

## YARRA RANGES PLANNING SCHEME

### AMENDMENT C198yran

## EXPLANATORY REPORT

#### Who is the planning authority?

This amendment has been prepared by the Minister for Planning who 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 approximately 158 kilometres of land in Warburton to be developed for the Warburton Mountain Bike Destination Project (the Project), as shown on the Yarra Ranges Planning Scheme Map Nos. 33, 34, 47 and 48 SCO, as SCO16 (Project land) as shown on Map 1 to this Explanatory Report below (Appendix 1).

#### What the amendment does

The amendment facilitates the use and development of the Project.

The amendment proposes to apply a Specific Controls Overlay (SCO16) to the Project land by inserting the 'Warburton Mountain Bike Destination Project Incorporated Document, March 2023' in the schedule to Clause 45.12 Specific Controls Overlay.

Specifically the amendment:

- Amends the Schedule to Clause 45.12 (Specific Controls Overlay) to insert a new Schedule 16.
- Amends the Schedules to Clauses 45.12 (Specific Controls Overlay) and 72.04 (Table of Documents Incorporated in this Planning Scheme) to include the new Incorporated Document titled "Warburton Mountain Bike Destination Project, Yarra Ranges Shire Council, March 2023".
- Inserts new Planning Scheme Map Nos. 33SCO, 34SCO and 48SCO and amends Planning Scheme Map No. 47SCO.
- Amends the schedule to Clause 72.03 (What Does this Scheme Consist of?) to insert Planning Scheme Map Nos 33SCO, 34SCO and 48SCO.

#### Strategic assessment of the amendment

#### Why is the amendment required?

The amendment is required to facilitate the Warburton Mountain Bike Destination Project which proposes a world class mountain biking destination centred around Warburton, approximately 70 kilometres east of Melbourne. A significant informal network of mountain bike trails already exists within the region and there is evidence of increasing use of these trails by local and visiting riders. Mountain biking in this locality started around 16 years ago and was concentrated in the Yarra State Forest in the vicinity of Mount Tugwell.

The amendment will facilitate the use and development of the land for the purposes of the Project in accordance with the requirements of the incorporated document *Warburton Mountain Bike Destination Project Incorporated Document, March 2023*. The incorporated document will provide the planning mechanism to facilitate the use and development of the Project land in accordance with specific controls and required approvals. These include approval of an Environmental Management Framework (EMF), Construction Environment Management Plan (CEMP) and Operation Environment Management Plan (OEMP).

Council has identified mountain biking as an opportunity for tourism and economic growth within the region which would also support the health and well-being of its residents. The Project would create iconic trails eligible for International Mountain Bike Association Gold Level Ride Centre status which would position Warburton as an internationally significant mountain biking destination.

The objectives of the Project are to:

- Support tourism growth and associated positive economic and jobs growth in the Yarra Valley region.
- Create mountain bike trails eligible for International Mountain Bike Association Gold Ride Centre status.
- Create riding experiences that have a competitive advantage over existing mountain bike destinations and leverage Warburton's beautiful township, rural valley and surrounding forested slopes.
- Enhance the health and well-being of the community.
- Maintain the significant biodiversity and heritage values within the Project area and provide opportunities for the community to connect with and appreciate their importance.

The Project will consist of approximately 158 kilometres of mountain bike trails providing a range of mountain bike experience to suit all levels of riding. The Project will also include a new Visitor's Hub and main trail head at the Warburton Golf Course and other trail heads at Mt Tugwell and Wesburn Park.

The main Project components proposed are as follows:

- Upgrade of existing mountain bike trails - approximately 10 kilometres (six per cent of Project length).
- Construction of new mountain bike trails - approximately 145 kilometres (92 percent of Project length).
- Upgrade of existing vehicle tracks - upgrade approximately three kilometres (two per cent of Project length).
- Construction of a new Visitor's Hub and main trail head at the Warburton Golf Course and new trail head facilities at Mt Tugwell and Wesburn Park. An additional access point to the network would be provided at Dee Road, Warburton.

The network will comprise 61 trails, with lengths ranging between 100 metres and seven and a half kilometres. Each trail has a trail difficulty rating assigned, ranging from easy to intermediate, to difficult and extreme. Some of the trails are returning loops, while others are point-to-point trails. Trails have also been categorised into six different styles: adventure, air flow, downhill, flow country, gravity and wilderness.

The northern trail network (located on the north side of the valley) will consist of around 22 per cent of the trails. The southern trail network (located on the south side of the valley) will consist of around 78 per cent of the trails.

