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 all land in the Shire of Yarra Ranges.

What the amendment does
The amendment proposes changes to clauses within three chapters of the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan (Regional Strategy Plan) to bring it into line with more contemporary and effective planning provisions proposed as part of the major revision of the Yarra Ranges Planning Scheme.
The amendment is being considered concurrently with Amendment C148 to the Yarra Ranges Planning Scheme which implements the proposed major revision of the planning scheme.
The proposed changes to the Regional Strategy Plan are outlined below:

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Proposed change</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.02 Sites of Natural Significance</td>
<td>Clarify exceptions to prohibition of vegetation removal</td>
<td>The proposed change will remove ambiguities in the current wording of the RSP and planning scheme. It will be consistent with planning scheme exemptions recognised under Amendment 119 to Schedule 6 of the RSP.</td>
</tr>
<tr>
<td>7.05 Additional measures to protect Native Vegetation</td>
<td>Delete last three dot point exemptions and replace with “except where exemptions apply under the planning scheme”</td>
<td>Enables consistency between the RSP policies and provisions of the planning scheme including the Significant Landscape Overlay, Environmental Significance Overlay, Erosion Management Overlay and Clause 52.17.</td>
</tr>
<tr>
<td>13</td>
<td>Rename Clause ‘Activity Centres’</td>
<td>The current clause title ‘Commercial Centres’ does not reflect the broad range of services and facilities provided in centres and is not consistent with contemporary planning terminology.</td>
</tr>
</tbody>
</table>
## ATTACHMENT 3.

### Proposed Amendment 122 to the Regional Strategy Plan

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Proposed change</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.04</td>
<td>Delete clauses 13.04 – 13.11</td>
<td>Replace outmoded and unhelpful hierarchy of regional centres with wording that is consistent the Activity Centres Network provisions proposed under Amendment C148 to the planning scheme. Clause 13.11 policies for commercial use in Rural and Landscape Living Policy Areas are not appropriate in the Activity Centres chapter. The matters covered in that clause are generic and are now much more thoroughly addressed in policy guidelines under the planning scheme.</td>
</tr>
<tr>
<td>16.08</td>
<td>Delete provisions that relate specifically to Intensive Agricultural Policy Areas.</td>
<td>Removes reference to Intensive Agricultural Policy Areas which are not proposed to be specifically singled out in the planning scheme. Specific guidance is provided in the MSS identifying the following categories of rural areas: Productive agricultural areas, Rural landscape areas and Rural residential areas.</td>
</tr>
<tr>
<td>16.13</td>
<td>Delete provisions that relate specifically to Intensive Agricultural Policy Areas.</td>
<td>As above.</td>
</tr>
<tr>
<td>16.14</td>
<td>Delete clause</td>
<td>There is no defined meaning for a major tourist facility and the term has led to confusion and uncertainty for planning decision making about tourist development in rural areas. Tourism uses should be considered under the relevant zone, overlay and policy provisions set out in the revised planning scheme.</td>
</tr>
<tr>
<td>16.17</td>
<td>Replace third dot point with ‘It is used in conjunction with agriculture, natural systems, outdoor recreation facility, rural industry or winery’.</td>
<td>The change will make the Regional Strategy Plan consistent with the Green Wedge Zone which is the major zoning for rural policy areas. Further specific guidance for restaurants in rural areas is also provided for under the revised MSS.</td>
</tr>
</tbody>
</table>
ATTACHMENT 3. Proposed Amendment 122 to the Regional Strategy Plan

Strategic assessment of the Amendment

The Minister has prepared this amendment under section 46C of the Planning and Environment Act 1987.

This amendment to the Regional Strategy Plan was exhibited and considered in conjunction with Amendment C148 to the Yarra Ranges Planning Scheme.

Why is the Amendment required?

The amendment to the Regional Strategy Plan is required to enable more contemporary approaches to various planning issues to be implemented through the Yarra Ranges Planning Scheme.

The current Yarra Ranges Planning Scheme needs to be revised because:

- Council has adopted a range of new and updated strategies that are not adequately reflected in the current planning scheme
- Experience with the operation of the current planning scheme has revealed that there are some aspects that are confusing and difficult for planning scheme users
- New planning issues have emerged which are not adequately addressed by the current planning scheme.

Council has prepared Amendment C148 to the Yarra Ranges Planning Scheme. The changes proposed under that amendment will make the planning scheme easier for all people to use and understand. Amendment C148 will remove a number of redundant policies and controls. It will also replace a number of other local policies and particular provisions with theme based policy guidelines in the new Municipal Strategic Statement and map based provisions in zones and overlays.

Section 46F of the Planning and Environment Act requires that any amendment to the Yarra Ranges Planning Scheme must be consistent with the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan (Regional Strategy Plan).

The changes proposed under Amendment C148 to the planning scheme are consistent with the regional goals and objectives of the Regional Strategy Plan and are generally consistent with its more specific policies and requirements. However, some of the proposed planning scheme changes are not consistent with specific requirements contained in the current RSP.

The proposed changes to the Regional Strategy Plan are required to enable the revision of the Yarra Ranges Planning Scheme to proceed as proposed under Amendment C148.

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

The amendment implements the objectives of Planning in Victoria as stated in Section 4 of the Planning and Environment Act 1987. The changes to the Regional Strategy Plan will enable the Yarra Ranges Planning Scheme to be comprehensively revised to provide a clear strategic policy framework for the fair, orderly, economic and sustainable use and development of land in Yarra Ranges.

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

The Amendment to the Regional Strategy Plan does not have any direct environmental, social or economic effects but is being prepared in conjunction with Amendment C148 to Yarra Ranges Planning Scheme. Amendment C148 is expected to have positive effects on the environment via a more targeted approach to protect biodiversity, introduction of
ATTACHMENT 3. Proposed Amendment 122 to the Regional Strategy Plan

sustainable design techniques in new major developments and ensuring the proper
consideration of environmental hazards in new development proposals.

