generate any adverse offsite emissions.

Ensure rural industry does not adversely impact on the amenity of existing residential development on nearby land.

Locate development for a rural industry within or adjoining an area of productive agricultural activity.

Screen and separate buildings and vehicle access from adjoining residential uses, waterways and sensitive environmental features or land uses.

Ensure all effluent can be satisfactorily treated and disposed of on site.

Primary produce sales

Strategies

Provide for the sale and consumption of primary produce, including processed goods made substantially from the primary produce in conjunction with agricultural production carried out on the land.

Design and scale development of primary produce sale buildings to maintain the overall appearance of the land as a farm.

13.07-1S Land use compatibility

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Objective

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 existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

Policy documents

Consider as relevant:

- *Recommended separation distances for industrial residual air emissions* (Publication 1518, Environment Protection Authority, March 2013).

14.01-2L Sustainable agriculture

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Policy application

This policy applies to land in the Green Wedge, Rural Conservation and Green Wedge A zones.

Objective

To provide a secure, long term future for productive and sustainable agriculture that remains adaptable to the evolving needs of agriculture.

Strategies

Retain agricultural production as the predominant land use on cleared land in established farming areas where there are no over-riding environmental values that impose a greater priority.

Encourage intensive horticulture where intensive farming is characteristic of the local landscape and where abundant water supply is readily available.

Protect water resources that are potentially available for agricultural use and maximise opportunities to use recycled wastewater for agricultural purposes.

Allow buildings and structures required for the sustainable operation of productive agricultural enterprises.

Protect and restore soil condition, reduce the threats of erosion and salinity.

15.03-1L Heritage

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Policy application

This policy applies to all land affected by the Heritage Overlay.

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 are 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, carport and sheds behind the front facade of a heritage dwelling.

Design garages, carport 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.

Signs

Discourage signs that will obscure or detract from the architectural features or heritage significance of a heritage place or precinct.

Support signs that complement the historic character of a heritage place.

17.04-1L Tourism in the Yarra Ranges Green Wedge

Policy application

This policy applies to development for tourism in the Yarra Ranges Green Wedge (land outside the Urban Growth Boundary).

Objective

To provide for sustainable tourism in the Green Wedge.

Strategies

Support tourist development that will:

- Not result in the significant loss of productive agricultural land.
- Retain the predominant rural character of the area.
- Be located on a site large enough to provide a rural landscape setting for the proposed development.
- Avoid adverse impacts on the amenity of adjoining or nearby residential development and or farming operations.
- Minimise the threat to flora and fauna habitat by managing public access and visitor numbers.
- Treat and contain all effluent on the land.
- Have direct access to a sealed or otherwise suitably constructed road that is adequate for the anticipated traffic levels.
- Provide visitor accommodation, restaurants, cafes and function centres in established towns.

Discourage tourist development on sites that are subject to significant environmental hazards including:

- Fire and flood prone locations where vehicle access during bushfire and flood events would be unsafe.
- Sites with landslip risk.

Markets

Support use of land for a market only where it is:

- Predominantly for the sale of locally grown produce or goods made substantially from primary produce.
 - Located on a site that is used for an established tourist business.
 - Using existing infrastructure on a site for car parking, access areas and visitor amenities.
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Place of assembly - outdoor entertainment

Support use of land for outdoor entertainment events that cater for fee paying audiences where:

- The scale of the event avoids adverse impacts on the amenity of the surrounding area.
- Direct access is provided to a sealed road within a Road Zone to provide safe and efficient access for traffic associated with the event.
- The land is and can continue to be used for agricultural purposes when events are not being conducted.

Host farm

Support host farms where it can be demonstrated a substantive farming activity is conducted on the site and the accommodation will be ancillary to the agricultural use.

Accommodation

Locate backpacker accommodation within or adjoining town centres with access to areas of productive agriculture.

Provide for seasonal farmworker accommodation on farm land where the work occurs or on nearby properties.

Rural towns

Locate tourism development:

- Within or adjoining the established town centre.
- On sites that are large enough to avoid adverse impacts on the amenity of residential or other sensitive land uses on adjoining or nearby land.

