

Healesville Structure Plan *and action plan*



August 2016



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Acknowledgement of Country

We respectfully acknowledge the Traditional Owners, the Wurundjeri People, as the custodians of this land.

We also pay respect to all Aboriginal community Elders, past and present who have resided in the area and have been an integral part of the history of this region.

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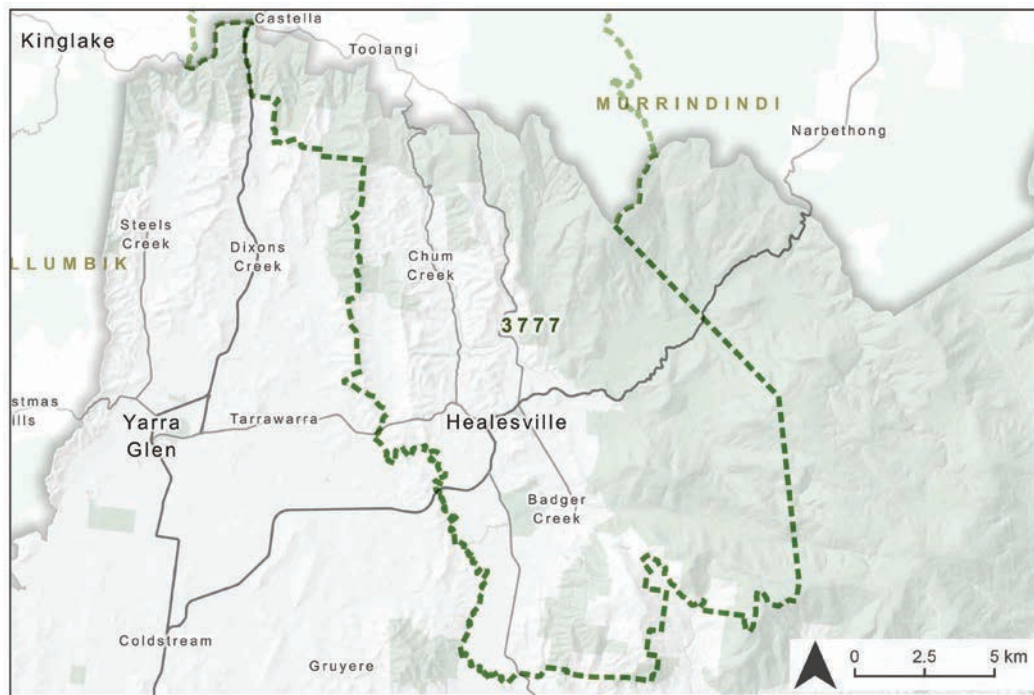


Part 1

Background & Context

1. Introduction

Map 1: 3777 postcode area (in Yarra Ranges)



Healesville is an important regional centre in Yarra Ranges, serving the surrounding settlements of Badger Creek, Castella, Chum Creek, Mt Toolebewong and Toolangi. It is also a popular tourist destination for metropolitan Melbourne.

Due to these roles there are a range of development pressures and planning issues affecting Healesville. The preparation of a comprehensive strategic plan is a way of addressing these issues.

The purpose of the Structure Plan is to establish a framework for the future land use, development and urban design for the Healesville township over the next 20 years.

It is primarily focussed on the Healesville township and its town centre but also considers some issues in the broader 3777 postcode area (see Map 1).

It is intended that key elements of the Structure Plan be incorporated into the Yarra Ranges Planning Scheme.

What is a Structure Plan?

A Structure Plan sets a strategic land use policy direction for a locality, place or township having regard to the broad objectives of:

- A sense of place and community
- Greater housing choice and affordable places to live
- An accessible, functional and vibrant town centre
- Local employment and sustainable business activity
- Better transport options
- Environmental sustainability
- A more resilient community
- Accessible, integrated and adaptable community infrastructure.

It considers the aspirations and concerns of the residents, land owners and business operators of a neighbourhood or township and the broader policy context in which a place must function.

Through establishing a clear land use planning framework and identifying capital expenditure priorities, the Structure Plan provides a means for Council to achieve identified objectives and to meet obligations under the Local Government Act and Planning and Environment Act.

These principally involve endeavouring to achieve the best outcome for the local community and to improve the overall quality of life for present and future generations.



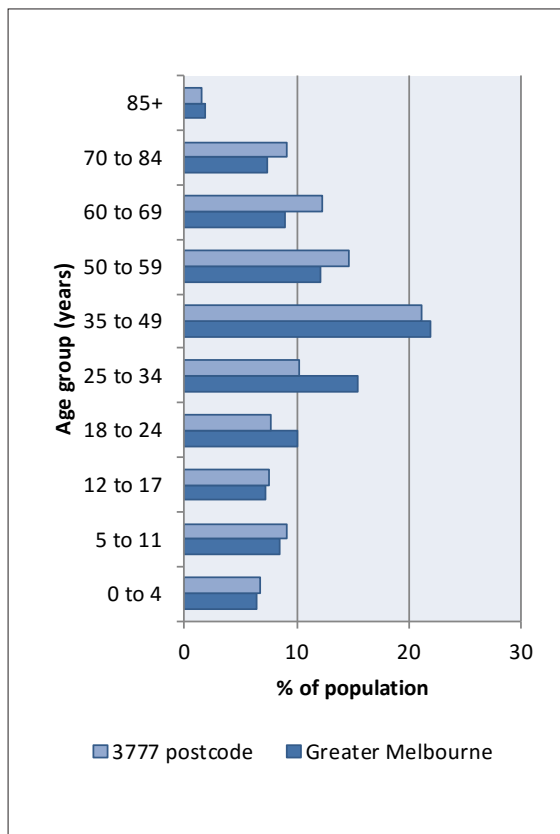
How will it be used?

Once adopted, the Structure Plan would become an adopted Council policy that will help Council to:

- Ensure an appropriate land supply for future residential, commercial and community uses
- Provide guidance to landowners and investors about preferred future development opportunities and constraints
- Guide the future provision of infrastructure, traffic, parking and services in the township
- Guide Council's consideration of proposed planning scheme amendment requests and permit applications
- Assist Council in determining and allocating its annual budget and in longer term financial planning
- Support Council's advocacy program to the State and Federal governments
- Assist in coordination between the public and private sectors and the different levels of government and its agencies.

2. Healesville district snapshot

Figure 1: Age Structure



Source: Australia Bureau of Statistics, Census of Population and Housing & **id** the population experts

Healesville population

At the most recent census (2011), the population of the 3777 postcode area was 9,583, with the majority of residents living in Healesville, Chum Creek and Badger Creek.

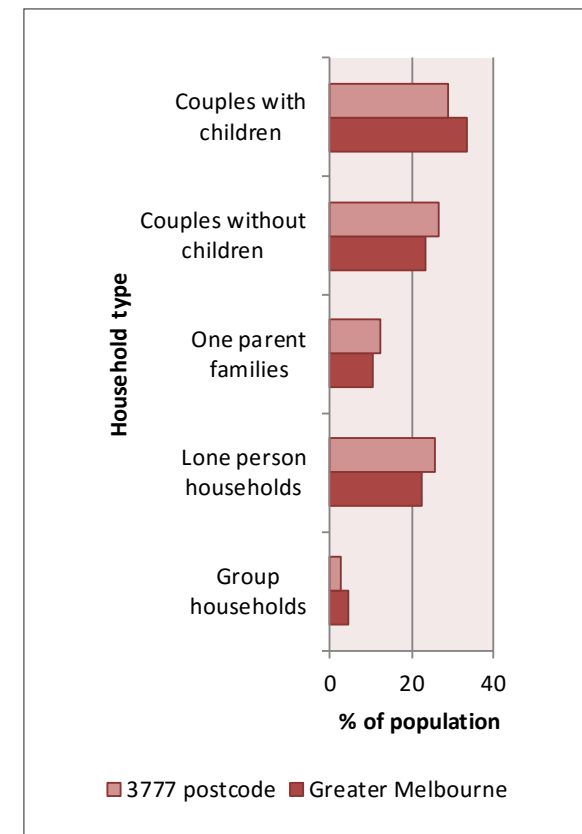
Compared to Greater Melbourne, the area had an above average number of residents aged 50 years or more (37.6%) and a high number of children and teenagers aged 0-17 (23.4%) (see Fig. 1).

This is typical of a rural township where many young people studying or intent on becoming financially independent relocate for education, work and lifestyle reasons, but may return to the area in later years.

Population forecasts predict a substantial increase in the number of residents aged 65 and over as the population ages and a drop in the 5-24 age group. The number of adults aged 40-50 is also forecast to drop substantially.

Also in comparison to Greater Melbourne the postcode area had an above average number of lone person households (25.5%) and single parent families (12.4%)(see Fig. 2).

Figure 2: Household type



Source: Australia Bureau of Statistics, Census of Population and Housing & **id** the population experts

Indigenous population

In 2011, 2.7% of the Healesville district's population identified as being either Aboriginal or Torres Strait Islander. This is significantly higher than the Victorian population, which in 2011 was 0.7%.

Yarra Ranges has the highest population of Indigenous peoples in the Eastern Metropolitan Region of Melbourne and the third highest Indigenous population in the Melbourne metropolitan area.

The hub of the Indigenous community within the municipality of Yarra Ranges is located in the Healesville district.

The Wurundjeri are the Traditional Owners of Yarra Ranges and have lived in the area for at least 35,000 years.

Healesville is also home to the Coranderrk Aboriginal Mission Station, land widely regarded as the spiritual home of Aboriginality in Victoria.

In the mid to late 1800s the Coranderrk Aboriginal Mission was home for not only the Wurundjeri people but also Aboriginal people from across Victoria. Coranderrk was closed in 1924 with most of the surviving residents re-located to Lake Tyres Aboriginal Reserve in East Gippsland.

Healesville's Indigenous population today consists of local traditional owners and Aboriginal groups from across Australia. This broad representation of different Aboriginal nationalities, aided by the legacy of Coranderrk, has created a great diversity within the Indigenous community of Healesville.





Housing

At the 2011 census there were 4,164 private dwellings in the Healesville area.

Most of these dwellings are in the form of separate houses (over 90%) although it is noted that between 1991 and 2011 medium density housing (villa units and similar) increased from 4.9% to 7.3%.

Of these dwellings, 66% are connected to the internet via broadband while 20% have no connection.

Based on the current planning controls, it is estimated that there are 1394 residential lots available which represents around 16 years supply based on current development rates.

Business & tourism

The town centre is mainly focussed on convenience retailing and the visitor market. There is a high occupancy rate with approximately 5% of shopfront commercial floor space vacant.

The estimated total retail floor space in Healesville is in the order of 13,500m² with one major full line supermarket.

The retail trade area for the Healesville district includes around 10,000 residents. It is estimated that 47% of the spending of residents is captured by shops in the trade area.