The trails will generally have a bench width of approximately 1.2 metres with a ride line of approximately 0.4 – 1.2 metres. The development footprint is based on a maximum width of two metres (one metre for the trail corridor with a trail buffer of 0.5 metres on each side). A head-height clearance of 2.5 metres has been assumed.

The grade of individual trail sections will vary according to the local topography. Typically, the maximum trail grade would be less than 15 per cent, with most of the trails having grade under 10 per cent.

The trail network will include built form elements such as bridges, platforms, culverts, rock armour, jumps and berms.

Minimal signage is proposed throughout the trail and trail heads which will consist of small maps at strategic intersections along with safety and name signage. Some trail sections would include elevated structures and drainage works to avoid and minimise impacts to waterways and associated biodiversity values.

The new Visitor's Hub and main trail head is to be developed to the south of Warburton Golf Course, where the existing carpark would be upgraded and extended to accommodate approximately 215 cars with room for future expansion if required. A new shelter and a bike wash down station will be established for the use of mountain bike riders. Run-off from the wash bays will be captured by a sump

and recirculated where practicable. Excess silt and soil will be captured by a silt retention system which would also serve the car park. This system will be designed to meet Melbourne Water requirements. The Visitor's Hub would adjoin the main trail head and would allow direct access to the north and south trail zones.

Two other trail heads are proposed as follows:

- A new trail head would be established on top of Mt Tugwell, off Mt Bride Road and would include a six bay car park, a bus turnaround bay, a bike wash down station, toilets and shelter/picnic area
- An additional 120 car parks will be established at Wesburn Park to facilitate access to connecting trails. A bike wash down station, signage, shuttle bus area and minor upgrades of existing facilities will also be undertaken at Wesburn Park as part of the Project.

Drainage will be upgraded at the trail head locations where required to meet current Melbourne Water requirements.

The Project has been assessed under the *Environment Effects Act 1978* which provides for the assessment of proposed projects in Victoria that could have a significant effect on the environment. On 21 May 2020, it was determined that an Environment Effects Statement (EES) was required for the Project due to the potential for a range of significant environmental effects.

The EES investigated and documented the specific matters set out in the scoping requirements issued by the Minister for Planning for the Project. The EES included environmental assessments that and were publicly exhibited. A draft version of Amendment C198 was included with the exhibited EES documents. Submissions made during the exhibition process were considered by an Inquiry and Advisory Committee (IAC). On 28 October 2022, the Minister for Planning completed an assessment of the Project's effects under the *Environment Effects Act 1978*, following the release of the report from the IAC.

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

The amendment implements the following relevant objectives of planning in Victoria as set out in Section 4 of the *Planning and Environment Act 1987* as follows:

*(a) to provide for the fair, orderly, economic and sustainable use, and development of land*

The amendment supports positive economic, tourism and recreation outcomes by formalising existing activities within State forest land and enhancing opportunities by extending trails, creating nature based recreational activities that provide access to the natural beauty of the Yarra Ranges National Park and generating substantial positive economic benefits for the region during both construction and operation.

*(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity*

The Project land comprises valued natural areas including State forests, reserves and national parks. Some parts of the State forest areas are currently used for informal outdoor recreation by way of informal mountain biking trails in the Yarra Ranges. The Project will expand this land use while implementing mitigation measures and strategies to balance mountain biking activities with the management of the Project land's natural biodiversity values in accordance with the requirements of the Incorporated Document.

*(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria*

The amendment will enable a high-quality and safe recreational environment for the enjoyment of Victorians and visitors to Victoria. Additionally, the Project will provide safe temporary and permanent employment opportunities.

The amendment facilitates a project that responds to environmental sensitivities and locates land use and development in an appropriate area that can attract tourists to support a mountain biking destination and its associated facilities.

The amendment requires that construction or operation impacts will be managed in accordance with the requirements of the Incorporated Document.

*(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*

Operational activities associated with the Project will be complementary of the existing environment, including heritage places of local and State heritage significance.

The Project land includes the one site which is subject to a Heritage Overlay:

- Lilydale – Warburton Railway (HO214)

The Project land also includes three sites are listed on the Victorian Heritage Inventory:

- Evans Reward Mine (VHI H8022-0136)
- Anderson's / Parbury Sawmill (VHI H8022-0135)
- Hermon's Sawmill and Tramway (VHI H8022-0137)

Impacts to heritage places will be minimised appropriately through implementation of mitigations including the approval of heritage consents and a Cultural Heritage Management Plan (CHMP) and implementation of any conditions contained within these approvals.