Support development that contributes to the built form character of the area.

Support development that protects and enhances significant environmental features.

Productive agricultural areas

Locate tourist development in Productive Agricultural Areas (as defined in Table 1 to Clause 02.03-1) with:

- Farming activities conducted on a site or adjoining land.
- Other tourist facilities on a site.

Encourage development in Productive Agricultural Areas to maintain the overall appearance of land as a farming property and directly support agriculture.

Rural landscape areas

Locate tourist development in Rural Landscape Areas (as defined in Table 1 to Clause 02.03-1) on land that contains or adjoins mostly uncleared bushland.

Support development that provides opportunities to interact with the natural environment on the land or adjoining land.

Support development that improves management of natural systems.

Retain any significant natural environmental features on the land.

Encourage development in Rural Landscape Areas to be unobtrusive in the landscape.

Rural residential areas

Support tourism development in Rural Residential Areas (as defined in Table 1 to Clause 02.03-1) that:

- Provides for the ongoing use and adaptation of established tourist businesses.
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- Comprise new visitor accommodation facilities within unobtrusive structures that retain the visual dominance of vegetation.
- Utilises existing buildings for accommodation.
- Avoids development that will impact on the rural residential amenity of an area.

Discourage tourism development in Rural Residential Areas that does not meet the above.

Clause 34.04 GREEN WEDGE ZONE

Shown on the planning scheme map as **GWZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.

To encourage use and development that is consistent with sustainable land management practices.

To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.

To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.

To protect and enhance the biodiversity of the area.

Use of land for a dwelling

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
 - The dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.
 - The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
 - The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.
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Buildings and works

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.04-1. This does not apply to:
 - An alteration or extension to an existing dwelling with a floor area of no more than the area specified in a schedule to this zone or, if no area is specified, 50 square metres.
 - An alteration or extension to an existing building used for agriculture with a floor area of no more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. The building must not be used to keep, board, breed or train animals.
 - A rainwater tank.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
 - 100 metres from a Transport Zone 2 or land in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority and the purpose of the acquisition is for a road.
 - 40 metres from a Transport Zone 3 or land in a Public Acquisition Overlay for a road if the Head, Transport for Victoria is not the acquiring authority.
 - 20 metres from any other road.
 - 5 metres from any other boundary.
 - 100 metres from a dwelling not in the same ownership.
 - 100 metres from a waterway, wetlands or designated flood plain.
- Permanent or fixed feeding infrastructure for season or supplementary feeding for grazing animal production constructed within 100 metres of:
 - A waterway, wetland or designated flood plain.
 - A dwelling not in the same ownership.
 - A residential or urban growth zone.
- A building or works associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990 .

Decision guidelines

Before deciding on an application to use or subdivide land, lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.

The capability of the land to accommodate the proposed use or development.

- How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.
- Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.
- The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.

Rural issues

- The maintenance of agricultural production and the impact on the rural economy.
- The environmental capacity of the site to sustain the rural enterprise.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed rural infrastructure.
- The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.
- The protection and retention of land for future sustainable agricultural activities.

Environmental issues

- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.
- The location of on site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
 - The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.
 - The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
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- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990 .

Clause 43.01 HERITAGE OVERLAY

Shown on the planning scheme map as **HO** with a number (if shown).

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.

Scope

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

Statements of significance

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148. This does not apply to:

- A heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of Amendment VC148.
 - A registered heritage place included in the Victorian Heritage Register established under Part 3 of the Heritage Act 2017 .
 - A heritage place included in the schedule to this overlay on an interim basis.
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Heritage design guidelines

The schedule to this overlay may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

Application requirements

An application must be accompanied by any information specified in the schedule to this overlay.

Decision guidelines

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.

Use of a heritage place

A permit may be granted to use a heritage place (including a heritage place which is included in the Victorian Heritage Register) for a use which would otherwise be prohibited if all of the following apply:

- The schedule to this overlay specifies the heritage place as one where prohibited uses may be permitted.
- The use will not adversely affect the significance of the heritage place.
- The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the effect of the use on the amenity of the area.