Visitors to Healesville play a major role in supporting local businesses and

account for around \$25-35 million of the retail spend per year which represents around 33% of the total retail sales per year (\$81 million).

Tourism plays a major economic role in Healesville. Major attractors include the Healesville Sanctuary, which had 329,000 visitors in 2011-12.

Other key tourist attractions include the TarraWarra Museum of Art, Yarra Valley Railway, RACV Country Club and the Healesville racetrack. There are also many nearby wineries and restaurants.

Healesville is also close to a number of recreational and bushwalking areas including the Cathedral Ranges, Maroondah Dam and the Yarra Ranges National Park. Another popular recreational activity is fishing.

There are two industrial areas in Healesville, located in the Hunter Road area and on the entrance to Healesville at Heritage Lane. These areas mainly serve the local community and comprise small engineering and construction firms, auto servicing and other local manufacturing industries.

It is estimated that there is around one hectare of vacant industrial zoned land in the Hunter Road precinct. Based on current development levels this represents around 10 years supply.

Heritage, built form, recreation & public spaces

The presence of significant heritage buildings along with heritage trees in the main and adjoining streets make an important contribution to the character of Healesville town centre.

This distinctive character is recognised and protected in the planning scheme through design guidelines (Design and Development Overlays and Heritage Overlays).





Healesville is also characterised by a range of residential dwellings some of which date back to the early 1900s or earlier. The more significant residential and commercial properties are recognised under the Heritage Overlay.

The main active open spaces for Healesville are Queens Park and the Don Road Recreation Reserve. Recreation Master Plans have recently been adopted for these parks and the recommendations are being progressively implemented.

The district caters for a range of recreational pursuits including golfing (RACV Country Club), cycling both on and off road, fishing, picnicking and bushwalking.

Natural environment

Healesville is located on the junction of the Watts River and Grace Burn. The Yarra River is south-west of the township. Other waterways include Myers, Donnelly's, Chum, Wirrup Yaluk and Badger Creeks.

The waterways in the area have important environmental and cultural values. Many provide important habitat for the iconic Platypus and threatened fish species such as Mountain Galaxias.

There are areas of remnant indigenous vegetation around the township, notably forming part of the Coranderrk Bushland and Healesville Sanctuary to the south.

Forested land to the north and east is mainly associated with the Yarra Ranges National Park, Kinglake National Park, Melbourne Water catchments and timber harvesting areas managed by the State owned business VicForests.

Part of this forested land is included in a community led proposal for a national park known as the Great Forest National Park proposal.





Healesville district snapshot

These extensive areas of forests, together with abutting private land provide important habitat for a range of threatened species including the Leadbeater's Possum, Yellow Bellied Glider, Greater Glider and Powerful and Sooty Owls.

Much of the lowlands of the Yarra River to the west and south of Healesville are devoted to agriculture, although the Yarra River and its tributaries are major wildlife corridors.

The scenic landscape setting of Healesville is a key factor in the township's popularity for new residents and visitors.

Community facilities & services

Healesville and the surrounding settlements are supported by a broad range of services and associated facilities, including a number of active community service organisations.

Within Healesville, and the nearby settlements of Chum Creek and Badger Creek, there are a range of educational centres, including four primary schools, Healesville High School and Worawa Aboriginal College. Education is also provided at the Healesville Living and Learning Centre.

Healesville is home to the only hospital in the Shire. It provides valued health services for the Healesville district and beyond. It has been an attractor for other health providers.



Relevant health issues identified in Council's Health and Wellbeing Strategy include a relatively high prevalence of diabetes in the community. Healesville's ageing population is also an issue which can lead to higher needs for health services.

There are also pockets of relative socio-economic disadvantage within Healesville and surrounding areas. This is a key risk factor for poor health outcomes.

Other important community organisations include Healesville Inter-Church Community Care and Healesville Indigenous Community Services Association.

Healesville also has a range of community led groups such as Healesville Environmental Watch and the Healesville Action Group. Major community facilities include the library, the Memorial Hall (the Memo) and Wurun Child and Family Place.

Environmental constraints

Significant areas of land are subject to environmental constraints including:

- Land subject to flooding along the Yarra River and its tributaries

- Lack of connection to reticulated water and sewerage

- Land with steeper slopes and/or landslip potential

- Areas prone to bushfire

- Areas that do not have ease of access via an existing or potential road that is of an adequate width and manageable gradient

- Many areas within and around Healesville have environmental, neighbourhood character and landscape significance.

Bushfire

Significant bushfires have impacted on the Healesville district including the most recent 2009 'Black Saturday' fires. These fires generally occur on days of Extreme or Code Red fire danger, and after extended periods of drought.

Neighbourhood Safer Places are located at Queens Park and the RACV Country Club. There is no designated community fire refuge.

A significant amount of fuel management is carried out in the Healesville study area.

This includes mechanical fuel reduction of Council owned land and road reserves by Council. Public land managed by the State government or Melbourne Water is covered by Fire Operations Plans and most is designated for planned burning.

Physical services

Reticulated services including water, gas, electricity and sewerage are provided to most of Healesville and parts of Badger Creek and Chum Creek.

Some areas in Healesville and Chum Creek remain unsewered and are part of Yarra Valley Water's ongoing sewer backlog program. Other areas, due to the terrain and the limitations of the sewer capacity, will not have reticulated services in the foreseeable future.

Transport & parking

Maroondah Highway is the major arterial road connecting Healesville to metropolitan Melbourne. Other roads in the Healesville area recognised as main roads are Don Road, Badger Creek Road, Healesville-Kinglake Road and Healesville-Yarra Glen Road.

Typically Maroondah Highway carries in the order of +10,000 vehicles per day (vpd) and Healesville-Kinglake Road 7,500 - 10,000vpd.

Peak traffic volumes generally occur on the weekends. The traffic investigations carried out for the Structure Plan indicates that the main road infrastructure and intersections are operating adequately. Queues are highest at the Maroondah Highway and Don Road/St Leonards Road intersection.

Significant through traffic occurs along the highway on weekends.

On-street and off-street parking is available in the township with a mixture of short and long-term spaces provided. Key parking areas include those at the Healesville Walk (Coles) shopping centre and along River Street.

Parking surveys conducted in 2013 indicate that the provision of parking in the activity centre is sufficient to meet current demands across all days and times of the week. However, on market days some parking areas are nearing capacity.

A regular bus service operates from Healesville to Lilydale and there are local services connecting the town centre to Healesville Sanctuary, Badger Creek and Chum Creek.

Paths exist along River Street, part of Crowley Road and parts of Don Road and Healesville-Kinglake Road.

3. Policy context



Council planning policy

The Municipal Strategic Statement (MSS) forms part of the Yarra Ranges Planning Scheme.

It is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving these objectives.

Key land use directions of the Healesville Structure Plan will be incorporated into the MSS.

Other Council policy

Vision 2020 is the Yarra Ranges community's vision for the future. It seeks to enhance the built environment, foster strong, healthy and connected communities, protect the natural environment and provide a safe and

accessible Shire. A review of this document is currently underway.

The Healesville Structure Plan will play an important role in implementing the long term vision for Yarra Ranges.

For the built environment, key Vision 2020 objectives are:

Agricultural and environmentally sensitive land is protected from urban growth

A range of suitable housing options is available to suit changing community needs

Infrastructure is more sustainable and suitable to community needs

Pedestrian and riding paths link townships, improving access, safety and social connectedness



New developments adopt sustainable design principles, reinforce a strong sense of identity and protect and enhance neighbourhood character.

It is intended that the Structure Plan form part of Council's policy framework which seeks to implement Vision 2020.

Other Council strategies and plans considered in the development of the Structure Plan include:

- Activity Centre Network Strategy
- Built Environment Framework
- Child & Youth Strategy
- Economic Development Strategy
- Equity, Access and Inclusion Strategy
- Economic Development Strategy
- Environment Strategy
- Health and Wellbeing Strategy
- Housing Strategy
- Municipal Emergency Management Plan
- Reconciliation Policy.



Regional policy

The Upper Yarra Valley & Dandenong Ranges Regional Strategy Plan also influences land use in the municipality and seeks to protect the special features and character of the region.

Compliance with the Regional Strategy Plan is an important consideration in any assessment of an amendment to the Yarra Ranges Planning Scheme.

The State Government also recently introduced a requirement for the preparation of a Localised Planning Statement for Yarra Ranges and this process is underway.

Localised Planning Statements are long-term policies for areas identified as having significance to the broader Victorian community.

Each Localised Planning Statement will include an overview and outline of valued characteristics of the area as well as objectives and strategies to protect and enhance the area in the future.

They are intended to provide a basis for State level policies, objectives and strategies in the planning system that ensure important and valued attributes are appropriately planned for.

State policy

The State Government oversees land use planning in Victoria through the Planning and Environment Act 1987.

The Act allows for each municipality in Victoria to regulate its land use through a local planning scheme. These schemes are based on a set of model controls known as the Victoria Planning Provisions.

Local planning scheme content must be consistent with State policy, including the metropolitan strategy: Plan Melbourne.

Plan Melbourne sets out the State's strategic vision for Melbourne. It is intended to guide Melbourne's housing, commercial and industrial development through to 2050. In this context Melbourne includes townships such as Healesville, which are at the perimeter of metropolitan Melbourne.

The Plan identifies objectives based on the themes of:

- Jobs and investment
- A more connected Melbourne
- Housing choice and affordability
- Liveable communities and neighbourhoods
- Environment and water.

Relevant planning directions identified in the Plan include:

- Plan for jobs closer to where people live
- Facilitate the supply of affordable housing
- Increase local travel options to increase social and economic participation
- Protect and restore natural habitats in urban and non-urban areas
- Deliver a permanent boundary around Melbourne.

After the last State election the incoming government announced a review of the Plan which is currently proceeding.

4. Community consultation



Extensive consultation with the community and stakeholders has been undertaken as part of the development of the Structure Plan. This has taken place over a two year period with the main consultation being:

- 2013 Discussion Paper release
- 2014 Community workshop
- 2014 Community Survey
- 2013- 2016 Community Reference Group
- 2016: Draft Structure Plan release

Community Reference Group

Sixteen community members were appointed to the Community Reference Group (CRG) (see Appendix 1). Members represented a diverse range of local groups and individuals.

The role of the CRG is to:

- Comment on drafts of the main project documents
- Provide information relevant to the project
- Assist Council in developing community consultation processes
- Provide a response to community input.

The group met on eight occasions and have made a significant contribution to the community consultation and engagement process and the development of the Structure Plan.

Community Workshop

A facilitated community workshop, attended by 86 people was held in March 2014. All members of the community and local business owners were invited.

Discussions at the workshop centred around the following questions:

1. What is the [community] feedback [on the Discussion Paper] and our own experience telling us about where we're at and what we face?
2. How do we want Healesville to look and feel in 20 years time?
3. What ideas do we have about how to realise our aspirations for the future?