C148 has also been determined to have a positive social impact through new objectives for
open space, social infrastructure and the promotion of urban design as well as positive
impacts on the local economy. It will facilitate new development and provide certainty for
further investment in agriculture and tourism in the Green Wedge.

**Does the Amendment address relevant bushfire risk?**

Amendment 122 will have no impact on bushfire risk.

**Does the Amendment comply with the requirements of any Minister’s Direction applicable to the amendment?**

Minister’s Directions are not applicable to the Regional Strategy Plan.

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

Not applicable to the Regional Strategy Plan.

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

Not applicable to the Regional Strategy Plan.

**Does the Amendment make proper use of the Victoria Planning Provisions?**

Not applicable.

**How does the Amendment address the views of any relevant agency?**

The views of relevant agencies have been considered in the development of Amendment
C148 which is directly associated with this Amendment.

**Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

Not Applicable

**Resource and administrative costs**

The amendment will have a positive effect on Council resources by decreasing the cost of
administering the Regional Strategy Plan by removing redundant controls.

**Where you may inspect this Amendment**

The amendment is available for public inspection, free of charge, during office hours at the
following places:

Yarra Ranges Council Community Links:

- 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 Highway, Yarra Junction
ATTACHMENT 3. Proposed Amendment 122 to the Regional Strategy Plan

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at


7. MANAGEMENT OF SITES OF NATURAL SIGNIFICANCE AND OTHER AREAS OF NATIVE VEGETATION

7.01 General Policy

The long term protection and conservation of all remaining areas of remnant native vegetation and wildlife habitat, including that on land designated as a Site of Natural Significance, must be ensured.

7.02 Sites of Natural Significance

Within any land that is designated as a Site of Natural Significance, as shown on Map 6 and described in Schedule 3, the clearing of native vegetation must be prohibited, except:

- to provide for a land use, development or the construction of a building or works, including utility services, which has been permitted is approved under the Planning Scheme and where the native vegetation to be removed is detailed on a development plan agreed to approved by the responsible authority;
- where the vegetation to be removed is exempt from the permit requirements of the planning scheme is in a dangerous condition and/or is required to be removed in an emergency situation; or
- where it is required to be removed in accordance with a Notice made pursuant to the Forests Act, Country Fire Authority Act or Local Government Act, for fire protection and emergency purposes.

Where, within a Site of Natural Significance, clearing of native vegetation is required to provide for a use or development that has been permitted under the planning scheme an approved use, development, buildings or works, construct an approved building and/or its driveway, it must be ensured that:

- the removal of native vegetation is subject to a planning permit;
- the removal of native vegetation is minimised and that such removal does not adversely affect the integrity of the site, and
- no clearing of native vegetation is avoided takes place on slopes greater than 20% or within 30 metres of a watercourse.

7.03 Management of land in a Site of Natural Significance

Sites of Natural Significance, and where necessary the areas in their vicinity, must be protected and managed to maintain and, where possible, enhance the natural resources and characteristics identified.
ATTACHMENT 3. Proposed Amendment 122 to the Regional Strategy Plan

This protection and management will be achieved by careful land use and development controls, and by the introduction of management practices which ensure that all use and development within Sites of Natural Significance are carried out in a manner which:

- maintains the significance of existing native vegetation and its value as a refuge or habitat for wildlife;
- prevents soil erosion;
- protects the environment of watercourses;
- protects the site from wildfire;
- includes measures to ensure that the condition of the site and the effectiveness of the program are monitored;
- identifies areas within which development is to be precluded, and areas which require treatment in specified ways;
- provides for an appraisal of areas in the vicinity of a Site of Natural Significance and the development of programs, where possible, which are supportive of the management of the Site of Natural Significance and for consideration of external factors in relation to the site, such as buffer zones, flight paths for birds and the need for feral animal and environmental weed control;
- ensure measures are taken to eradicate environmental weed infestations, to prevent degradation of the site, and
- protects the site from domestic pets and vermin.

7.04 Further actions for Sites of Natural Significance

Further investigation of environmental resources, and identification of additional Sites of Natural Significance where desirable, must be carried out.

All owners and occupiers of Sites of Natural Significance should be informed of their importance and significance, and of the best ways to conserve and protect them.

Government Departments, Public Authorities and Councils responsible for management of land within Sites of Natural Significance must ensure their protection, and must prepare and implement programs for the proper management of that land.

Encouragement and assistance must be given for further research to identify additional Sites of Natural Significance and to improve knowledge of the habitat and management requirements of flora and fauna, and to coordinate the preparation of a public information program for the Region to increase public awareness of the need to identify, protect and manage these Sites.

7.05 Additional measures to protect Native Vegetation

Additional measures to maintain and enhance the integrity of native vegetation must be provided for. Some of these measures include the:

- facilitation and active encouragement of environmental weed eradication measures, and active discouragement of planting of environmental weeds, including the development of an environmental weed management strategy for the Region;
facilitation and active encouragement of revegetation with indigenous species, particularly in the establishment/reinforcement of wildlife corridors between Sites of Natural Significance and other areas of significant remnant vegetation;

active encouragement to fence off stock from areas containing native vegetation;

facilitation of measures to inform residents and visitors of the Region's rich natural environment and the importance of its conservation;

requirement that public utilities and firebreaks, wherever possible, are located over cleared land rather than over areas with remnant vegetation;

requirement that native vegetation on roadside reserves be conserved, wherever possible, during road construction, upgrading and all other times;

investigation of the feasibility of providing incentives for the conservation of Sites of Natural Significance;

ensuring that fire prevention measures in areas of native vegetation have conservation of flora and fauna as a high priority, and that fuel reduction programs are monitored to evaluate whether the objectives are being met in the medium to long term, and

promotion of amendments to the licensing system for use of public land to ensure that conservation of Sites of Natural Significance is a high priority.