CHMP 15276 has been prepared based on an activity area including the Project land. The CHMP provides management measures for any aboriginal heritage artefacts discovered within the construction footprint during works, in consultation with Aboriginal Victoria.

*(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community*

The amendment will enable development of a high-quality public leisure and recreation facility supported with trail head facilities and a new visitor's centre for the Yarra Ranges.

*(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*

The amendment will assist in facilitating the delivery of the Project which requires that construction or operation impacts will be managed in accordance with the incorporated document.

*(g) to balance the present and future interests of all Victorians*

The Project will provide Victorians access to high quality outdoor recreation facilities in the Yarra Ranges. The Project will ensure the future enjoyment of Victoria's natural environment while also supporting long-term economic outcomes through new employment opportunities in the construction, leisure, hospitality, accommodation and retail industries.

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

The potential environmental, social and economic effects of the amendment have been considered through specialist investigations and technical assessments and recommendations that have been taken into account as part of the EES process and in preparation of the incorporated document.

The Incorporated Document includes various conditions and further approvals to manage the effects of the amendment including the requirement for Environmental Management Plans to address mitigation measures to avoid and manage the potential environmental, social and economic impacts.

The amendment specifically addresses environmental, social and economic impacts in the following ways:

#### **Environmental Effects**

The Project has been assessed during the EES process to potentially result in a range of potential environmental impacts that can be appropriately minimised through the implementation of mitigation measures.

Landscape and visual impacts have been assessed by considering views to the Project land from eight sensitive visual receptors. Landscape and visual impact mitigation measures are included in the Incorporated Document through requirements for development plans that must be submitted for Ministerial approval prior to the commencement of use and development of the Project.

Air quality impacts during the Project's operation are likely to be associated with increased vehicle traffic on key roads during peak weekend travel periods. However, impacts are not expected to be of significance to sensitive receptors and are not predicted to exceed relevant ambient air quality standards.

Construction impacts are predicted to be associated with dust generation for construction of the Visitor's Hub. Air quality impacts during construction and operation will be managed in accordance with the CEMP and OEMP, which are required by the Incorporated Document to be prepared and submitted for Ministerial approval prior to the commencement of the relevant Project stages.

Noise impacts relate to construction and events held during operation. Sensitive receptors to the construction and operation of the Project are identified as including residential properties proximate to Warburton and the proposed trail head and Visitor's Hub at the Warburton Golf Course. Noise impacts during construction and operation will be managed in accordance with the CEMP and OEMP respectively, which are required to be prepared and submitted for Ministerial approval prior to the commencement of construction or operation as relevant.

Construction and operation of the Project have the potential to impact on a range of biodiversity values, including Leadbeater's Possum, Cool Temperate Rainforest and Cool Temperate Mixed Forest and Mount Donna Buang Wingless Stonefly. It is noted that avoidance measures have been integrated into the Project design to mitigate impacts to Commonwealth and State significant species. Micro-siting of trails prior to construction, the use of elevated water crossing and adopting an approach of hand-building trails in sensitive areas that will result in significant further impact reductions. Implementation of a monitoring and maintenance program is to be included in the OEMP to mitigate operational impacts. Total native vegetation removal is assessed to comprise up to 31.56 hectares. The incorporated document requires that native vegetation offsets must be secured prior to native vegetation removal. Broader biodiversity impacts will be managed in accordance with the required CEMP and OEMP.

The Project land does not contain any registered Aboriginal places and has a very low archaeological potential for Aboriginal cultural heritage material due to its erosion profiles, prior land use and landform characteristics. CHMP 15276 provides management measures for any aboriginal heritage artefacts discovered within the construction footprint during works.

Transport impacts associated with Project construction and operation may occur, with the road network local to the Project land being popular for on-road cyclists and currently accommodating low volumes of visitor and local road traffic. Traffic and transport measures are required by the incorporated document to be included within the development plans, CEMP and OEMP to the satisfaction of the Minister for Planning.

The Project is assessed to impact four heritage sites that will be affected by the Project. One is subject of a local Heritage Overlay, HO214, and the other three sites are listed on the Victorian Heritage Inventory. The CEMP and OEMP required by the Incorporated Document will include measures to monitor and control potential effects in respect of heritage values.

### **Social Effects**

The Project will expand leisure and recreation activities in the Yarra Ranges by upgrading informal mountain biking trails and constructing new trails with new supporting facilities.