In responding to Q1 participants were asked to identify key issues and challenges being faced and key opportunities we can see.

For Q2 participants were invited to choose a theme of interest to them, and to view the future of Healesville through the lens of this theme. The responses are summarised in Table 1.

The how of achieving aspirations for the township was the focus of Q3.



Table 1: Community workshop Q2 responses

BUSINESSES FOR LOCALS & TOURISTS	OPEN SPACE, RECREATION & PATHWAYS	TOWNSCAPE, LOOK & FEEL		TRANSPORT & PARKING	COMMUNITY PRIDE & PARTICIPATION	CARING FOR OUR COMMUNITY (HEALTH & ACCOMMODATION)	COUNCIL PROCESSES & COMMUNICATION
Unique individually owned businesses	Extensive pathway network needed	Town development should be contained	Spectacular gardens & trees – not all natives	Improved traffic management	Strong sense of community (healthy, connected)	Meet health needs of community – hospital, medical clinics, HICCI, Allied Health	Less red tape Less Council bureaucracy
Variety of shops Vibrant town	Meet recreation, leisure needs – fitness, tracks, sport clubs, aquatic centre, youth centre, footpaths, bike tracks	Maintain rural feel – no change to zoning, no multi-storey developments	Green, leafy experience	Parking – longer parking hours, more disabled, more spaces	Community pride maintained	Seniors housing options – granny flats, retirement villages, ageing in place	Better local infrastructure Less planning controls
Tourist town	More passive open recreation space	Maintain heritage, arts & culture whilst embracing high quality new development	European & indigenous environment, streetscapes; be fire safe	Train to Lilydale	More community representation & input		

BUSINESSES FOR LOCALS & TOURISTS	OPEN SPACE, RECREATION & PATHWAYS	TOWNSCAPE, LOOK & FEEL		TRANSPORT & PARKING	COMMUNITY PRIDE & PARTICIPATION	CARING FOR OUR COMMUNITY (HEALTH & ACCOMMODATION)	COUNCIL PROCESSES & COMMUNICATION
Retail area relevant to locals	Pathways (bike & walk) connecting all communities	Fully serviced residential streets (drainage, footpaths, sealed roads etc)	Pristine waterways	Link between railway station & town centre			
Stronger business & tourism (viability & linkages)	Central park needed	It will be known as a clean, tidy town	More maintenance by Council	Transport access to employment, education Bypass			
	Quality recreational facilities needed – parks, bike/ walking, aquatic						

Community Survey

In August 2014, a letter was sent to approximately 6,000 owners and occupiers within the 3777 postcode, inviting participation in the community survey.

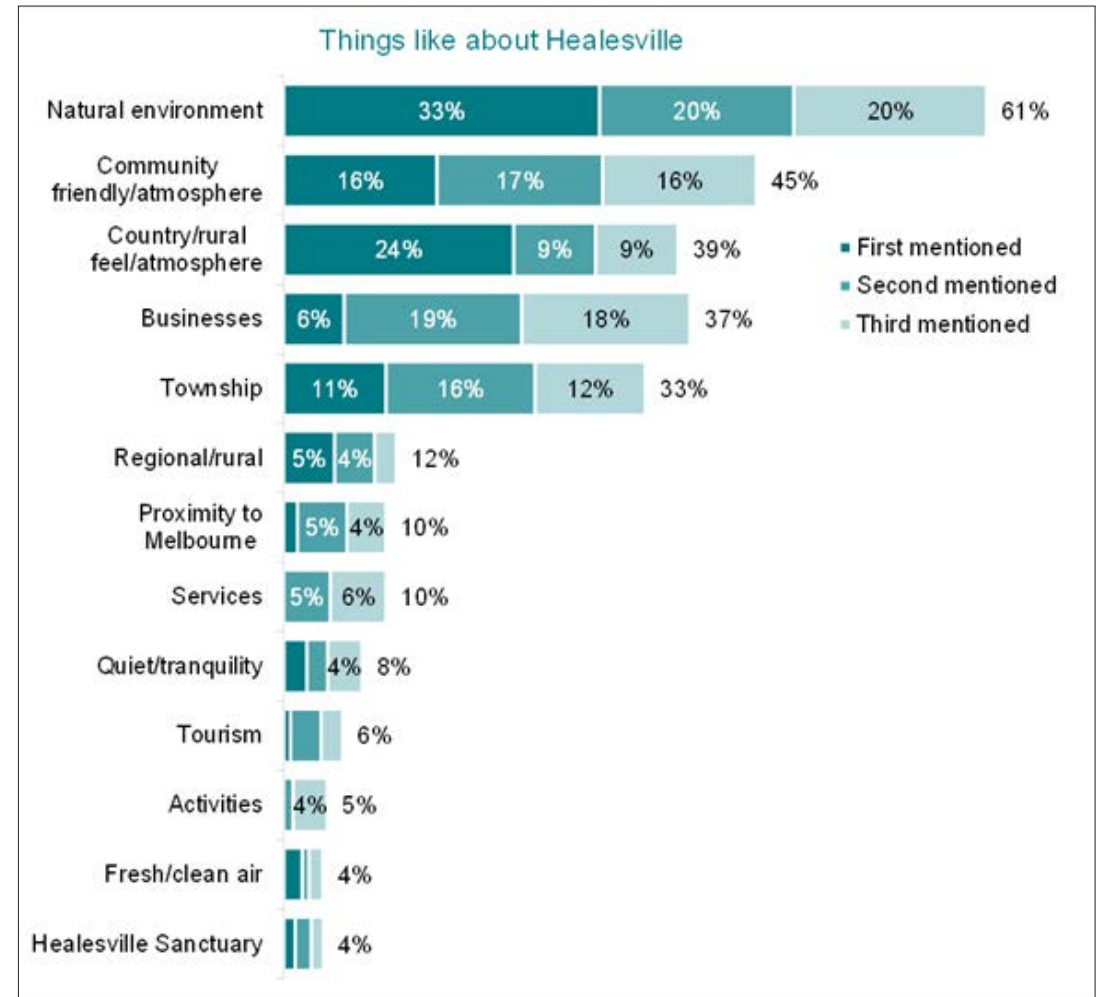
Findings suggest that the majority of the Healesville community highly values the country town feel of the region and appreciates living in a friendly community, surrounded by natural beauty (see Fig. 3).

In terms of opportunities for change, these mostly stem from a desire to maintain a country charm and character through avoiding inappropriate development: both residential (high density) and commercial.

There were also opportunities expressed for improving the local roads (bypass and maintenance), increasing the range of shops (more diversity so that people can shop for all their needs locally) and upgrading local services (emergency department at the hospital, aquatic centre and tip services).

While half of the respondents supported the predicted level of housing growth for Healesville, there was a strong sense that planning for this growth needs to be sensitive to the character of the township.

Figure 3: Things liked about Healesville



The majority of respondents clearly dislike high density housing, as it is perceived to diminish the rural charm of the region.

The two primary options put forth by the survey for growth (increase by 10-14% - about 500 houses and increase by more than 15% - 600+ houses) were both rejected by one third of those surveyed.

Instead, some residents suggested the predicted increase in population be accommodated through creating acreage subdivisions, rather than higher density.

In addition, there was a call for infrastructure and services to improve in line with population increase to adequately cope with additional people: in particular roads, the hospital and recreational facilities (specifically an upgraded aquatic centre).

Additional consultation

Other consultation was also undertaken including discussions with the Aboriginal community, the Chamber of Commerce, high school students and senior citizens.

All of the consultation feedback was considered in the preparation of the draft Structure Plan.

Its casual village feel supported by a great community

The choice of restaurants & cafes that fill the town

Friendliness of the place and its people

Main street old style lighting, bluestone walls and trees lining roadside

Being so close to the mountains

Country feel so close to the city

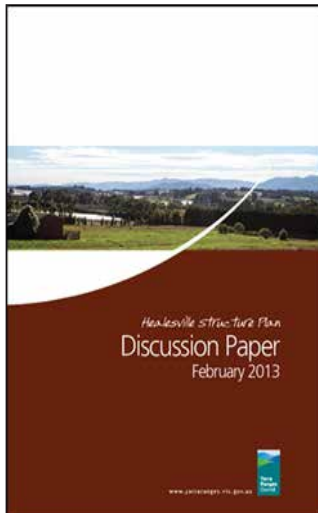
The fact that there is a primary school, high schools, library, hospital and swimming pool all in the same area

Its isolation from surrounding towns and built up areas

Set in a beautiful natural environment

consultation

5. Structure Plan inputs



In addition to the community consultation, the Structure Plan is based upon a substantial body of work. This includes a discussion paper and six project studies.

Discussion Paper

The Discussion Paper was released at an early stage of the project. It provides an overview of the Healesville district and considers the planning context, demographic profile and future plans and projects.

The Paper examined Healesville based on seven themes: housing, business, heritage, built form and public spaces, natural environment, community facilities and services, physical infrastructure and transport and parking.

It also posed a series of questions relevant to the Healesville Structure Plan including:

Should Healesville get any bigger? If so, where should the extra housing be located?
Are all of Healesville's housing needs being met?
Is more of a particular type of housing needed?
What would further support commercial and industrial activities in Healesville?

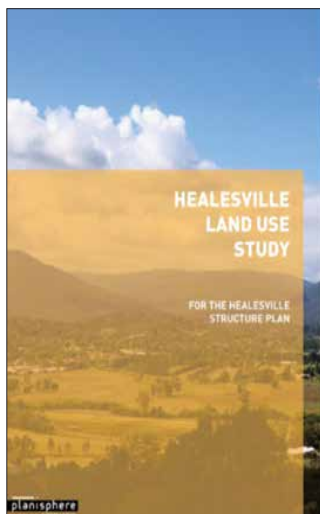
How could the natural environment of Healesville be enhanced? What are the priority projects?
Are there any traffic or parking issues? If so, what improvements should be made?
Do you have any ideas that would enhance the town centre?
Is there anything else you would like to change in Healesville and why?

A total of 37 submissions were received in response to the Discussion Paper. They provided valuable information for the next stages of the Structure Plan work and were particularly important in developing the discussion themes for the community workshop.

Project Studies

Six studies focussing on different aspects of Healesville were prepared as part of the development of the Structure Plan:

Land use planning
Economy
Transport and parking
Environment
Bushfire
Community infrastructure.



The studies provide an independent assessment of the planning issues relevant to Healesville and a strong foundation for the development of the Structure Plan.

The key findings of the studies are set out below.

Land Use Planning

The town's role as a centre for commercial and industrial activities, other than tourism, does not provide a major direction for growth. It nevertheless makes an important contribution to the local economy.

A number of opportunity sites have significant redevelopment potential to contribute to the local economy and to be redesigned to improve their streetscape presentation. Council could take an active role in engaging with landowners to discuss options for redevelopment.