The Department of Conservation and Natural Resources, Councils and voluntary groups and organisations, are encouraged to develop information systems and provide advisory services to the landowners on the values, maintenance and management of native vegetation, particularly in Sites of Natural Significance.

Planning schemes must ensure that, within all Landscape Living, Rural and Public Land Policy Areas, a planning permit approval is required for the removal or clearance of native vegetation, except where exemptions apply under the planning scheme:

- it is to provide for a building and associated works, including the provision of utility services, which is approved under a planning scheme;
- the vegetation is in a dangerous condition and/or is required to be removed in an emergency situation; or
- it is required to be removed in accordance with a Notice made pursuant to the Forests Act, Country Fire Authority Act or Local Government Act, for fire protection and emergency purposes.

7.06 Management of Sites of Natural Significance on Public Land

The long-term conservation of Sites of Natural Significance on Public Land must be ensured.

The management of Public Land containing Sites of Natural Significance must be through appropriate management programs. These programs must be in conformity with the Regional Strategy Plan and must include:

- identification of the location and the extent of the Site of Natural Significance;
- measures to contain any adverse effects brought about by the use or development of the land which contains the Site;
- measures to retain and enhance native vegetation;
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- consideration of external factors in relation to the site, such as buffer zones, flight paths for birds, the control of feral animals and environmental weeds, wildlife refuges and corridors for wildlife movement; and
- measures to prevent degradation of the site and to ensure that the condition of the site and the effectiveness of the program are monitored.

Any Government Department, Public Authority or Council carrying out works or undertakings in a Site of Natural Significance, must ensure that in carrying out those works and undertakings, they have regard to:

- any management program prepared for the site;
- the maintenance and enhancement of landscape character;
- the intrinsic value of existing vegetation and its value as a refuge or habitat for wildlife;
- the prevention of soil erosion;
- the protection and the need for enhancement of the environment of watercourses;
- the protection of the area from wildfire; and
- the protection of the area from environmental and noxious weeds, vermin and domestic animals.

13. COMMERCIAL ACTIVITY CENTRES

13.01 Regional Overview

The intended role of the Region's commercial activity centres, which refer generally to what people call their 'shopping' and 'community' centres, is to provide an appropriate range of retail and commercial services - together with community and social facilities - to meet the needs of residents and visitors. This role is supported by State Government policies for metropolitan 'activity' centres, which encourage the clustering and integrated planning of activities in preferred centres.

Major activity centres in the northern sector of the Region include the Lilydale Town Centre, and the Chirnside Park Shopping Centre. These main regional centres are augmented by other larger major shopping centres, including Kilsyth, Mooroolbark, Mt. Evelyn, Seville, Yarra Junction, Warburton, Healesville and Yarra Glen.

The main centres in the southern sector are Belgrave, Monbulk and Upwey, most of which are on Burwood Highway. There is no major activity regional centre comparable to Lilydale or Chirnside Park within the southern sector.

The policies of the Regional Strategy Plan provide a flexible and goal-oriented approach to activity commercial centre planning. They have been developed in recognition of a number of premises, including:

- that despite the growth in population and associated demand for services, the previously anticipated level of growth in retail and commercial floorspace has not occurred, resulting in an under supply in some locations;
ATTACHMENT 3. Proposed Amendment 122 to the Regional Strategy Plan

- the growth of significant ‘regional’ shopping centres outside the Region, especially at Ringwood, Croydon and Knox City, has been to some extent based on the population growth within the Region;
- changes in employment location preferences and settlement patterns and the need to decrease the high level of escape retail spending that currently leaks from the Region; and
- the need to provide more adequately for the Region's population growth, and to plan more effectively for commercial centre development within the Region.

A substantial expansion of the Lilydale Town Centre is an important element in the Strategy Plan's commercial centre policies. Lilydale is seen as the Region's most suitable location for major commercial centre development. It has good access to major roads and public transport, is an established administrative, community and commercial focus for the Region and is close to large areas of open space (including the Lilydale Lake). Its choice for this major role should not preclude any expansion of the Chirnside Park Shopping Centre which would complement Lilydale's expanded role.
Peripheral Bulky goods retailing is occurring in the western parts of the Region. Most of the floorspace is currently located in industrial zones. Peripheral Bulky goods retailing opportunities should be provided in appropriate locations, preferably within the western part of the Region.

13.02 Primary Purpose

The primary purpose for the commercial centre policies is to ensure that the future provision of retail and commercial services in the Region achieves a balance between improving consumer choice and convenience, maximising benefits to the retail and commercial industry, conservation of the Region's environmental qualities, the enhancement of the amenity of living and working environments, improving the retailers' ability to compete, and increasing employment opportunities within the Region.

To maintain a network of vibrant activity centres that collectively offer a wide and equitably distributed range of commercial services, employment opportunities, and community infrastructure.

13.03 Objectives for all Commercial Centres

- Encourage retail, commercial, entertainment, community and other intensive employment generating activities to locate within established activity centres.
- Ensure that activity centres are well designed places where people can enjoy shopping, doing business and participating in community activities.
- Manage future use and development within activity centres that recognise and strengthen the role of the centre as set out in the Yarra Ranges Activity Centre Hierarchy Table.
- Facilitate within activity centres, a diverse mix of land uses that contribute to net community benefit and do not adversely affect the level of service provided by other centres in the activity centre network.
- Promote additional housing within and adjoining activity centres.
- Ensure services are clustered and provided in a convenient location which is accessible to many by travel on foot, bicycle or improved public transport.
- For those activity centres expected to experience further significant development pressure, prepare structure plans to set strategic directions for future land use, development and the provision of supporting infrastructure.