It has been assessed during the EES process that there is potential for the Project construction and operation to affect business (including tourism) operations or other existing or approved land uses, including private land use. There is also potential for the Project construction activities to disrupt local residents. The EES also considered the potential for the Project operations to impact access, safety and enjoyment of other recreation users.

The Incorporated Document requires preparation of a CEMP and OEMP that will include conditions relating to potential socio-economic impacts, in addition the incorporated document requires preparation of event management plans. Socio economic impacts during construction will be managed in accordance with the CEMP, which is required to be prepared and submitted for Ministerial approval prior to the commencement of construction.

### **Economic Effects**

The Project will have positive economic effects for the region and Victoria including:

- Attracting approximately 154,000 annual visitors to the region in 2031.
- Creating approximately 84 temporary employment opportunities during construction.
- Creating approximately 100 additional permanent employment opportunities in year one for support services such as accommodation, retail and food and beverage, with 148 employment opportunities in 2031.

The Coronavirus 2019 (COVID-19) presented significant economic challenges both for Victoria and Australia. The Project will provide full time permanent and temporary employment opportunities as well as the broader economic benefits during Project operation to support Victoria's economic recovery.

The Project will potentially increase demand for accommodation for overnight stays and restaurant facilities, encouraging longer stays in the Warburton area and the associated economic benefit of additional jobs and spending locally.

## **Does the amendment address relevant bushfire risk?**

All of the Project land is affected by a Bushfire Management Overlay (BMO) and is also located in a designated Bushfire Prone Area. The incorporated document requires that an Emergency Management Plan including a Bushfire Management Strategy must be prepared in consultation with the Country Fire Authority, Victoria Police, Ambulance Victoria, SES, DEECA, DTP, the Council, relevant land managers and local emergency volunteer organisations including the Warburton Emergency Planning Group prior to the commencement of use and development. The Emergency Management Plan and Bushfire Management Strategy must include mitigations generally in accordance with the Minister's Assessment of the EES. Future development will comply with the *Building Regulations 2018*.

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

The amendment complies with the following relevant Ministerial Direction:

### **Ministerial Direction on the Form and Content of Planning Schemes**

The amendment is consistent with the form and content of planning schemes.

### **Ministerial Direction No. 1 Potentially Contaminated Land**

The Project land is not currently, nor has it previously been zoned for industrial land uses or material storage that would potentially result in land contamination. A site visit undertaken for the purposes of inspecting the current land uses confirmed that previous land uses of this nature are unlikely to have occurred. Additionally, the Project land is not subject to an Environmental Audit Overlay. The Project land primarily comprises natural areas which have not been developed and are used for outdoor leisure and recreation.

### **Ministerial Direction No. 9 Metropolitan Planning Strategy**

Plan Melbourne (2017-2050) highlights the need to facilitate land use and development that supports balanced city growth (Principle 8). This core principle underpins the overarching vision for growth and is specifically oriented towards implementing projects that contribute to Melbourne's sustainability, accessibility, and prosperity.

The amendment supports the vision and outcomes set out in Plan Melbourne by facilitating a project that enhance Melbourne's liveability with the implementation of new recreational facilities while creating local and regional employment opportunities.

### **Ministerial Direction No. 11 Strategic Assessment of Amendments**

The amendment documentation has been prepared in accordance with the strategic assessment guidelines.

### **Ministerial Direction No. 17 Localised Planning Statements**

The amendment considers the *Yarra Ranges Localised Planning Statement*. The amendment will implement a project which supports economic outcomes in Yarra Ranges' by fostering tourism while carefully managing environmental impacts to preserve the Project land's environmental significance.

### **Ministerial Direction No. 19 Preparation and Content of Amendments that may significantly impact the environment, amenity and human health**

The amendment is consistent with this direction, that requires planning authorities to seek the views of the Environment Protection Agency (EPA) in the preparation of planning scheme reviews and amendments that could result in significant impacts on the environment, amenity and human health due to pollution and waste.

The CEMP and OEMP will manage environmental, amenity and human health impacts in accordance with relevant EPA guidelines. The incorporated document requires that the CEMP and OEMP will be the subject of consultation with EPA Victoria.

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

The amendment supports or implements the following clauses of the Planning Policy Framework (PPF):

**Clause 12.01S and L: Biodiversity:** Construction activities for the Project will result in impacts to biodiversity values as the Project land contains native and non-native vegetation and habitat that has not previously been subject to long-term disturbance. Biodiversity impacts will be managed in accordance with the CEMP and OEMP required by the incorporated document to be approved prior to Project works commencing.