It is recommended that the Design and Development Overlay (DDO) for Healesville is revised to include more detailed design guidance specific to the town and its key features and opportunity sites.

For Healesville, a more specific DDO would include reference to:

The historic character of Healesville and its many

heritage/character buildings, centred around the main street spine of Nicholson Street

The township's location on Grace Burn and the importance of improved visual and physical connections with waterways in the town

The sense of the township set in a valley, with a spectacular mountain backdrop

The role that a high quality of built form plays in supporting the town as a great place to live and an important Yarra Valley tourist destination.

The DDO requirements should address:

The need for development along River Street to provide a stronger interface with Watts River and the potential for River Street to become an active part of the town centre

Recommended approaches to the detailed design of ground floor levels in view of Land Subject to Inundation Overlay requirements for these to be elevated

Improved connections to, and interface with, Queens Park

Improved connections along Nicholson Street between the east and west parts of the township.



Contribution of new development to small public spaces on the street or pocket parks, such as Green Street

Improved expression of key corner sites

The potential for laneway activation, such as Taber Lane

Retention of views to surrounding mountains

Development opportunities on key sites and in gateway locations.

Development opportunities within the railway station precinct and interfaces with this precinct.



Four gateway corridors into Healesville are identified that warrant additional built form consideration and streetscape works. These include the east and west entrances along Maroondah Highway, the Don Road entrance and the St Leonard's Road entrance.

Analysis of the study area shows that there are many constraints to residential growth.

The various options for growth show that the current land supply will meet the projected future demand of 717 dwellings up to 2036 (approximately 32 dwellings per year).

However, once the rate of development is applied it could be seen that housing options are more limited and may not be adequate to meet projected demand.

In a 'do nothing' scenario, over time, market demand would increase the development rate to make more housing options available.

The incremental change areas in the Neighbourhood Residential Zone have significant potential for infill development.

The design and siting requirements of the existing Design and Development Overlay and Significant Landscape Overlay controls will greatly assist in achieving positive outcomes for infill development and retention of Healesville's 'country town' character.

The consolidation area introduced by Amendment C97 to the Yarra Ranges Planning Scheme, near the corner of St Leonards Road and Maroondah Highway, provides opportunities for a greater level of development, within a confined area.

Extension of the consolidation area could be considered for Smith Street, which has experienced considerable redevelopment of large sites for small unit development, of around 300m².

Given the valued 'country town' character of Healesville and the existing capacity of the incremental growth areas, no other expansion of the consolidation area is recommended.

Overall from the analysis undertaken facilitating additional development within the current Urban Growth Boundary would potentially enable improvements to community and physical infrastructure and support local employment. This option is preferable to expanding the footprint of Healesville into sensitive green wedge land.

Economy

There are some further opportunities for tourist accommodation in specific sectors.

If the tourist railway operations expand as expected, visitors to the town will substantially increase with a corresponding increased demand for tourist services.

There is scope to further reduce escape expenditure from Healesville and to capture additional trade from visitors. There is a current unmet demand of 1,100m² retail space. By 2036 this is expected to increase by 2,200m².

The establishment of a new small to medium supermarket would

meet current unmet retail demand. An additional larger supermarket (+3000m²) could be accommodated in the longer term to meet anticipated demand but would cause significant disruption to existing food and grocery shops in the short term.

Overall, Healesville town centre will need to accommodate an extra 12,300m² of activity space (retail, non-retail, community) by 2036.

The additional demand for activity space could be met within the town centre in a number of ways including redevelopment of key sites and take up of existing vacant and underdeveloped space.

Based on current development and employment trends, it would be prudent to provide an extra 1.7 hectares of industrial land in addition to the 1.1 hectares that is currently vacant.

Expansion of existing industrial precincts is preferable but is potentially difficult based on environmental and policy constraints.

Transport and parking

Intersection capacity analysis of five major intersections in the activity centre suggests that there are no requirements from a capacity perspective to upgrade any of the key intersections in the activity centre in the short term.





Key vehicle circulation in the activity centre is concentrated around the main activity area in Precinct 2. Existing traffic conditions suggest that intersections in the main activity area are currently operating satisfactorily. No changes are recommended in the immediate short term to facilitate key circulation routes.

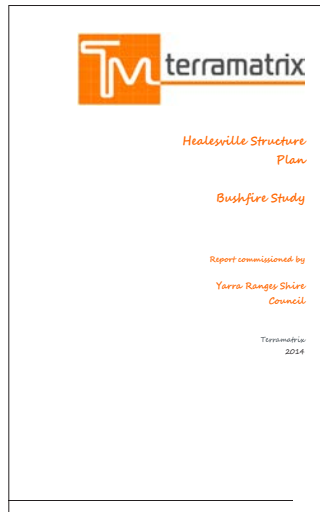
Parking demands in Precinct 2 on a Sunday (market) have increased between 2008 and 2013 from approximately 65% occupancy levels at the 2008 peak hour compared to approximately 80% occupancy levels at the 2013 peak hour.

On market day, vehicles are parking in a number of locations near the market site that are not permitted under the road rules and causing operational and safety issues. Additional parking controls extended to a Sunday could alleviate some of the parking problems on market days.

There are number of footpath missing links adjacent to roads providing a connection to the main activity centre.

Improvements to pedestrian crossings at key locations should be considered along with additional bicycle parking opportunities along Maroondah Highway in the town centre.

The provision of adequate footpath infrastructure connecting minor bus stops to an existing footpath network, specifically on Healesville-Kinglake Road should also be investigated.



Bus coverage is satisfactory on the major arterial roads in the study area but there is a lack of bus coverage on the local road network.

Introduce a bicycle link between Precinct 2 and Precinct 3, either on Maroondah Highway or in the form of off-street bicycle paths or combining with existing pedestrian paths to form a shared path.

Provide additional bicycle parking opportunities along Maroondah Highway in the main activity area.

Environment

Opportunity exists for the formation of viable wildlife corridors along the waterways of the study area, creating habitat links to the Yarra River downstream.

The creation of a continuous band of moderate to high quality indigenous vegetation connecting streams, including Grace Burn, Watts River, Chum Creek and Badger Creek to the Yarra River downstream is a long-term strategy that will enhance biodiversity.

In areas identified as high priority, emphasis should be on retaining existing ecological values intact. In particular, it is important to prevent clearance of vegetation that would lead to fragmentation of significant habitat or loss of significant understorey.

Weed control is required to restrict the spread of the highly invasive species that will prevent indigenous flora from establishing.

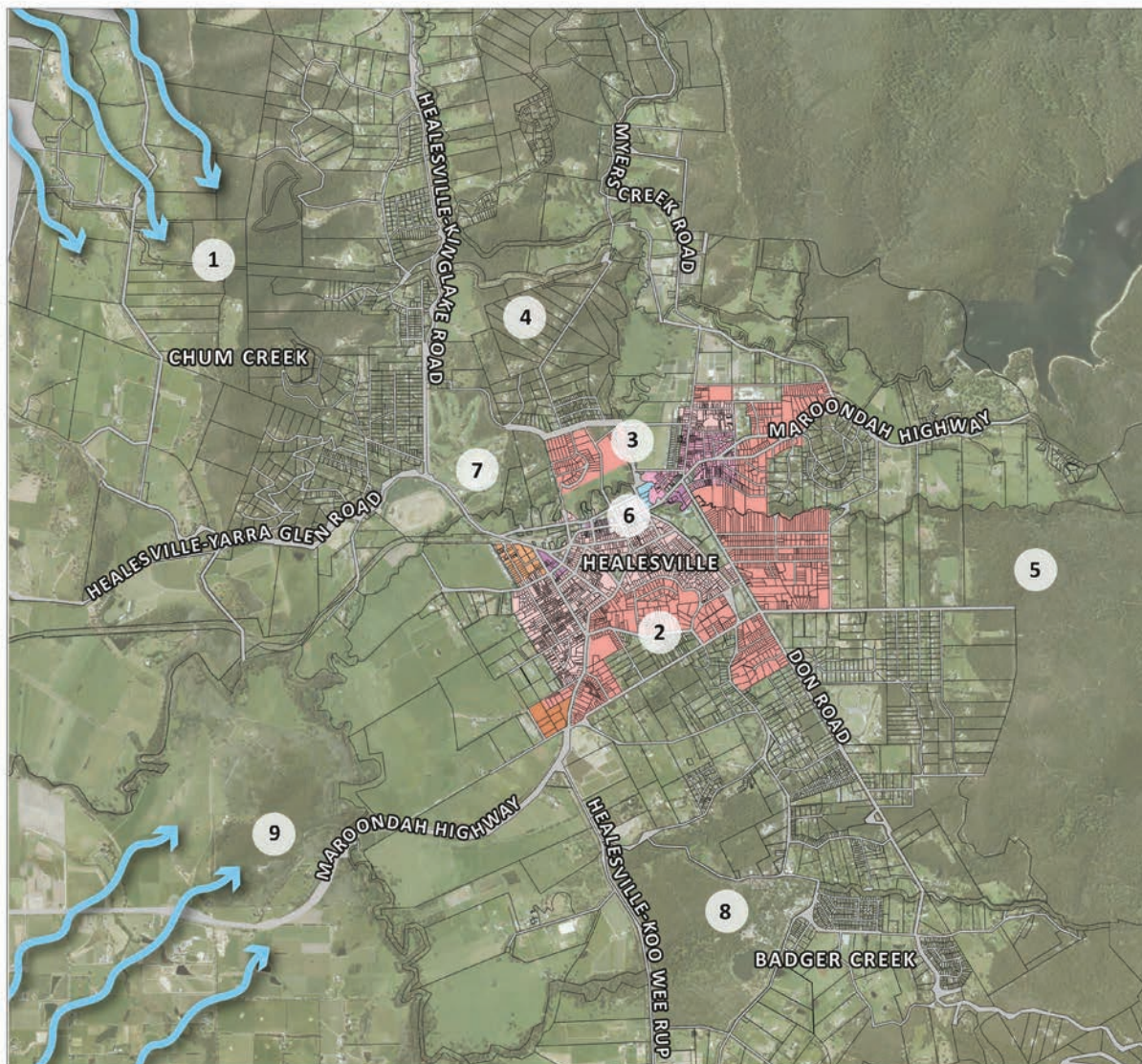
Two areas of high ecological priority abutting Don Road in the vicinity of Andrea Court and Nigel Court (refer Fig. 4 of the Study) are identified. It is recommended that controls be applied to these areas to prevent clearance of vegetation that would lead to fragmentation or degradation of habitat.

Bushfire

The bushfire risk assessment for the Healesville District is depicted on Map 2.

Significant parts of the study area are suitable for coverage by one or more schedules to the Bushfire Management Overlay.

