

MAJOR REVISION OF THE YARRA RANGES PLANNING SCHEME

PLANNING SCHEME AMENDMENT C148

Yarra Ranges is a complex municipality with a combination of rural land, scenic landscapes, important wildlife habitats, valuable agricultural land, and an urban fringe location. It is a challenging place to manage land use and development.

To achieve good planning results, the Yarra Ranges Planning Scheme needs to be reviewed and updated as new issues emerge and community expectations evolve.

What is the major revision & why do we need it?

The Yarra Ranges Planning Scheme needs to be revised because:

- New planning issues have emerged which are not adequately covered by the current planning scheme.
- Council has adopted a range of new strategies that are not recognised in the current planning scheme.
- Some parts of the current planning scheme are confusing and difficult for planning scheme users.

Amendment C148:



Makes the planning scheme easier for all people to use and understand.



Covers the important planning issues in Yarra Ranges.



Removes a number of redundant policies and controls.



Brings the planning scheme into line with Council adopted strategies.



What does the major revision do?

Strategic Vision

A clear and meaningful strategic vision can set the scene for what the planning scheme is trying to achieve. The Amendment introduces a new vision that seeks to:

- Contain urban development within established suburban and township areas.
- Reinforce the primary Green Wedge values of supporting sustainable farming, retaining a healthy biodiversity, and protecting valued landscapes.
- Provide for more intensive redevelopment to create business opportunities and enable more diverse housing in urban locations within and around the larger activity centres.

Activity Centre Network

The amendment introduces the new Activity Centre Network to the Planning Scheme, defining the hierarchy and roles of the various activity centres across Yarra Ranges.

Activity Centres are where people meet, relax, work and often live. They range in size, from local neighbourhood strip shopping centres to traditional town centres and major regional centres.

The establishment of an Activity Centre network encourages new employment generating businesses, such as shops and offices, to be in activity centres.

This will help to ensure that future activity centre development will broaden job opportunities and services in Yarra Ranges in a way that is equitable, accessible, and sustainable.

Environmentally Sustainable Development

The amendment introduces a new policy for Environmentally Sustainable Development that will apply to new multi unit and commercial development.

The policy sets out measures to achieve best practice in environmentally sustainable development from the design stage through to construction and operation by:

- Facilitating development that minimises environmental impacts.
- Encouraging environmentally sustainable development that is consistent with the type and scale of the development and responds to site opportunities and constraints.
- Adopting best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Public Open Space Contribution

The amendment introduces a new requirement that any new subdivision of land into more than 2 lots must now make a 5% public open space contribution. This contribution applies to subdivisions within the Urban Growth Boundary only and does not apply to rural areas.



Economic Development

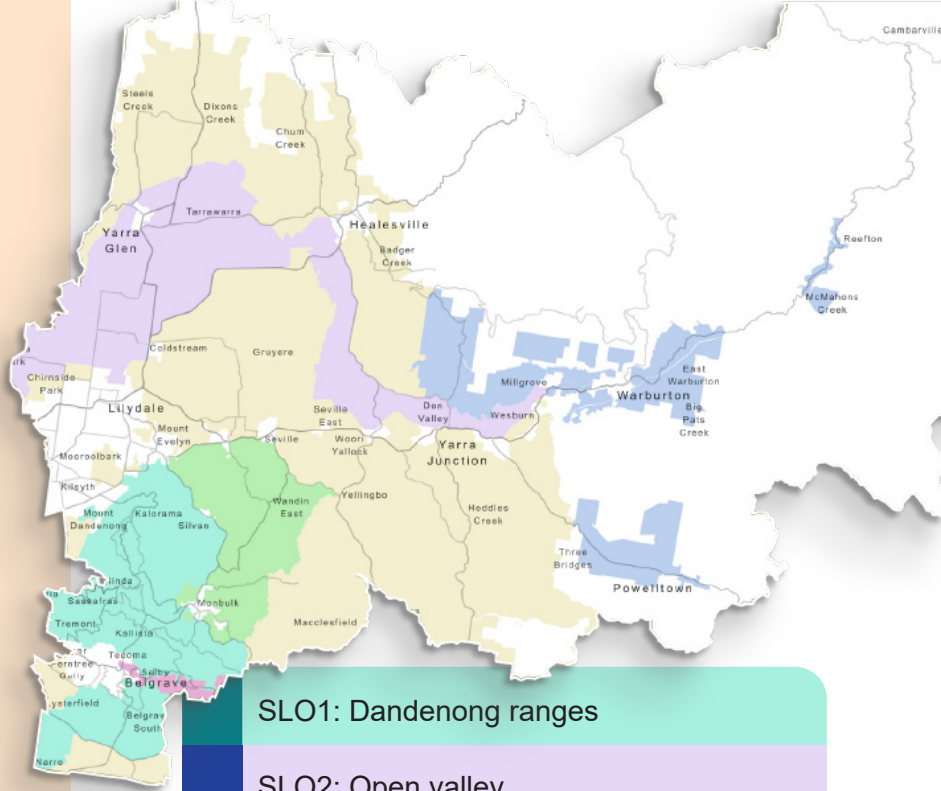
The amendment details Council's priorities for economic development opportunities, focusing on the activity centre network and economic development opportunities within the Green Wedge.