The planning and development of any retail or commercial centre, must not prejudice the designated role of that centre and must seek to:

Land Use

- Encourage the effective use of land and buildings within each centre.
- Optimise the attractiveness of the centre to appropriate land uses and development.
- Encourage the clustering of compatible and complementary land uses into defined zones.
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- Develop optimum continuity of shopping activity at street frontages in the core area.
- Provide sensitive and attractive landscaping within each centre.
- Be consistent with the centre's projected future roles and the characteristics of its trading area, and to meet the needs of its catchment population.
- Provide for sensitive township design and for appropriate landscaping of individual developments.

Pedestrian and traffic movement and parking

- Improve traffic access, capacity, circulation and movement within and around the core area, and to ensure that traffic problems are not created away from the centre, and between local and through traffic.
- Ensure that the amount and location of parking provided is consistent with the role and function of the centre and the capacity of streets within and adjacent to the centre.
- Develop a system of pedestrian linkages and pedestrian priority areas, that minimise conflict between pedestrian and vehicular traffic.
- Recognise the importance of public transport access to each centre, in the development of any traffic management proposal.

Character

- Conserve and enhance the unique character of each centre by: encouraging retention of existing worthy older buildings; encouraging renovation and re-use of older buildings; ensuring that the design and height of any new development within each centre is sympathetic to existing buildings, and ensuring that advertisements and signs are consistent with or enhance the character of each centre.
- Ensure that buildings harmonise in character and appearance with adjacent buildings and with the character of the area.

Conservation

- Ensure retention and preservation of architecturally or historically significant buildings and features in each centre.
- Encourage restoration, protection and appropriate utilisation of significant buildings as identified by Councils, the Historic Buildings Council, or the National Trust of Australia (Victoria), and to ensure that such restoration is in character with the original style of the buildings.
- Promote the restoration of appropriate verandas and shopfronts on commercial premises.

Amenity

- Achieve a pleasing physical environment in each centre by encouraging a high standard of architecture, landscaping and township design.
- Encourage improvement to pedestrian and shopper amenity through such facilities as open and sheltered rest areas and meeting places, crossing facilities, pedestrian links to car parks and pedestrian weather protection.

13.04 Yarra Ranges Activity Centre Hierarchy Table
<table>
<thead>
<tr>
<th>Activity Centre Type</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Major Activity Centres</strong></td>
<td>These centres provide a large, diverse and intensive mix of retail, commercial, entertainment, cultural and other uses.</td>
</tr>
<tr>
<td><em>Chirnside Park and Lilydale</em></td>
<td></td>
</tr>
<tr>
<td><strong>Chirnside Park and Lilydale</strong></td>
<td>They have strong public transport links, serve a large regional-sized catchment, and are priority locations for future private and public sector development.</td>
</tr>
<tr>
<td><strong>Land within and adjoining these centres is the preferred location for additional and more diverse residential development.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Large Neighbourhood Activity Centres</strong></td>
<td>Smaller in floorspace 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.</td>
</tr>
<tr>
<td><em>Belgrave, Healesville, Kilsyth, Monbulk, Mooroolbark, Mount Evelyn, Seville, Yarra Glen, Yarra Junction</em></td>
<td></td>
</tr>
<tr>
<td><strong>Smaller in floorspace 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.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>These centres have a more limited role in providing convenience retailing and community facilities for an immediate surrounding catchment.</strong></td>
<td>Usually, they have a small supermarket as the main anchor tenant. In some cases they also serve a tourist market.</td>
</tr>
<tr>
<td><strong>Small Neighbourhood Activity Centres</strong></td>
<td></td>
</tr>
<tr>
<td><em>Coldstream, Montrose, Mount Dandenong, Olinda, Sassafras, Tecoma, Upwey, Wandin North, Warburton, Woori Yallock.</em></td>
<td></td>
</tr>
<tr>
<td><strong>These centres have a more limited role in providing convenience retailing and community facilities for an immediate surrounding catchment.</strong></td>
<td>Usually, they have a small supermarket as the main anchor tenant. In some cases they also serve a tourist market.</td>
</tr>
<tr>
<td><strong>Local Activity Centres</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Examples include:</strong></td>
<td></td>
</tr>
<tr>
<td><em>Colby Drive - Belgrave South, Monbulk Road Silvan and Switchback Road - Chirnside Park</em></td>
<td>Some of these centres contain a limited number of community Facilities and other uses.</td>
</tr>
</tbody>
</table>

13.05 Policy guideline
Proposals for use and development of land should be consistent with and support the identified role for the relevant activity centre as set out in the Yarra Ranges Activity Centre Hierarchy Table.

**Centres of Regional Significance**

The designation of a commercial centre as a Centre of Regional Significance does not necessarily imply a centre with large-scale growth or function criteria.

Commercial centres have been identified as having regional significance on the basis of one or more of the following criteria:

- being centres with significant cross-municipal or cross-regional influences;
- providing significant levels of services and facilities for tourists, having environmental sensitivity, or having major highway/road exposure, and
- the possibility of needing protection from intrusive growth of other nearby centres outside the Region.

The following centres are identified as Centres of Regional Significance:

- The Lilydale Town Centre, together with adjacent commercial, industrial and peripheral retail areas, which is designated as the major commercial and community centre for the Region.
- Chirnside Park Shopping Centre, Kilsyth, Mooroolbark, Healesville, Belgrave, Monbulk, Yarra Junction, and Warburton.

**13.05 Function and role of Centres of Regional Significance**

The requirement to perform a full weekly shopping role does not apply to all commercial centres. However, where applicable, the components of such a role could include Junior Discount Department Store, improved supermarket facilities, small markets and an expanded range of specialty stores.