Creation of more intensively managed Asset Protection Zones to the north of the privately owned properties on Beverley Drive and south of Ryans Road would provide a level of protection to, and facilitate any re-development of, the existing properties in this neighbourhood.



- 1 The greatest bushfire risk to life and property is from a fire starting some distance to north-west under Code Red weather conditions and north-westerly winds.
- 2 Potential for the entire study area, including the urban part of Healesville, to be impacted by ember attack.
- 3 Where creeks pass through residential areas care should be taken with planting to avoid creating an unacceptable fuel hazard.
- 4 Creation of more intensively managed Asset Protection Zones to the north of properties on Beverley Drive and south of Ryans Road.
- 5 Significantly lesser threat from forested mountains to the east of Healesville due to the direction of prevailing winds associated with severe fire weather.
- 6 Spot fires in the town centre are certainly possible but an ember storm that ignites multiple buildings and spot fires throughout the town centre is very unlikely.
- 7 The lower threat areas of open land to the north provide a valuable buffer between the urban area and the forest. Existing land uses to be retained.
- 8 Consider an ecologically appropriate fire regime in the Coranderrk Reserve, to provide bushfire protection to the Badger Creek settlement.
- 9 Healesville could also be impacted by a bushfire burning under the influence of the south-westerly wind change typically associated with the end of a spell of hot weather.

MAP 2: BUSHFIRE RISK ASSESSMENT





The 'lower' threat areas of market gardens and grazed pasture to the north and west of Healesville provide a valuable buffer between the urban area and the forest. It is recommended that these existing land uses be retained and that residential growth be provided by intensification of development within the current urban footprint rather than allowing the residential area to expand towards the forested mountains.

The long-term objective of creating high quality linkages from these rivers and creeks to the Yarra River is not considered to pose an unmanageable bushfire risk.

Where the creeks pass through residential areas, care should be taken to avoid the creation of unacceptable fuel hazards whilst still improving environmental quality.

Community Infrastructure

No new items of infrastructure are required, other than potentially some local parks in the residential consolidation area proposed by the Land Use Planning Study.

Council's focus should be on:

- Enhancing pedestrian and bicycle movement in the Healesville District

- Achieving greater service integration

- Optimising the capacity of existing infrastructure

- Enhancing the accessibility of existing community infrastructure

- Achieving Council's preferred service/facility models and provision standards for community infrastructure

- Rationalising infrastructure where there is an oversupply

- Providing infrastructure where there is, or could, be a deficit in supply.

Meeting the deficits in service provision in Healesville District - mental health services, drug and alcohol programs, additional residential aged care capacity and improved public transport services.



Council should pursue the following works/projects/actions:

Develop a path/trail link from the CBD to the large residential area located to the immediate north of the Healesville Yarra Glen Rd and the immediate west of the Healesville Kinglake Rd

Explore the feasibility of developing a shared trail which connects the residential areas to the Health-Education Precinct

Upgrade the existing trail network to the physical standards identified in the Open Space Strategy

Explore the need and options for the provision of local parkland in the proposed residential consolidation areas near the intersection of Maroondah Hwy and Crowley Rd and Maroondah Hwy and Heritage Lane

Implement the Queens Park and Don Rd Recreation Reserve masterplans.

Develop an aquatic centre/fitness centre in Queens Park

Complete the redevelopment and upgrade of the Railway Precinct

Continue to improve the public spaces in the Healesville District

Introduce natural elements to the play spaces at Queens Park and the Railway Precinct

Install a play space at the Don Rd Recreation Reserve

Discuss with the Healesville Living & Learning Centre (HLLC), EACH Social and Community Health and Healesville Indigenous Community Services Association (HICSA) their facility needs plans and explore the feasibility of consolidating the facilities in an integrated community hub

Continue to work with HICSA to progress the establishment of a permanent 'Belonging Place' in the Healesville District

Give consideration to the profile of Council owned kindergartens that should be provided in the future, including opportunities to integrate the facilities with other appropriate infrastructure.

Review the provision of maternal and child health facilities in Healesville, including the option of consolidating the facilities at one location

Explore funding and location options in Healesville for a dedicated occasional child care service

Explore options for providing additional childcare capacity to meet future demand

Encourage Parks Victoria to upgrade the facilities at Maroondah Reservoir Park

Advocate for the provision of mental health services, drug and alcohol programs, additional residential aged care capacity and improved public transport services in the Healesville District.

6. Priority issues and opportunities



The project studies and community consultation provide a strong basis for the identification of priority issues and opportunities for the Healesville district.

Residential & rural residential

Healesville and surrounding settlements have a distinct and valued character that needs to be retained.

There is a limited residential land supply.

There is a need for increased housing diversity and affordability and specialised accommodation.

There is limited opportunity or reason to further expand the boundaries of the town and surrounding settlements.

The varied housing forms and lot sizes provide a unique character.

The existing residential zones and combination of Design and Development Overlays and Significant Landscape Overlays

provide a robust framework in guiding residential development in Healesville's residential areas.

Commercial, industrial & special use

There is demand for some additional industrial land although there are limited opportunities to expand existing industrial areas.

There are a number of strategic redevelopment opportunities and underutilised sites.

There are also opportunities to further meet the needs of visitors, including the provision of overnight accommodation. This includes two sites at the southern entrance to Healesville, currently in the Special Use Zone, which have unique tourism potential.





Civic & community

There is little physical recognition of the rich Indigenous history of the area.

The establishment of a Belonging Place would be of significant benefit to the Indigenous community.

There is a lack of dedicated occasional childcare.

Kindergarten facilities are ageing.

Some further clustering of health facilities around the hospital would be beneficial.

Health care provision should respond to community needs.

There is a need for a significant upgrade of the existing aquatic facility.

Built form, heritage, parks & public spaces

A revitalisation of the town centre is needed to ensure the public realm is attractive, functional and safe.

There are opportunities to improve public and privately owned spaces at the rear of the shops along River Street.

The Healesville character could be reinforced by integrating traditional European planting and indigenous vegetation into future landscaping and streetscapes.

There is limited planning scheme protection for Healesville's gateways.

There are opportunities to improve connections along Grace Burn and between Queens Park and Coronation Park.

Environment

There are opportunities for further enhancement of waterways through Council, agency and community partnerships.

There is a need to move towards environmental sustainability by embracing alternative energy sources.

There is an opportunity to capitalise and build on Healesville's location and its environmental and recreational assets.

Risks

There is a need to further consider ways to minimise the impact of bushfire at the local level.

Climate change is heightening the need to prioritise actions to minimise risks associated with bushfire and flooding.

Transport, parking & infrastructure

Footpaths are lacking in the main settlement areas.

There are parking pressures in the town centre.

There is significant opportunity revitalise the River Street car parking area and surrounding commercial properties and open space.

There are opportunities to increase traffic and pedestrian safety.

The provision of physical infrastructure needs to keep pace with any future development.

Maroondah Highway can be a significant pedestrian barrier.



Part 2

The Structure Plan

7. Vision & principles



VISION:

Healesville will maintain a friendly country atmosphere in a natural setting and be a place where community and business can thrive.

To support this vision the following guiding principles are adopted.

Support the strong community values and spirit

Recognise and support the special connection of the Indigenous community to the Healesville area

Recognise the significant social and economic benefits of supporting a strong creative and cultural industry in Healesville

Maintain the existing rural town character of Healesville

Protect the rural residential character of Chum Creek and Badger Creek

Protect important heritage values

Provide limited, incremental opportunities for additional residential land within the current town boundaries

Integrate new housing into existing neighbourhoods

Encourage a range of housing types to suit different households, age groups and abilities

Ensure the built environment is accessible to all

Encourage new development to be energy efficient

Support Healesville's status as a premier tourist destination

Maintain the vibrancy of the town centre

Continue to support business activities within the district

Encourage eco-tourism

Enhance the valued natural environment

Mitigate bushfire and flood risks to the extent possible

Enhance recreational opportunities for community members and positive tourist recreational experiences

Provide adequate physical and community infrastructure.

8. Strategic directions



Objectives and strategies to achieve the vision for the Healesville district are based upon the wishes and aspirations of the Healesville community and the extensive Structure Plan investigations.

The directions seek to provide a way forward which balances a range of views to achieve a net community benefit.

Following the adoption of the Structure Plan by Council the objectives and strategies will be incorporated into the Yarra Ranges Planning Scheme. They will provide strategic ance for future development of the area.

In addition, Council will undertake a series of actions to support the vision for the Healesville district.

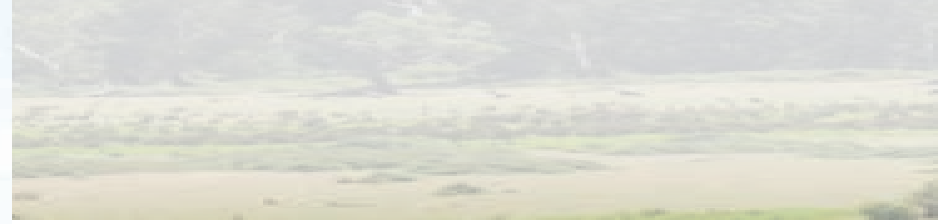
Some actions will be delivered through changes to the planning scheme. Other means include physical works, forming partnerships with other stakeholders and advocacy to the Federal and State governments.

Each action has been assigned to specific operational areas of Council responsible for delivering on the action (see Appendix 2). The first listed operational area will lead the action.

The actions have also been given a priority in the context of the needs of the Healesville district. The timing for implementation will take into account priorities across the municipality.

The progress of each action will be monitored and reported to the community annually over the next 4 years.





Residential

One of the fundamental strategic directions for Healesville is to maintain the existing urban footprint of the town and to focus additional residential development opportunities within the existing township boundaries.

This is based on consideration of environmental constraints, policies supporting retention of green wedge land for non-urban uses, the current supply of residential land and community feedback.

Further 'greenfield' development is not supported and the land use directions make limited provision for some further residential development. This is to occur within the existing township boundaries and will maintain the overall valued rural township character.

Objectives

Limited further residential growth within the township which maintains the valued character of the township and district.

Continued higher density residential development in locations close to services and facilities.

A greater diversity of housing which meets the needs of the local population.

Strategies

Support the State Government in maintaining the current urban growth boundaries and subdivision minimums in green wedge areas.

Provide for limited additional residential development within the existing urban growth boundary that retains the existing residential character.

Maintain the current boundary of the housing consolidation area identified by Design and Development Overlay Schedule 8.

Accommodate any further housing development within existing residential areas.

Minimise land use conflicts between residential and rural uses by maintaining a buffer between rural and residential properties.

Ensure that any future subdivision of low density residential areas protects the existing residential character of Healesville.

Actions

1. Amend planning scheme to accord with the proposed residential zonings shown on Map 5 (p.64).
2. Amend the planning scheme to allow the consideration of the subdivision of all land designated in Map 5 as Low Density Residential Zone (0.2ha) into lots with a minimum 0.2 hectares lot size provided reticulated sewerage is available to the site.
3. Advocate for and facilitate proposals for residential aged care facilities in locations that are within the town urban boundary.