Council's priorities for economic development opportunities within the Green Wedge are consistent with the primary Green Wedge values of protecting the environment, rural landscapes, and productive agricultural land.

Green Wedge Areas

The amendment recognises the following three broad types of Green Wedge localities based on three surrounding land use characters:

- Productive agricultural areas
- Rural residential areas
- Rural landscape areas



SLO1: Dandenong ranges

SLO2: Open valley

SLO3: Puffing Billy railway corridor

SLO4: Ranges valleys

SLO5: Red soil intensive agriculture

SLO6: Rolling hills and bushy agriculture

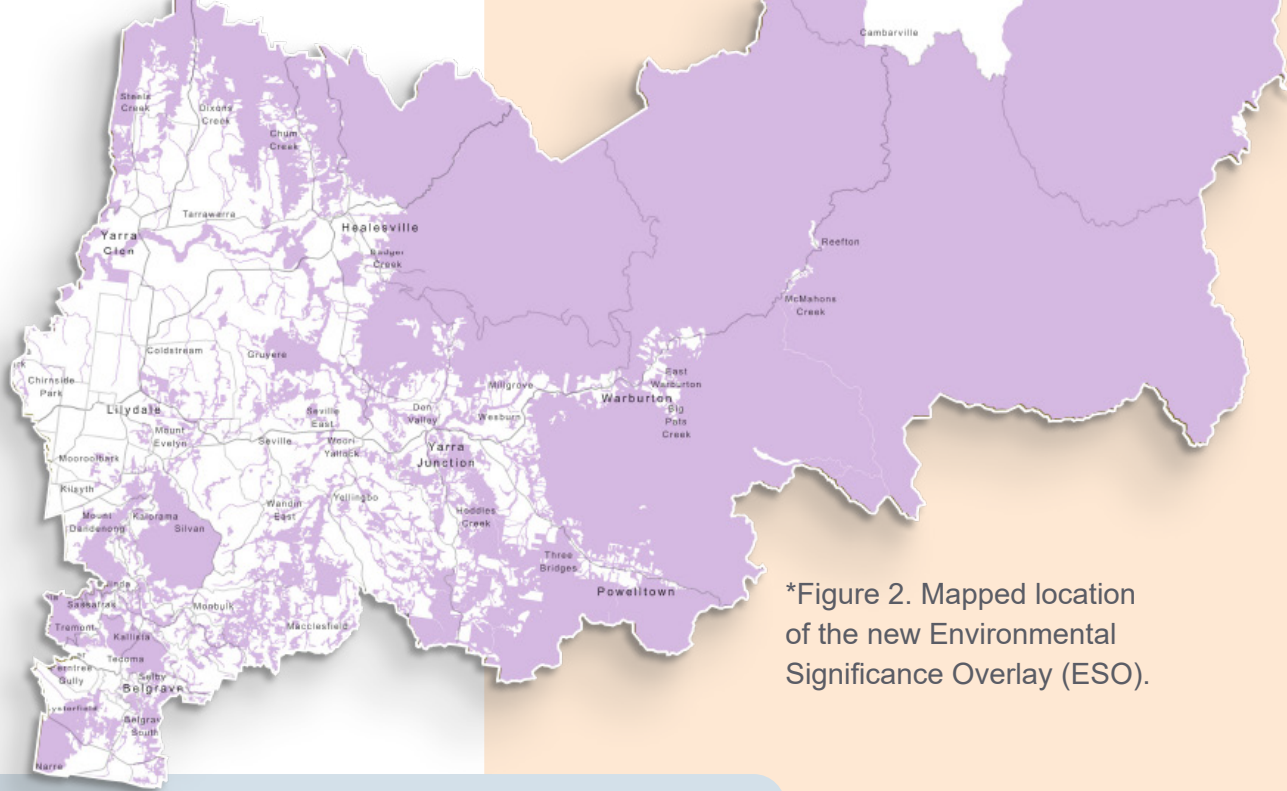
Rural Landscape

The attractive rural landscapes of Yarra Ranges are an important asset that is valued by residents and many businesses especially within the tourism industry. The appearance of new development in the Green Wedge areas has a significant impact on these landscapes.

The existing 21 rural Significant Landscape Overlays (SLO) in the planning scheme, have been rationalised and replaced by a set of new overlays. Each new SLO covers one of the six landscape character types that collectively make up the Yarra Ranges Green Wedge.

The new overlays provide clear design objectives for each of the different rural areas to manage the visual impact of new buildings on rural landscapes.

*Figure 1. Mapped location of the six new Significant Landscape Overlays (SLOs).



*Figure 2. Mapped location of the new Environmental Significance Overlay (ESO).

Healthy Biodiversity

Yarra Ranges retains a rich biodiversity that continues to provide habitat for a diverse range of flora and fauna species.

The amendment introduces a new Environmental Significance Overlay (ESO) which provides a framework for identifying and protecting areas containing valuable core habitat areas and biolink corridors across the Yarra Ranges.

Further Details

Should you require further information contact the Yarra Ranges Strategic Planning team:

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