**Clause 12.01-2S: Native Vegetation Management:** the incorporated document requires that removal of native vegetation must be undertaken in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017), resulting in no net loss of native vegetation.

**Clause 12.03-1R: Yarra River Protection and Clause 12.03-1L Yarra River:** the Project land is located near the Yarra River corridor. Use of the Project as a mountain biking destination will enhance people's enjoyment of the river's broader environs. Impacts to the Yarra River corridor as a result of changes to construction activities and Project operation will be managed in accordance with the CEMP and OEMP. Development for the Project will not visually intrude on the river's natural environment.

**Clause 12.05-1S: Environmentally Sensitive Areas and 12.05-2L Rural Landscapes:** the Project responds to the Yarra Ranges' environmental sensitivities and includes measures to ensure these are protected. The Project will promote the Yarra Ranges' natural environment.

**Clause 13.02: Bushfire:** the Project will prioritise the protection of human life with the implementation of a Bushfire Emergency Management Plan required as a condition of the incorporated document.

**Clause 15.03: Heritage:** cultural heritage will be managed in accordance with Cultural Heritage Management Plan (CHMP) No.15276. The CHMP is required as a condition of the incorporated document to be approved prior to construction commencing and implemented during construction. The Project responds to places of local and state historic heritage significance within the Project land by avoiding impacts to their significance and by allowing their continued enjoyment for Victorians.

**Clause 17: Economic Development:** the Project will foster positive economic outcomes for Warburton and its broader region by fostering inter-state and domestic leisure-based tourism. This will result in increased employment opportunities in the surrounding area during construction and operation.

#### **How does the amendment implement the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan?**

The *Yarra Ranges and Dandenong Ranges Regional Strategy Plan* (the Regional Strategy Plan) aims to provide direction for the future allocation of public and private resources within the Yarra Ranges region. It is currently administered under Section 46F of the P&E Act, which prohibits the Minister for Planning from approving any amendment to the Yarra Ranges Planning Scheme that is inconsistent with the Regional Strategy Plan and its key policy directions.

The relationship of the Regional Strategy Plan to this amendment is limited to whether the proposed introduction of the SCO to permit the use and development of the mountain bike trail and supporting infrastructure is consistent with the Regional Strategy Plan, in accordance with the requirements set out under Section 46F of the P&E Act.

The amendment complies with the Regional Strategy Plan by carefully balancing the need to enhance economic and social outcomes in the Yarra Ranges with the sensitivities associated with its natural environments and significant landscapes. The amendment is consistent with:

Section 1: Preface to the Regional Strategy Plan

Section 2: The Region and its Future

Section 3: Rural Policy Areas

Section 6: Public Land Policies

Section 7: Management of Sites of Natural Significance

Section 8: Management of Sites of Cultural Significance

Section 13: Activity Centres

Section 16: Recreation and Tourism

Section 17: Water Resources

Section 19: Transport

Section 20: Fire Management

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

The amendment is consistent with the MPS and the following strategic directions:

- **Clause 02.02: Vision:** the Project supports the long-term vision for the conservation and recreational use of the land without development compromising the quality of its natural assets. The Project maintains the significant biodiversity and heritage values, provides opportunities for the community to connect with and appreciate their importance, and provides a diversity of tourist and outdoor experiences. The location supports both a growing local community and a broader sporting community, providing formal opportunities to experience the Yarra Ranges and its natural environment in new ways.
- **Clause 02.03-2: Environmental and landscape values:** the Project proposes to remove native vegetation to construct and maintain mountain bike trails and associated infrastructure. Native vegetation removal will be limited to the smallest practical extent. Native vegetation removal is viewed as being appropriate to facilitate a land use activity that supports leisure and tourism outcomes for the region. Additionally, the Project will limit activities during operation to defined mountain bike trails and supporting facilities to avoid the existing informal arrangement where interactions between mountain bikers and native vegetation is not monitored or controlled. The incorporated document requires that native vegetation proposed for removal must be offset in accordance with the requirements of Clause 52.17-5 (Offset requirements) and the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017). The incorporated document also requires that environmental impacts be managed under the CEMP and OEMP.

Use of the Project as a mountain biking destination will enhance the community's enjoyment of the Yarra River's broader environs. Impacts to the Yarra River corridor resultant of changes due to construction activities and Project operation will be managed in accordance with a CEMP and OEMP. Development for the Project will not significantly impact the water quality of the Yarra River.