Business & tourism

These directions provide for some additional commercial development within the town centre that complements the strong and vibrant strip shopping precinct.

There are also significant opportunities to enhance the tourism options, including overnight stays.

Furthermore, there is a focus on facilitation of some additional land for industrial/employment generating uses. These uses are best located adjacent to the existing industrial precincts, on land that does not form part of one of the Healesville's gateways and is not constrained.

Objectives

A strong and dynamic town centre.

Capitalising on Healesville's tourism appeal and environmental features.

A diversity of businesses that cater to local residents and tourists.

Strategies

Facilitate development/redevelopment on key sites.

Ensure new development complements the main street retail shopping strip.

Focus additional commercial activity and development within the existing town centre shopping strip.

Discourage out of centre retail proposals.

Support limited expansion of industry, preferably adjacent to an existing industrial location and on land which is not visually prominent.

Actions

1. Amend planning scheme to accord with the proposed commercial zonings shown on Map 5 (p. 64).
2. Amend the planning scheme to apply an Environmental Audit Overlay to 17-25 and 265-269 Maroondah Highway, Healesville.
3. Work with the RACV to review the appropriateness of the current planning controls for the Healesville Country Club and consider an alternative zone and/or provisions that better support future tourism and recreation uses on the site.
4. Continue to provide strategic support to the Yarra Valley Railway as their planned expansion continues, including any further funding applications, and consider the implications for the railway precinct and town centre.
5. Facilitate the redevelopment of key commercial sites that are identified in the town centre strategic framework plan (Maps 4 (p. 63).

6. Work with the landowners of 17-25 Maroondah Hwy, Healesville to establish a new development that achieves a built form outcome in keeping with the sensitive gateway site and the activities on the land do not undermine the role of the town centre.
7. Work with the respective landowners of 140 Healesville-Yarra Glen Rd, 16 Airlie Rd and 11 Maroondah Highway, Healesville to review the appropriateness of the current planning provisions for each site. In doing so ensure that any new uses established are consistent with planning scheme and Structure Plan objectives and the rural location of the land. Also ensure that any future development properly considers the particular site's characteristics and values.
8. If, in five years from the date of the approval of this Structure Plan, works have not commenced on:

140 Healesville-Yarra Glen Rd,
16 Airlie Rd and/or 11 Maroondah Hwy,
Healesville
- in accordance the current provisions of the Special Use Zone and no alternative planning provisions have been, at least, exhibited as part of a planning scheme amendment, rezone that site or sites to the underlying rural zone.
9. Encourage additional retail activity, including a medium sized supermarket, within the town centre shopping strip.
10. Investigate the potential to rezone Green Wedge zoned land abutting Argoon Road and opposite the Council depot land to an Industrial 3 Zone.
11. Continue to support key tourism attractions in Healesville, including the Healesville Sanctuary, TarraWarra Museum of Art, Healesville Amateur Racing Club and RACV Club.
12. Work with potential developers to increase shop diversity in Healesville.
13. Advocate for improvements to services infrastructure which supports local business, including phone, internet, power and water.
14. Continue to advocate to Yarra Valley Water to complete 'backlog' of unsewered sites in Healesville area, especially those adjacent to waterways.
15. Work with town centre businesses and Healesville Sanctuary to foster improved business and economic linkages.
16. Encourage eco-business, including nature based tourism, in the district.
17. Support and showcase creative and cultural development activities.
18. Encourage businesses and events which showcase Indigenous arts and culture and/or showcase Healesville's rich Aboriginal history and culture.



Civic, cultural & community

One of Healesville's strengths is its strong, diverse and connected community which is complemented by a range of civic, cultural and community facilities. As a large rural centre, some distance away from metropolitan Melbourne, Healesville plays an important role in not only providing services and facilities to local residents but also to the wider district.

A key direction of the Structure Plan is to identify whether there are specific areas that need attention to improve the quality of life of residents and to strengthen community resilience.

Of significance is the need to ensure existing community facilities and services are retained. Where it is demonstrated through evidence based research, these facilities and services should be improved and upgraded.

Objectives

Civic, cultural and community services appropriate to the community's needs.

Facilities that are integrated and accessible to the community.

Strategies

Ensure community services and facilities match community needs.

Ensure adequate telecommunications are available for both personal and business use.

Provide resources to support the development of projects that strengthen the economic, social and cultural fabric of the district's Indigenous community.

Actions

1. Continue to seek funding for the redevelopment of the Memorial Pool as an aquatic and community centre.
2. Advocate for improvements to telecommunications and internet access and capability. This includes ensuring the timely and effective roll out of the National Broadband Network (NBN).
3. Identify additional that can be taken actions to recognise Indigenous history in the Healesville town centre and district with local Elders, Indigenous organisations and stakeholders.
4. Advocate for and provide strategic support to the Healesville Indigenous Community Services Association in the planning and establishment of an indigenous Belonging Place in Healesville.
5. Support the rejuvenation of the historic Coranderrk site through advocacy, advice, support for funding bids and facilitation for the aspirations of the local Traditional Owners to restore the land

- and engage the local community in a range of heritage and cultural activities on the site.
6. Recognise the ongoing importance of the Galeena Beek properties in Healesville as Aboriginal land. Advocate to ensure the assets, or if required the proceeds from the sale of any of the assets, remain under Aboriginal community control.
 7. Identify potential options for the re-establishment of a viable occasional care program in Healesville.
 8. Identify opportunities for the further integration of community facilities such as pre-schools and child and maternal health centres as part of any reviews of community service provision/ infrastructure upgrades in the Healesville District.
 9. Amend the planning scheme to encourage further clustering of allied health services facilities around the Healesville District Hospital.
 10. Continue to advocate for and facilitate proposals for public and affordable housing and specialised accommodation consistent with planning scheme strategic directions.
 11. Advocate for improved health services in Healesville, including access to NBN to enable online access.
 12. Continue to advocate for a range of educational opportunities for Healesville residents.
 13. Provide strategic support for the Healesville Connections Project, which seeks to identify strengths, resources and barriers to building a connected community for all within Healesville and includes identifying activities, education and employment opportunities for adults with a disability.
 14. Review zoning of all Council owned land in the Healesville District and, where needed, correct to reflect the current use/s without overriding the need for the community consultation on any proposed disposal of public open space.



Built form, heritage & public spaces

Protecting Healesville's rural character has been a defining theme throughout the preparation of the Structure Plan.

The strategic direction identified builds on this aspiration but also seeks to define and formalise a Healesville character and express this through design requirements for new development and public space improvement works.

With the recent acquisition of land at the rear of Nicholson Street, there is a significant opportunity for Council to improve the River Street car parking areas and connections to Nicholson Street.

Objectives

Streetscapes and public spaces in the town centre that maintain the rural town character.

Retention of important heritage places.

Strategies

Ensure that building forms and height are compatible with surrounding development.

Facilitate attractive design that is site responsive.

Encourage greater activation at rear of town centre along River Street.

Retain existing laneways where they provide safe pedestrian access and there are no alternative routes nearby.

Discourage visually intrusive development in Healesville's gateways.

Actions

1. Amend the planning scheme to refine the current Design and Development Overlay Schedule 12 applying to the commercial parts of the town to incorporate key features and characteristics of Healesville consistent with the findings of the Land Use Planning Study.
2. Undertake a review of the town centre's public spaces with a view to enhancing public infrastructure, including street furniture, landscaping, bicycle facilities and way finding signage.
3. Develop and formalise a Healesville landscaping/streetscape character, incorporating traditional European and indigenous species and ensuring the retention of the planting of European trees in the town centre streets that complement the heritage trees.
4. Identify the best option to support the retention of the significant town trees not currently protected by the Heritage Overlay and, if warranted, amend the planning scheme.

5. Investigate the feasibility of undergrounding the power lines in the main commercial strip of Nicholson Street.
6. Introduce planning provisions that recognise Healesville's gateways, prioritising entrances along Maroondah Highway and Healesville Kinglake Road, and ensuring responsive design and landscaping as part of any future development.
7. Review signage at town entries to ensure attractive entry points to the town.
8. In consultation with the community, relevant State government agencies and the Yarra Valley Railway, develop a precinct plan for the area around Railway Park and adjacent commercial land having regard to existing, planned and potential uses (refer Map 4 p. 63).
9. Investigate the feasibility of purchasing the VicTrack land on the corner of Green Street and River Street or entering into a long term lease to provide an open space area abutting the River Street carpark.
10. In consultation with adjoining landowners, traders and users develop a masterplan for the Council owned land and abutting properties along River Street to improve traffic flow, pedestrian access and landscaping. Also investigate funding options, including a Special Charge Scheme.
11. Assess the adequacy of footpaths in the town centre in regard to safety and maintenance.
12. Consult with young people when creating and upgrading public spaces in Healesville, and support young people to use these public spaces through strong youth participation activities and youth led programming.



Open space, recreation & environment

A key focus of the Structure Plan is to recognise and protect the natural features and assets of Healesville and in particular Healesville's abundant waterways. It is clear that many people who live, work or visit Healesville appreciate the environment around them and are keen to see these values not only protected but enhanced.

There is an opportunity to strengthen links to the natural environment through open space improvements, protecting ecologically important areas, addressing weed invasion and encouraging environmental sustainability initiatives.

It also recognises that living in a treed landscape surrounded by forest increases the risk of bushfire and this has been a major consideration when planning for the future growth and development of the town.

Objectives

Open space and recreational facilities appropriate to the community's needs.

Retention and enhancement of the valued environmental character in the district, including waterways.

Achieve greater environmental sustainability.

Address environmental hazards, including bushfire and flood, applicable to the district to the extent possible.

Strategies

Identify further opportunities to maintain and enhance the existing environmental character.

Identify further ways in which the bushfire risks present in the district can be mitigated.

Identify ways to improve and extend the open space network.

Support initiatives that lead to environmentally sustainable outcomes.

Actions

1. Investigate the opportunity to create a link between Queens Park and Coronation Park.
2. Investigate the potential to create a trail along the northern side of Grace Burn extending from Queens Park to the Council reserve at Silverleaf Place.
3. Undertake additional planting and weed management on public land and waterways in the Healesville district having regard to the Healesville Structure Plan Environment Study and Bushfire Study findings.
4. Amend the planning scheme (Amendment C148) to introduce additional planning protection to identified waterways, biolinks and remnant vegetation within the Healesville district.
5. Continue to seek funding for the development of the Yarra Valley Trail linking Lilydale to Warburton via Healesville.