Clause 52.05-9 SIGNS

7 Purpose

To regulate the development of land for signs and associated structures.

To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.

To ensure signs do not contribute to excessive visual clutter or visual disorder.

To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Requirements

Sign categories

Clauses 52.05-11 to 52.05-14 specify categories of sign control. The zone provisions specify which category of sign control applies to the zone.

Each category is divided into three sections.

If a sign can be interpreted in more than one way, the most restrictive requirement must be met.

Section 1

A sign in Section 1 of the category may be constructed or put up for display without a permit, but all the conditions opposite the sign must be met. If the conditions are not met, the sign is in Section 2.

Some overlays require a permit for Section 1 signs.

Section 2

A permit is required to construct or put up for display a sign in Section 2.

This does not apply to a sign specified in Clause 52.05-10.

All the conditions opposite the sign must be met. If the conditions are not met, the sign is prohibited.

Section 3

A sign in Section 3 is prohibited and must not be constructed or put up for display.

Referral of applications

An application to construct or put up for display an animated or electronic sign within 60 metres of a freeway or arterial road declared under the Road Management Act 2004 must be referred in accordance with section 55 of the Act to the referral authority specified in Clause 66.03 or a schedule to that clause.

Expiry of permits

A permit for a sign other than a major promotion sign expires on the date specified in the permit. If no date is specified, the expiry date is 15 years from the date of issue of the permit.

Application requirements

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

All signs

- The character of the area including:
 - The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.
 - The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.
 - The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.
 - The consistency with any identifiable outdoor advertising theme in the area.
 - Impacts on views and vistas:
 - The potential to obscure or compromise important views from the public realm.
 - The potential to dominate the skyline.
 - The potential to impact on the quality of significant public views.
 - The potential to impede views to existing signs.
 - The relationship to the streetscape, setting or landscape:
 - The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.
 - The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.
 - The ability to screen unsightly built or other elements.
-

- The ability to reduce the number of signs by rationalising or simplifying signs.
 - The ability to include landscaping to reduce the visual impact of parts of the sign structure.
 - The relationship to the site and building:
 - The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.
 - The extent to which the sign displays innovation relative to the host site and host building.
 - The extent to which the sign requires the removal of vegetation or includes new landscaping.
 - The impact of structures associated with the sign:
 - The extent to which associated structures integrate with the sign.
 - The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area.
 - The impact of any illumination:
 - The impact of glare and illumination on the safety of pedestrians and vehicles.
 - The impact of illumination on the amenity of nearby residents and the amenity of the area.
 - The potential to control illumination temporally or in terms of intensity.
 - The impact of any logo box associated with the sign:
 - The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign.
 - The suitability of the size of the logo box in relation to its identification purpose and the size of the sign.
 - The need for identification and the opportunities for adequate identification on the site or locality.
 - The impact on road safety. A sign is a safety hazard if the sign:
 - Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property.
 - Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background that may reduce the clarity or effectiveness of a traffic control device.
 - Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.
 - Is at a location where particular concentration is required, such as a high pedestrian volume intersection.
 - Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows.
 - Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.
 - Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely.
 - Is within 100 metres of a rural railway crossing.
 - Has insufficient clearance from vehicles on the carriageway.
 - Could mislead drivers or be mistaken as an instruction to drivers.
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Major promotion signs

- The effect of the proposed major promotion sign on:
 - Significant streetscapes, buildings and skylines.
 - The visual appearance of a significant view corridor, viewline, gateway location or landmark site identified in a framework plan or local policy.
 - Residential areas and heritage places.
 - Open space and waterways.
- When determining the effect of a proposed major promotion sign, the following locational principles must be taken into account:
 - Major promotion signs are encouraged in commercial and industrial locations in a manner that complements or enhances the character of the area.
 - Major promotion signs are discouraged along forest and tourist roads, scenic routes or landscaped sections of freeways.
 - Major promotion signs are discouraged within open space reserves or corridors and around waterways.
 - Major promotion signs are discouraged where they will form a dominant visual element from residential areas, within a heritage place or where they will obstruct significant viewlines.
 - In areas with a strong built form character, major promotion signs are encouraged only where they are not a dominant element in the streetscape and except for transparent feature signs (such as neon signs), are discouraged from being erected on the roof of a building.