- **Clause 02.03-3: Environmental risks and amenity:** erosion and bushfire are environmental risks affecting the Project. The incorporated document requires that detailed development plans, a CEMP and an OEMP must be prepared and approved prior to use and development commencing. The CEMP and OEMP will implement mitigation measures to manage bushfire and landslide, including:
  - That removal of native vegetation and exotic vegetation over 5 metres in height must be undertaken in accordance with the Guidelines.
  - Preparation of an Emergency Management Plan including a Bushfire Management Strategy to address bushfire and other emergency and safety risks.
  - The design, construction and operation of the Project must satisfy the relevant purposes of the Bushfire Management Overlay.
- **Clause 02.03-5: Built environment and heritage:** the Project land does not contain any registered Aboriginal places and has a very low archaeological potential for Aboriginal cultural heritage material due to its erosion profiles, prior land use and landform characteristics. CHMP No. 15276 recommends mitigations to manage impacts to cultural heritage during the Project's construction and operation.

With regard to historic heritage, there are four heritage sites that will be impacted by the Project. One is subject to Heritage Overlay HO214, and the other three sites are listed on the Victorian Heritage Inventory. The CEMP and OEMP required by the incorporated document are required to include measures to monitor and control potential effects in respect of heritage values.

A mountain bike destination is keeping in with the scale and character of the town and is closely tied to its landscape character and amenity.

- **Clause 02.03-7: Economic development:** the Project will generate tourism to areas of natural significance to the Yarra Ranges and will allow recreational uses to occur on formalised trails within an established natural environment. In doing so, the amendment facilitates the continued enjoyment of these areas through a Project wherein environmental impacts will be carefully managed in accordance with the CEMP and OEMP. The Project land's viability as a mountain bike

destination is closely tied to its landscape character and it is in the interest of the Project to balance recreational activities with positive environmental outcomes.

- **Clause 02.03-8: Transport:** the incorporated document requires that development plans must include access plans and details of a shuttle bus route and pick up and drop off locations, prepared in consultation with the Department of Transport and Planning. This will allow for an integrated approach, increasing transport options simultaneously while increasing tourism demand in the area.
- **Clause 02.03-9: Infrastructure:** the Project includes new community recreational facilities including a new visitor's centre and trail heads to service mountain bike activities, as well as the mountain bike trails themselves. The Project expands Warburton's existing informal mountain biking trail network to promote tourism and economic growth and enhance the region's health and recreation outcomes. The Project will also maintain the significant biodiversity and heritage values within the Project area and provide opportunities for the community to connect with and appreciate their importance. These public facilities will be located to minimise environmental impacts and will result in a net increase to the region's community infrastructure. Plans required to be submitted under the Incorporated Document will require impacts on existing community infrastructure to be addressed.

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

The amendment makes proper use of the Victoria Planning Provisions.

The amendment applies the SCO to the Project land through the use of Clause 45.12 Specific Controls Overlay. The purpose of Clause 45.12 is to provide specific controls designed to achieve a particular land use and development outcome in a manner that would otherwise be restricted under the planning scheme. The SCO also provides flexibility to amend and refine detailed design in accordance with requirements of the incorporated document.

The site-specific controls are detailed in the associated incorporated document and allow the use and development of the Project land for the purposes of the Project, as of right, provided works are in accordance with the conditions outlined in the incorporated document. The incorporated document allows for a coordinated, consistent and timely approach under a single planning control.

### **How does the amendment address the views of any relevant agency?**

During preparation of the EES, a wide range of Government agencies were represented on a Technical Reference Group (TRG) convened by the DELWP (now DTP) and had input to the technical studies and content of the EES. The agencies included Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, Heritage Victoria, First Peoples - State Relations, DELWP Planning and Biodiversity; Environment Protection Authority (EPA) Victoria, Parks Victoria, Department of Transport, Melbourne Water, and Yarra Ranges Council.

In accordance with Minister's Direction on the Preparation of and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health, the views of the EPA have been sought in the preparation of the EES.

The incorporated document requires that some development plans and other management plans will be the subject of further consultation with relevant authorities prior to Ministerial approval.

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

Council is the responsible authority for administering the Scheme. The amendment is expected to have some impact on the resources and administrative costs of the responsible authority in relation to the implementation and administration of the incorporated document.

### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the Department of Transport and Planning website at: <https://www.planning.vic.gov.au/schemes-and-amendments/amending-a-planning-scheme/planning-documents-on-exhibition>

The amendment is available to view electronically, 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

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Appendix 1 – Map 1 SCO extent and Project land