Development within Centres of Regional Significance must be in accordance with the general function directions given in the following table:

<table>
<thead>
<tr>
<th>Regional Centre</th>
<th>Role</th>
<th>Implications for Expansion/Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lilydale Township</td>
<td>Major Regional Commercial and Community Centre</td>
<td>Opportunity for substantial retail expansion including a department store and discount department store/s) and commercial office development.</td>
</tr>
<tr>
<td>Chirnside Park Shopping Centre</td>
<td>Regional Retail Centre</td>
<td>Limited expansion of existing retail and other services.</td>
</tr>
<tr>
<td>Kilsyth</td>
<td>Neighbourhood Centre</td>
<td>Perform full weekly shopping role.</td>
</tr>
<tr>
<td>Mooroolbark</td>
<td>Neighbourhood Centre</td>
<td>Perform full weekly shopping role.</td>
</tr>
</tbody>
</table>
Monbulk Neighbourhood Centre Perform full weekly shopping role, also provide services and facilities for tourists.

Belgrave Community Centre Consolidation as primary business and administrative centre, also provides services and facilities for tourists. Perform full weekly shopping role.

Yarra Junction Community Centre Expansion and consolidation as primary retail, commercial and administrative centre.

Warburton Neighbourhood Centre Perform full weekly shopping role, also provide services and facilities for tourists.

Healesville Community Centre Expansion and consolidation as primary retail, commercial and administrative centre, also services and facilities for tourists.

13.06—Deficiencies in Centres of Regional Significance—Content deleted by Amendment 122

Where there are identified significant deficiencies in services and facilities which should be addressed within Centres of Regional Significance, the Planning Authority may provide for those deficiencies, in the most suitable locations for the provision of such services and facilities.

Retail development proposals will be favoured which increase the proportion of Regional residents’ household income, available for retail purchases, spent within the Region.

13.07—Employment within Centres of Regional Significance Content deleted by Amendment 122

Retail, commercial and community service uses, which provide employment opportunities for the Region’s residents, will be encouraged to locate within appropriate Centres of Regional Significance.

13.08—Designation of Local Centres—Content deleted by Amendment 122

All retail, commercial and community service centres not designated as a Centre of Regional Significance will be designated as Local Centres.

13.09—Management policies for Local Centres—Content deleted by Amendment 122

Local Centres must fulfil the primary role of providing for daily convenience needs within neighbourhoods, and in some cases serving the needs of tourists and other visitors. They will generally have a floorspace of less than 2,500 sq.m., and some be preferred locations for community facilities and services.
Planning of, and development within, local centres must protect and enhance pedestrian and environmental aspects, and minimise any adverse impacts on adjacent residential areas and local traffic movements.

Proposals for use or development within local centres must seek to:

- improve the range of opportunities for the local community in areas of identified need and in accordance with the primary function of the centre;
- protect and enhance environmentally sensitive areas;
- provide convenient access and parking for motor vehicles and public transport, and not generate traffic or parking problems;
- retain and improve historically or culturally important buildings and features;
- provide a safe and attractive environment for the centre's users;
- support the viability of the centre, and
- not conflict with the role of adjoining community centres.

13.10 **Peripheral Retailing** Content deleted by Amendment 122

Peripheral retailing opportunities should be provided within the Region, however those opportunities must be within strategically placed locations (preferably within the western parts of the Region).

In considering the establishment, adaptation or expansion of any zone to provide for peripheral retailing, regard must be had to:

- the ability to provide high exposure to passing traffic, convenient road access which allows good traffic movement and the separation of traffic using this zone from residential streets;
- sites which are large enough to provide adequate on-site parking, and
- performance standards for environmental protection and enhancement, landscaping and signage.

13.11 **Other Commercial Use and Development** Content deleted by Amendment 122

In Rural and Landscape Living Policy Areas, commercial use and development may only be established outside commercial centres where:

- it is demonstrated that the use provides a recreation or tourist facility or is ancillary to a tourist accommodation establishment;
- the use is associated with and ancillary to primary production carried out on the land;
- the use is a convenience shop or a general store.

Any proposal to establish a commercial use or development of land in a Rural or Landscape Living Policy Area must:

- be consistent with the objectives and policies of the Regional Strategy Plan and the relevant policy area; and
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ITEM 7.1 (Cont'd)

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- not have any adverse effects on the amenity of adjoining residential areas, the surrounding natural environment or on the landscape of the area.

16. RECREATION AND TOURISM

16.01 Regional Overview

It is estimated that some three to five million visitors are attracted to the Region each year, with the Dandenong Ranges National Park alone attracting close to one million people. Approximately 70% of the Region's land is held in public ownership, and within this area significant land has been set aside for parks.

The reservoir parks associated with Melbourne’s water supply, such as Maroondah and Silvan reservoirs, have been popular for decades as a 'developed' recreation setting. 'Natural' recreation areas are generally found in the forested areas of the ranges surrounding the Yarra Valley and in the Olinda State Forest and at Mt. Donna Buang. Both 'developed' and 'natural' parks within the Region attract thousands of visitors annually.

Two of Victoria's major tourist attractions, the Healesville Sanctuary and the Puffing Billy Tourist Railway, are located within the Region. In addition, there is significant tourist activity associated with the Yarra Valley wine industry. The Yarra Valley's reputation for cool-climate quality wines is spreading, with an increasing recognition of the potential for related eating and overnight accommodation facilities, in select parts of the Region.

In the Dandenong Ranges, the diverse range of cultural attractions, the picturesque gardens, and the contrasting urban-rural landscapes and bushland settings provide an ideal focus for local, interstate and international visitors.