All signs

A permit for a sign that includes an expiry date must include a condition that provides that on expiry of the permit the sign and structures built specifically to support and illuminate it must be removed.

Major promotion signs

A permit for a major promotion sign must include conditions that specify:

- That the sign must not:
 - Dazzle or distract drivers due to its colouring.
 - Be able to be mistaken for a traffic signal because it has, for example, red circles, octagons, crosses or triangles.
 - Be able to be mistaken as an instruction to drivers.
- An expiry date that is 15 years from the date the permit is issued unless otherwise specified in this clause. This does not apply to a permit for major promotion sign for a special event or temporary building shrouding.

A permit for a major promotion sign may specify an expiry date other than 15 years, but the date must not be less than 10 years or more than 25 years from the date the permit is issued. Before deciding to alter the specified expiry date of 15 years, the responsible authority must consider, as appropriate:

- The purpose of the sign.
 - The existing or desired character of the area.
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- The Municipal Planning Strategy and the Planning Policy Framework in terms of the extent to which the proposed sign is consistent with any relevant policy direction and the extent to which the area may be expected to change over time.
- The extent to which the signage is physically and visually integrated into the architecture of the building.

Category 3 - High amenity areas

Medium limitation

Purpose

To ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

Section 1 - Permit not required	
Sign	Condition
Bed and breakfast sign	Only one to each premises.
Home based business sign	The display area must not exceed 0.2 sqm.
Direction sign	None specified

Section 2 - Permit required	
Sign	Condition
Above-verandah sign	None specified
Business identification sign	
Electronic sign	The display area must not exceed 3 sqm.
Floodlit sign	None specified
High-wall sign	Must be a business logo or street number.
Internally illuminated sign	None specified
Pole sign	
Promotion sign	The display area must not exceed 3 sqm.
Reflective sign	None specified

Section 3 - Prohibited
Sign
Any sign not in Sections 1 or 2

Clause 52.27 LICENSED PREMISES

Purpose

To ensure that licensed premises are situated in appropriate locations.

To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.

Scope

These provisions apply to premises licensed, or to be licensed, under the Liquor Control Reform Act 1998 .

Permit required

A permit is required to use land to sell or consume liquor if any of the following apply:

- A licence is required under the Liquor Control Reform Act 1998 .
- A different licence or category of licence is required from that which is in force.
- The hours of trading allowed under a licence are to be extended.
- The number of patrons allowed under a licence is to be increased.
- The area that liquor is allowed to be consumed or supplied under a licence is to be increased.

This does not apply:

- To a limited licence.
- To a licence to manufacture liquor.
- If the schedule to this clause specifies that a permit is not required to use land to sell or consume liquor under a particular type of licence.
- To a variation that reduces the hours of trading allowed under a licence.
- To a variation that reduces the number of patrons allowed under a licence.
- To a variation that reduces the area within which liquor is allowed to be consumed or supplied under a licence.
- To a variation of licence at the initiative of the Victorian Commission for Gambling and Liquor Regulation, pursuant to Section 58 of the Liquor Control Reform Act 1998 .
- To a variation of licence for a variation prescribed in Part 6, Regulation 31 of the Liquor Control Reform Regulations 2009.
- If a different licence or category of licence is required solely as a result of changes to licence categories.
- To a licence to sell only packaged liquor for consumption elsewhere issued before 8 April 2011.

The schedule to this clause may specify that a permit may not be granted to use land to sell or consume liquor under a particular type of licence.

Referral of applications

An application must be referred and notice of the application must be given in accordance with Clause 66 of this scheme.

Decision guidelines

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 impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.
 - The impact of the hours of operation on the amenity of the surrounding area.
 - The impact of the number of patrons on the amenity of the surrounding area.
 - The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.
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