6. Advocate to Parks Victoria and Melbourne Water for improved and additional walking trails on public land in the Healesville district.
7. Advocate to Parks Victoria for improvements to planting, facilities and maintenance at the Maroondah Dam reserve.
8. Provide support to the recently established Maroondah Dam friends' group.
9. Advocate to the State and Federal governments for improved access and use of State Forests by residents and visitors.
10. Continue to implement Master Plan actions for Queens Park and Don Road Recreation Reserve.
11. Identify further works that could be undertaken in Queens Park to protect the watercourse environs and the remnant bushland, such as minor realignments of existing pathways.
12. Investigate options for the creation of an accessible walking circuit of a known distance, utilising existing paths where possible. Consider whether the existing Newgrove Rd to Lalors Rd to Maroondah Hwy circuit meets this need and whether any section needs upgrading.
13. Amend the planning scheme (Amendment C148) to encourage larger scale development to incorporate sustainable design features.
14. Investigate renewable energy options suitable for Healesville and gauge community interest in a community renewable energy scheme.
15. Review the planning scheme to recognise the role of agricultural land north-west of Healesville in providing a strategic firebreak for the town.
16. Review the Bushfire Management Overlay applying to Healesville, having regard to the findings of the Bushfire Study, to improve bushfire protection and assist planning permit applicants in meeting the requirements.
17. In consultation with relevant organisations, agencies and the community, work to increase community disaster preparedness and resilience in the Healesville district.
18. Advocate in support of the Country Fire Authority's proposal to establish a new station in Healesville.
19. When planning a new community facility, consider whether it could be designed in a manner that allows it to also function as a community fire refuge.
20. Continue to advocate for the development of the Yarra Valley Trail linking Lilydale to Warburton via Healesville.



Movement and transport

Healesville is a busy and vibrant town. While traffic congestion can be an issue at times, it is also a positive sign of Healesville's success as a regional centre and an important tourist destination.

No major upgrades to roads or intersections are proposed as this can lead to a loss of the valued rural character.

Rather the focus is on improving liveability by addressing pedestrian and cycling connections within Healesville and surrounding communities, car parking, road safety and improved public transport services.

Objectives

An efficient road network suitable to a rural township and adequate car parking.

Active alternatives to vehicular transport.

Pedestrian and traffic hazards are minimised.

Strategies

Improve the pedestrian network in Healesville and its connection to surrounding settlements.

Extend the recreational cycle network by providing a safer on-road experience and extending off-road opportunities.

Continue to advocate for improvements to the public transport provision.

Where practical, construct roads, footpaths and trails in materials that reflect Healesville's rural character.

Actions

1. Construct footpaths in accordance with Structure Plan priorities (see Map 6 p.65).
2. Consider options, including an underpass, and then advocate for the preferred option to VicRoads for pedestrian improvements at the Maroondah Hwy/Wilson St/Badger Creek Rd intersection.
3. Investigate options for constructing a path along Healesville-Yarra Glen Rd between the intersections of Healesville-Kinglake Rd and Kalamundah Terrace for access to existing bus stops and into town and for a safe crossing point in this area.
4. Investigate options for the construction of a pedestrian accessway on Don Road from Monda Av to the Badger Creek Rd/Badger Weir Rd intersection.
5. Investigate the need for speed management treatments in Crowley Road in the vicinity of the schools.

6. Advocate to VicRoads for traffic safety improvements at the River Street and Healesville Kinglake Road intersection.
7. Investigate the need for improvements to pedestrian safety along Healesville-Yarra Glen Rd within the Healesville district.
8. Explore options to optimise parking provision in the town centre, including changes to parking restrictions (including in front of post office) and upgrades to public car parks at the corner of Church St and River Street and in Coronation Park opposite Green Street. As part of this work undertake further parking audits of the town centre on a range of days and consider adequacy of spaces for trailers and caravans and accessible parking (disabled).
9. Investigate opportunities to provide additional unobtrusive car parking that has good pedestrian access to the town centre.
10. Establish a planning framework for consideration of parking dispensations for development within the town centre, including how night time activities are assessed. Also consider whether there is benefit in preparing a parking precinct plan.
11. Continue to advocate for improved bus and taxi services and associated infrastructure for Healesville, with reference to the recommendations of earlier State Government Bus Review and the need for increased services on weekends, bus connections to Lilydale, services to the hospital and the Badger Creek kindergarten and more bus shelters.
12. Continue to advocate for improved bus and taxi services and associated infrastructure for Healesville.



9. Strategic framework



The strategic framework identifies key elements of the Healesville district and actions that will be taken to enhance and strengthen them.

Strategic framework - district

(see Map 3 p.62)

This framework identifies actions in the broader Healesville district.

The land at 44-64 Maroondah Highway is identified as a potential residential development site. It is a large property in reasonable proximity to the town centre but with some constraints, including topography and significant vegetation. It may be suitable for specialised accommodation such as aged care or a retirement village.

The land at 17-25 Maroondah Highway is identified as a potential residential or tourist development site. This is in recognition of the prominent location of the site in a gateway location and that it is unlikely to be developed for industrial purposes.

Three sites in the south-west and north-west gateways at 140 Healesville -Yarra Glen Rd, 16 Airlie Rd and 11 Maroondah Hwy, Healesville are recognised as having rural/tourist development potential.

There is an opportunity to work with the respective landowners to review the appropriateness of the current planning provisions for each site.

Planning controls will be developed to protect Healesville's gateways. The gateways of Maroondah Highway and Healesville -Kinglake Road carry significant vehicular traffic and are a high priority.

A parcel of land in Argoon Rd is recognised as having the potential for industrial use. This land is currently outside the Urban Growth Boundary but provides a logical extension to the existing commercial/industrial precinct that is relatively accessible and visually unobtrusive from the Maroondah Highway.

The Don Road Reserve Masterplan provides for the upgrade of important sporting facilities. Key trail connections

are also identified to the Bicentennial Trail, Maroondah Dam, Donnelly's Weir and to Healesville Sanctuary.

Advocacy will be undertaken for the upgrade of amenities and maintenance at Maroondah Dam in addition to seeking the provision of additional bushwalking opportunities within Parks Victoria managed land.

Strategic framework – town centre

(see Map 4 p.63)

The framework identifies potential upgrades to the infrastructure in the main street, the carpark areas fronting River Street and their interface.

Important sites which are vacant or have significant redevelopment potential are also identified. Development of these sites should complement the existing commercial centre of Healesville. In order to maintain a busy and vibrant commercial centre, retail uses should not extend beyond Glenfern Road to the west and St Leonard's Road to the east.

Council will work with landowners to encourage uses on key sites which complement and enhance existing business and community services.

The VicTrack land on the south-west corner of Green St and River St is the subject of Amendment C108 to the Yarra Ranges Planning Scheme. It is proposed to rezone the land to Commercial 1. However this land currently provides open space adjacent to car parking areas and forms part of the land used for the community market. Further discussions with VicTrack are proposed with a view to retaining the land as open space.

The development of a precinct plan for the area surrounding the railway station will allow for the integration of existing facilities and activities. It will also acknowledge the significant increase in the volume of visitors that will occur as the Yarra Valley Railway further develops.

The Queens Park Recreation Masterplan provides for the upgrade of key town centre recreational facilities.

The areas of existing indigenous vegetation within the south-west portion of the park are to be maintained and enhanced.

Identified initiatives to provide better links from Queens Park to Coronation Park and a trail along Grace Burn will further improve these important open spaces.

The Healesville District Hospital is an important community asset and provides an anchor for allied health services to locate close by. The clustering of allied health facilities around the hospital will be encouraged.

Potential traffic calming, intersection upgrades and improvements to overall pedestrian/cycling connectivity are also identified. Improving pedestrian and traffic flow near Queens Park is a priority. All public works need to ensure that they are in keeping with the rural character of Healesville.

Table 2: Planning scheme changes – built form

Area	Location/s	Proposed change	Justification
1	Holland St McGrettons Road	Rezone to Neighbourhood Residential Zone -Schedule 2 and apply a Design and Development Overlay - Schedule 6	<p>Holland Street: The objectives and planning controls relating to the Rural Living Zone are better suited to rural/residential land. The proposed zone for this land recognises that it has been recently developed for housing and adjoins land zoned for rural purposes.</p> <p>McGrettons Road: The land contains a house which is currently occupied. The proposed zone is consistent with other land zoned for residential purposes in the immediate area.</p>
2	Low Density Residential Areas	Introduce a schedule into the Low Density Residential Zone to allow subdivision of the land identified on Map 5 (p.64) into lots with a minimum size of 2000m2	<p>In 2013 the former state government introduced changes to the Low Density Residential Zone (LDRZ), which allow land connected to reticulated sewerage to be subdivided providing each lot is a minimum of 2000m2.</p> <p>At the same time it introduced an interim control in Yarra Ranges which maintained a minimum lot size of 4000m2. This enabled Council to review all LDRZ land in the Shire to ensure an appropriate minimum lot size would be applied. Following community consultation, Council advised the State Government that it generally supported the changes and referred Amendment C143 to the Victorian Minister for Planning for review. In Healesville, Council supported the 2000m2 option for all land in the LDRZ zone except where it was affected by a Bushfire Management Overlay.</p> <p>Following the investigations carried out for the Structure Plan, the extent of LDRZ areas in which a 2000m2 lot could be considered has been reduced. This adjustment takes into account landscape character, slope, and vegetation. These areas are shown on Map 5 (p.64).</p> <p>While reticulated sewerage is not currently available to all land, Yarra Valley Water is undertaking a sewerage backlog program.</p> <p>The proposed change will allow subdivision of the larger lots to be considered. This will facilitate a modest increase in housing over time.</p>

Area	Location/s	Proposed change	Justification
3	Maroondah Hwy/Don Rd & Maroondah Hwy/Church St	Rezone from Commercial 2 to Commercial 1 Zone and make minor adjustments to the zone boundaries	<p>The Commercial 1 and 2 Zones were introduced by the State Government in 2013 replacing the Business 1-5 Zones.</p> <p>As compared to the Commercial 1 Zone, the Commercial 2 Zone has a greater manufacturing, industry and bulky goods focus. For the identified land a greater retail focus is warranted.</p>
4	Maroondah Hwy/Wilson St & Maroondah Highway/Heritage Lane	Apply Environmental Audit Overlay	<p>It is proposed that an Environmental Audit Overlay be applied to these properties and that remediation for a sensitive use may be required. The requirements of this overlay would only need to be complied with if a residential use is proposed at ground level.</p> <p>Maroondah Hwy/Wilson St: This is in recognition that the land is potentially contaminated due to its former use as a dry cleaning business.</p> <p>Maroondah Highway/Heritage Lane: The proposed Environmental Audit Overlay recognises that the land is potentially contaminated due to its former use as a sawmill.</p>



Planning scheme changes - built environment

(see Map 5 p.64)

Table 2 and the rezoning plan describe and show the proposed rezonings to be initiated as part of the Structure Plan.

While some changes facilitate additional development over time, others apply a zone more suited to the existing development and do not change the subdivision potential.