A number of recent recreational trends need to be taken into account in the planning, development and management of the Region's open space. There is evidence of greater interest in unstructured outdoor activities such as walking and cycling within 'natural' settings. Outdoor social activities such as picnics and barbecues have maintained their traditional appeal, particularly for family groups and organisations. As Melbourne continues to grow in area and population, particularly in the South East Growth Area (Berwick and Pakenham), it is expected that the number of Melbourne residents using major parks just beyond the metropolitan area will also grow.

If properly managed, tourism and recreation can have significant economic benefits, particularly if visitors can be encouraged to extend their stays overnight/s. The challenge is to ensure that such gains can be achieved with minimum disruption to the environment, to the amenity of the local area, and to its community.

The Region's greatest range of opportunities for development of recreation and tourism facilities are within the Yarra Valley. However there is a need to carefully plan and coordinate the development of these facilities, to ensure that the Region's most valued assets - its environmental and landscape qualities - are maintained.

This Strategy adopts a positive approach. It integrates environmental objectives with economic and social goals, by encouraging the tourist industry to develop with themes compatible with environmental protection, and by creating jobs for local people.
The Strategy recognises that the industry will be seeking a high degree of amenity, and that the way the Region presents itself will determine the degree of success of the enterprise, and influence the extent of preservation of some of the Region's most important features.

16.02 Regional Goals

The regional goals for Recreation and Tourism Policy are to:

- Facilitate further development of the Region's recreation and tourist attractions and facilities, whilst protecting the environment, the landscape and the amenity of the Region and its residents.
- Encourage coordination of the planning, provision and promotion of recreation and tourism facilities in the Region.
- Encourage a diverse range of tourist activities and facilities in appropriate locations, consistent with identified themes.
- Optimise employment and economic benefits to the Region's residents from appropriate recreation and tourism developments.
- Improve the Region's competitive strengths in tourism, to encourage and provide for an increased number of local, interstate and international overnight visitors, and to increase their average length of stay in the Region.
- Encourage positive attitudes amongst the Region's residents, relevant bodies and local councils towards the development of recreation and tourism in the Region, including the provision of associated education and training opportunities and to provide for public consultation.
- Facilitate resolution of existing problems or deficiencies in tourism and recreation infrastructure, through coordination between Government Departments and other relevant public agencies, Councils and local tourism and recreation bodies.

16.03 General regional policies - coordination

The planning, provision and promotion of recreation and tourism facilities, including those on Public Land, must be coordinated at the regional level.

This is to ensure the recognition of regional and local priorities, to assist in the proper allocation of available resources, and to enable the assessment and addressing of possible impacts on the residents, landscapes and environment of the Region. The opportunity for residents to use such facilities and activities must also be considered.

16.04 Protection of the environment, landscapes and resident’s amenity

Wherever possible, and for all new developments, recreation and tourism activities must be conducted in appropriate locations in the Region, away from areas where the impacts of such activities could be detrimental to the area's residents or to its environmental and landscape values.
16.05 Visitor effect on environmental capacity

Visitors who do come to the Region need to be enticed to stay for longer periods and day trippers need to be diverted away from the Dandenong Ranges, to areas appropriate for tourism and recreation in the Upper Yarra Valley. This is necessary to reduce the pressures of over use on the important landscape, environmental and visitor attraction values of the Region, particularly in the Dandenong Ranges.

Opportunities for recreation and tourism activities and facilities in the Upper Yarra Valley must be promoted, to increase its attractiveness as an alternative to the Dandenong Ranges.

Strategies to assist in the implementation of this policy include:

• promotion of short-break accommodation opportunities, as a means of spreading visitor loads, particularly in the Dandenong Ranges and other overloaded areas;
• promotion of activities and facilities which entice overnight stays, such as nocturnal animal observation at the Healesville Sanctuary and Koori (Aboriginal) cultural activities at the proposed Aboriginal Cultural Centre;
• development of selected wineries and vineyards as tourist attractions in the Region, which highlight the Region's viticulture and wine making industry, and the provision of information and interpretation on these activities;
• development of Mt. Donna Buang as an all-season tourist destination, with an emphasis on the nearest snow-play area to Melbourne, its magnificent scenery, and the opportunity for healthy outdoor activities, provided that the adjacent Watts River and Maroondah catchment are properly protected;
• development of a variety of tourist/visitor accommodation, including low-key farm holiday opportunities and associated outdoor activities;
• development of attractions associated with timber getting and gold mining;
• re-establishment of the historic rail service from Lilydale to Healesville, with the operation of old steam trains, and the re-development of Healesville Railway Station as an attraction featuring transportation history and related matters;
• development of roadside signs in appropriate locations to guide day-trippers to other tourist locations away from the Dandenong Ranges;
• development of and crafts activities related to established themes; and
• establishment of restaurants, tearooms and coffee houses reflecting the hospitality trade of the area.

16.06 Recreation and tourism in Township Policy Areas

The provision of recreation and tourism facilities and services in Township Policy Areas must be carried out in a manner which:

• ensures that any new facilities and/or services are located and designed to be compatible with the current and future needs of local residents and visitors, and
• maximises economic and other benefits to the local community, while minimising adverse impacts on the amenity of local residents, and on the area's landscape character and environment.
16.07 Recreation and tourism in Landscape Living Policy Areas

A limited range of recreational and tourist opportunities may be allowed in appropriate locations within Landscape Living Policy Areas, provided they are in keeping with and enhance the overall character of the area, and they maintain the visual, environmental quality and residential amenity of the area.

16.08 Recreation and tourism in Rural Policy Areas

A diverse range of recreational and tourism opportunities are to be encouraged in appropriate locations in Rural Policy Areas (other than Intensive Agricultural Policy Areas), provided that they are in keeping with, and enhance, the existing overall character of the area and the maintenance of rural and agricultural pursuits, visual and environmental quality and residential amenity.

In Intensive Agriculture Policy Areas, recreation and tourism activities may only be allowed where they are incidental or ancillary to an existing intensive agriculture activity being carried out on the land.

16.09 Promotion of tourism and recreation

The Region should be promoted for tourism and recreation through major themes, which have been identified as major strengths and which reflect the values important to the Region and its visitors. These themes include:

- Lifestyle experiences, health, good living;
- Rural environment (space, vistas, agriculture);
- Wineries;
- Natural environment (mountains, forests, rivers and streams, flora and fauna);
- Major attractions (e.g. Healesville Sanctuary, Puffing Billy Railway, Upper Yarra Dam, Mt Donna Buang), and
- History and Heritage (e.g. timber, gold, water, guesthouses, pioneer skills).

16.10 Tourist Routes

 Appropriately signed and located tourist routes should be developed as a means of informing the public and to:

- assist in planning for recreation and tourism facilities;
- assist in the protection of environmentally and landscape sensitive areas;
- aid in interpreting the historic and cultural values of the area; and
- avoid residential areas where traffic conflicts could arise.

The designation of tourist routes must include consultation with Vic Roads, local Councils and, where appropriate, the Department of Conservation and Natural Resources, Melbourne Parks and Waterways and other relevant bodies.
16.11 Information and interpretation

Tourism and recreation information and interpretation facilities for the Upper Yarra Valley and the Dandenong Ranges (including appropriate signage) need to be provided in appropriate locations, to inform visitors of the nature and location of tourism and recreation facilities and services available.

In the information provided on the Dandenong Ranges, visitors must be made aware of alternative facilities and attractions to the Dandenong Ranges in other parts of the Region.

Roadside signs and other directional information, particularly those directing visitors to tourist and other attractions, should ensure that they are not a hazard to motorists, pedestrians or property, and that the important landscape, environmental and amenity values of the Region are not detrimentally affected.

16.12 Roadside facilities

The planning and provision on road sides for wayside stopping places, picnic and scenic lookout points, and recreation facilities, must be carried out in a manner which causes minimal adverse impact on landscape values, Sites of Natural and Cultural Significance, traffic movements and the residents of the Region:

16.13 Tourist and visitor accommodation and related facilities

Visitors to the Region, particularly overnight visitors, should be encouraged to stay longer, in order to stimulate local economies, to provide employment opportunities for local communities, and to spread the visitor loadings over longer periods of time.

Councils should encourage and facilitate the provision of a range of tourist and visitor accommodation, in appropriate localities, in order to encourage tourists and visitors to stay in the Region for longer periods of time.

Preference in implementing this policy should be given to, accommodation associated with other attractions; improvement or redevelopment of existing accommodation facilities, additional small scale developments, such as bed and breakfast establishments; low cost accommodation such as camping facilities; and accommodation in association with appropriately located restaurants.

16.14 Caravan parks

Land which is proposed to be used for a caravan park must either be located within:

- a Township Policy Area or a Rural Policy Area (other than an Intensive Agricultural Policy Area), and be included within a zone that specifically provides for such uses; or
- the townships of Warburton, Healesville and Yarra Glen, where the use may be allowed subject to a planning permit.

16.14 Major tourist facilities

Land which is proposed to be used for a major tourist facility must either be located within:
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- a Township Policy Area or a Rural Policy Area (other than an Intensive Agricultural Policy Area), and be included within a zone that specifically provides for such uses; or

- the townships of Warburton, Healesville and Yarra Glen, where the use may be allowed subject to a planning permit.

16.15 Tourist accommodation

The use or development of land for tourist accommodation must be controlled to protect the amenity of residents and the visual and environmental capacity of the area, and to ensure consideration is given to the primary purposes of the relevant policy area for the land.

To achieve this, a planning permit must be required to develop new tourist accommodation establishments. However, planning schemes may allow bed and breakfast style tourist accommodation in any policy area, without planning approval, provided that:

- it is temporary tourist accommodation provided by the resident of a dwelling;
- no more than 5 tourists are accommodated at any one time;
- no new building is constructed; and
- specified car parking and advertising sign requirements are met.

16.16 Hotels

Hotels may only be allowed within commercial or activity centres in Township Policy Areas, and must be controlled to protect the amenity of residents, and the visual and environmental quality of the area.

16.17 Restaurants

Land may be used or developed for a restaurant, subject to planning permit, only where:

- it is in a Township Policy Area; or
- it is in a commercial or an activity centre in any other policy area; or
- it will be associated with tourist accommodation, a tourist facility, a major tourist facility or with an established vineyard and winery which is producing wines from grapes grown predominantly on land appurtenant to the winery; and
- it is used in conjunction with agriculture, natural systems, outdoor recreation facility, rural industry or winery; and
- it will be designed and sited to protect the amenity of residents and the visual and environmental quality of the areas, and to achieve the primary purpose of the policy area within which the land is situated.

16.18 Roadside Stalls

Land within a Rural Policy Area may be used for a roadside stall, subject to planning permit and provided that:

- only primary produce normally grown on the land on which the stall is situated, including fruit, vegetables, flowers and other farm produce, is to be sold; and
ITEM 7.1 (Cont’d)

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- the location of the roadside stall is appropriate, having regard to traffic considerations;
- the adequate provision of off-road car parking; and that advertising signs are designed and located so that they do not detract from the landscape character of the area.

16.19 General use and development policies for tourism and recreation facilities

In order to conform with these policies, and to ensure the sustainability of environmental amenity and opportunities for recreation and tourism, any use or development for recreation or tourism purposes, which requires a planning permit, must comply with the following:

- Any undesirable effects of the use or development by reason of its appearance, discharge of wastes into the environment, excessive noise or traffic generation, or the like, must be minimised and/or controlled.
- The site must be both suitable for and capable of supporting the use or development.
- Adequate car parking for the use or development must be provided on the site;
- Any advertisements or signs must be located and designed so that they do not detract from the landscape character or unnecessarily distract passing traffic.
- The intrinsic value of existing native vegetation and its value as habitat for wildlife must be protected.
- The use or development must, if within a Township Policy Area, be connected to a reticulated sewerage system or, if in any other policy area, be capable of properly treating all wastewaters and disposing of effluent within its site.
- The proposed use or development must not contribute to an over-development of a particular area.

16.20 Transport modes

The use of transport modes other than private motor vehicles, for recreation and tourism activities, must be encouraged in order to lessen any adverse effects on the Region's environment and residential amenity, and to reduce traffic demands on the Region's road system.

16.21 Primary purpose - Recreation and Tourism on Public Land

Planning, provision and management of recreation facilities on Public Land is to be undertaken by the appropriate Government Department or public authority.

The primary purpose of policies for recreation and tourism on Public Land is to manage, maintain, and where necessary, improve existing recreation and tourism facilities, and to provide additional facilities and opportunities for a variety of recreational and tourism activities, whilst ensuring that any adverse effects on natural resources, water quality, landscape, environmental character and environmental values, residential amenity and roads, are minimised.

16.22 Mt. Dandenong Ridge Area

Consistent with the general recreation and tourism policies, the further provision and/or expansion of recreation or tourism facilities on Public Land in the Mt. Dandenong Ridge Area must be limited.
16.23 Promotion of Public Land for recreation

Government Departments and Public Authorities responsible for the management of recreation facilities must, when preparing management plans, make provision for the establishment or continued use of appropriate recreation facilities in the Lysterfield Lake Park and other appropriate public land areas beyond the Mount Dandenong main ridge. These plans should also provide for the publishing of brochures and other material promoting the use of these areas for suitable recreational activities.

Camping grounds and camping opportunities for bushwalkers, cyclists, kayakers and rafters should only be allowed on Public Land or in appropriate locations near linear trails or near appropriate rivers.

16.24 The Yarra River System

The Yarra River and its main tributaries below the major water supply reservoirs/dams must be recognised as a special recreational feature, and encouragement must be given to the provision of opportunities, where appropriate, for a variety of recreational activities, including walking tracks, picnic areas, and access for water-based activities.

The Department of Conservation Natural Resources, Melbourne Parks & Waterways, Council and other relevant public agencies, in consultation with Council, must review and coordinate the use of water frontages in the Yarra River catchment within the Region.

16.25 Disused Lilydale-Warburton Railway Reserve

Staged development of the Lilydale-Warburton Railway Reserve and other disused railway reserves for walking, cycling, horse riding and other compatible activities will be encouraged, without prejudice to the possible future use of these reserves for transport purposes if required.

Government Departments and Public Authorities which own/control and manage the disused Lilydale - Warburton Railway Reserve must support the implementation of, and give effect to, the `Lilydale-Warburton Railway Reserve Recreation Management Plan July 1988’ when considering works or undertakings on the Reserve or when considering the disposal of any land which is part of, or associated with, this Railway Reserve.

16.26 Disused Lilydale-Healesville Railway Reserve

Government Departments and Public Authorities which own/control and manage the Lilydale-Healesville Railway must, should this railway not be re-established as a commuter rail service, assist in the development of a strategy for its use as a `tourist' railway.

The use of the railway reserve for purposes other than a commuter rail service or a `tourist' railway, may be allowed only when such use is compatible with the protection of the reserve's potential for use as a linear recreation reserve (similar to the Lilydale- Warburton Railway).
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16.27 Linear Recreation Opportunities

The development of a regional system of walking, horse riding and bicycle tracks, in a variety of landscapes connecting townships and other private land with Public Land, must be encouraged and coordinated.

In planning and developing recreation facilities and systems within the Region, Government Departments, public authorities, Councils and other agencies responsible for the management of those recreation facilities and systems must consider the approved recommendations of the Land Conservation Council, and must have regard to:

- the possibility of including disused linear features such as the Silvan aqueduct, disused railway reserves, road reserves, stream reserves and utility easements to create a network of walking, horse riding and bicycle tracks throughout the Region;
- where appropriate, the feasibility of leasing private land for purposes of linear linkages with Public Land;
- the need for such facilities, and their integration with existing facilities in particular locations, and
- the effects on local residents, on the environment, and on the landscape of the area in which any such facility is to be situated.

Planning and Environment Act 1987

UPPER YARRA VALLEY AND DANDENONG RANGES REGIONAL STRATEGY PLAN

AMENDMENT 122

INSTRUCTION SHEET

The planning authority for this amendment is the Minister for Planning.

The Upper Yarra Valley and Dandenong Ranges Regional Plan is amended as follows:

1. In Chapter 7 Management of Sites of Natural Significance and Other Areas of Native Vegetation-
   - amend Clause 7.02 to clarify the exceptions to the prohibition of vegetation removal,
   - amend Clause 7.05 to replace the specified planning permit exemptions
   in the form of the attached document Attachment 1.

2. In Chapter 13 Commercial Centres
   - rename the chapter Activity Centres
   - amend Clause 13.01, 13.02 and 13.03
   - delete Clause 13.04, 13.05, 13.06, 13.07, 13.08, 13.09, 13.10 and 13.11
   in the form of the attached document Attachment 2.

3. In Chapter 16 Recreation and Tourism
   - amend Clause 16.08 to remove references to Intensive Agricultural Policy Areas
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- renumber second Clause 16.13 relating to Caravan Parks to 16.14 and remove references to Intensive Agricultural Policy Areas

- delete former Clause 16.14 relating to Major Tourist Facilities

- amend Clause 16.07 to replace the third dot point

in the form of the attached document Attachment 3.

End of document