For some of the land currently zoned Low Density Residential the change would allow some further subdivision (subject to a planning permit) where the land is connected to reticulated sewerage.

Other land in the Commercial zones is proposed to be rezoned from Commercial 2 (generally catering to bulky goods sales) to Commercial 1 to better reflect desired use and development of the sites.

An Environmental Audit Overlay is to be applied to two sites that are potentially contaminated.

The remaining zone changes take a best fit approach to ensure the planning objectives for the district are met and, in some cases, greater flexibility to landowners in pursuing specific use and development proposals is provided.

Planning scheme changes - natural environment

The protection of significant vegetation in the Healesville district will be implemented through a municipal wide planning scheme amendment (Amendment C148), which is proposed to be exhibited in 2016.

This amendment proposes a new Environmental Significance Overlay (ESO) that identifies significant remnant vegetation and strategic habitat links. It will replace the current ESOs. The proposed ESO is also applied along significant waterways to protect riparian habitat from inappropriate development.

In addition, Amendment C148 proposes to apply a suite of Significant Landscape Overlays (SLOs) to rural areas. These

SLOs are proposed to replace current building and works and vegetation controls (under Clause 53 of the planning scheme) and will complement the existing SLOs that are applied in the residential areas.

The proposed ESO will support the environmental objectives of the Structure Plan by providing additional planning protection for the Grace Burn, Watts River and Yarra River. This is aimed at protecting and enhancing the abutting riparian habitat, which is important for providing wildlife corridors, protecting stream health and improving water quality.

The Structure Plan also recognises the potential for a walking trail on the northern side of Grace Burn from Queens Park to a Council reserve at Silverleaf Place and to link Queens Park with Coronation Park by extending public open space along Grace Burn.

It is acknowledged that any revegetation and landscape planting within the township and the Queens Park Neighbourhood Safer Place must not increase the risk of bushfire.

Pedestrian & bicycle network

(see Map 6 p.65)

Priorities for future footpath construction in the Healesville District have been developed using a Principal Pedestrian Network (PPN) methodology.

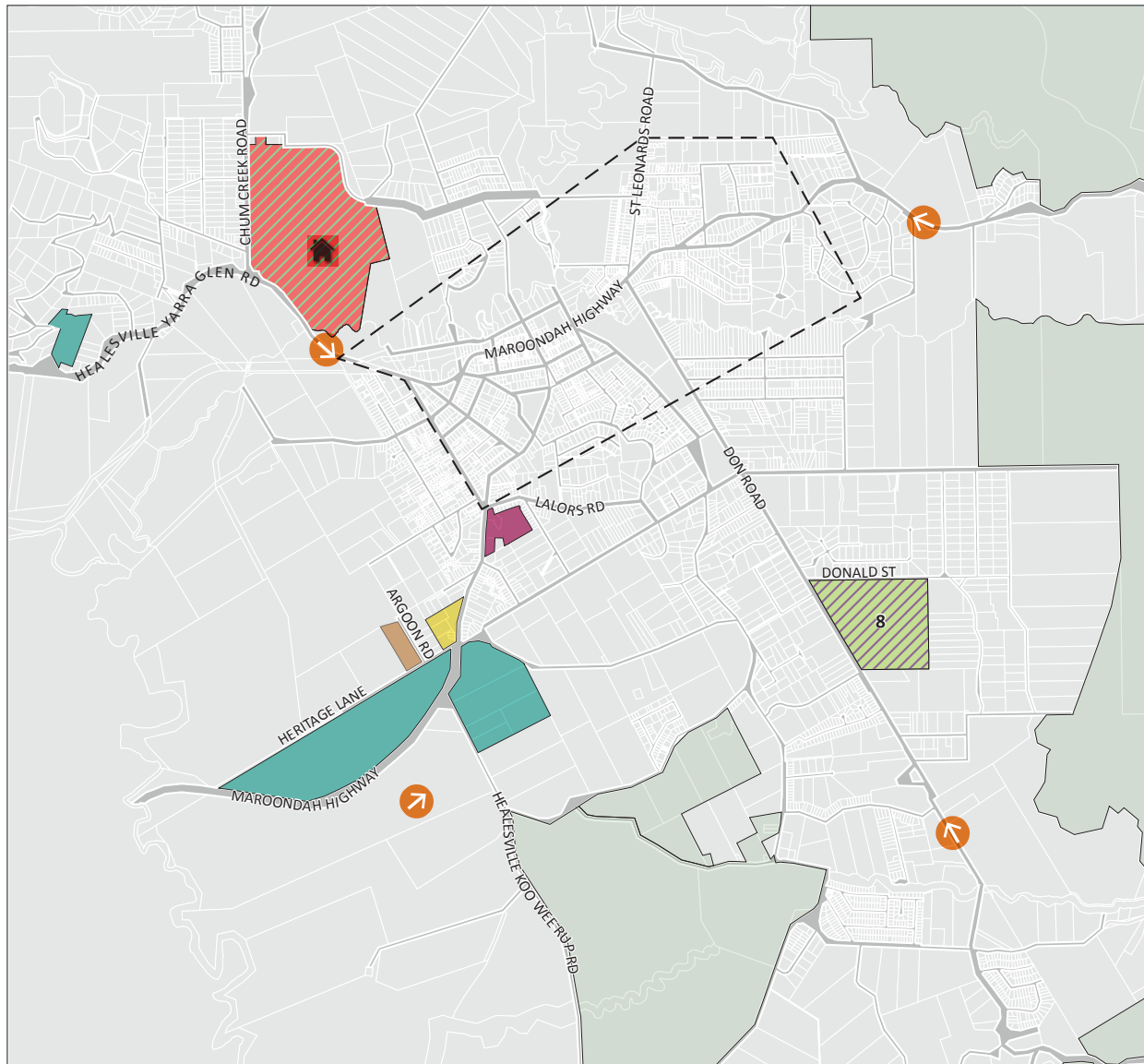
This methodology, developed by the Victorian government, assesses population density and identifies key routes to local activity sites

such as shops and schools and to transport hubs.

Council's PPN program not only invests in footpaths but also signage, intersection improvements, new street furniture and shade tree planting. This creates a high quality walking environment.

Rural treatment of paths and trails will be applied where practical.

The network of recreational trails in the Healesville District will also be further developed.



LEGEND

- [- -] Town Centre structure plan area
- Park/Reserve
- Road/rail reserves

Strategic Directions

- Potential rural/tourist development sites
- Potential Tourist or Residential Development Site
- Potential residential development site
- Potential industrial site
- 8 Recreation and tourist precinct
- Major tourism site
- ▨ Modify planning controls to better support future tourism and recreation uses
- ▨ Continue masterplan implementation
- ↗ Develop and implement planning controls to protect Healesville's gateways
- 🏠 Neighbourhood Safer Place

MAP 3:
STRATEGIC FRAMEWORK - DISTRICT





LEGEND

- Roads
- Watercourses

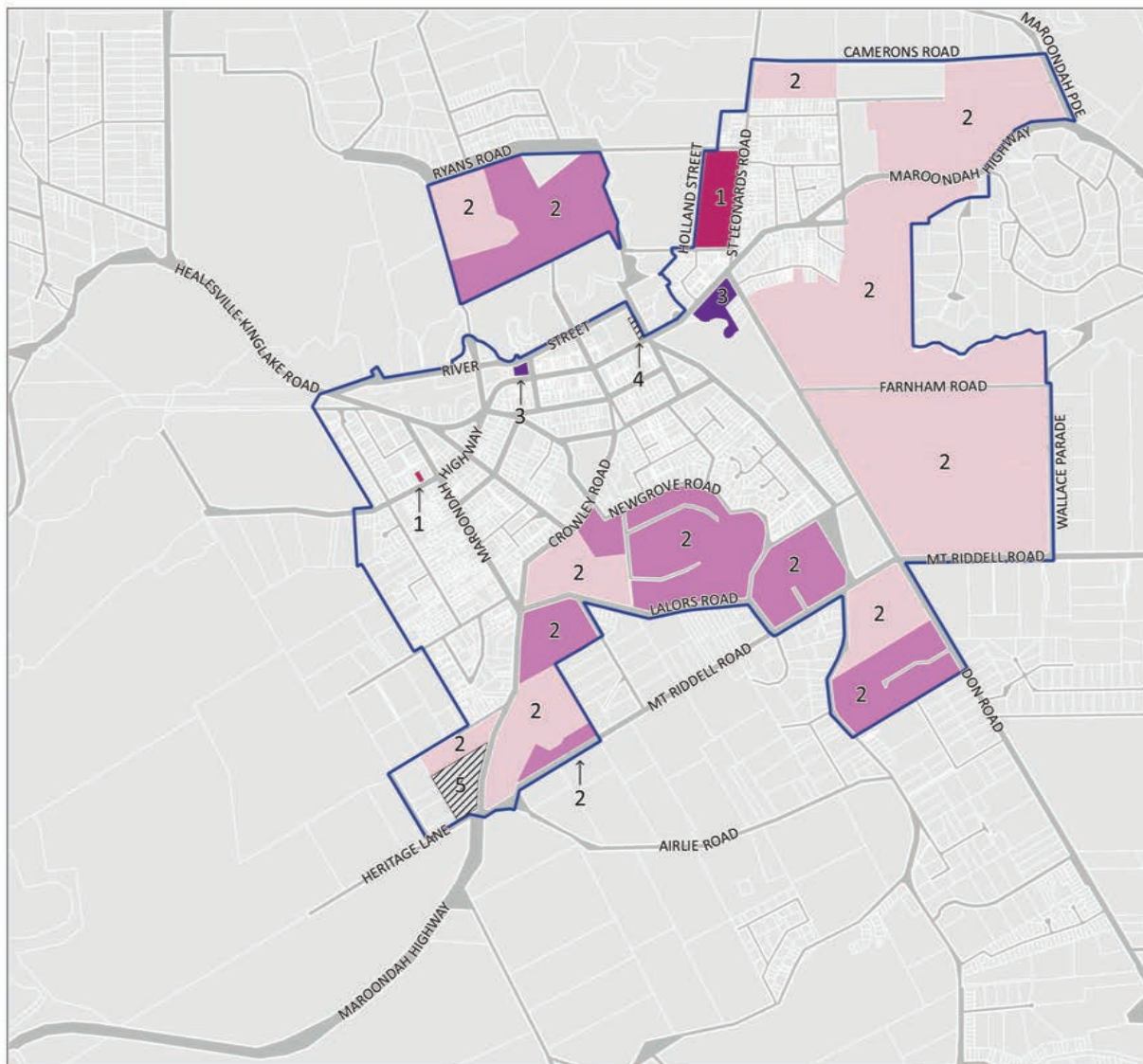
Strategic Directions

- 1 Town Centre precinct
- 2 Education precinct
- 3 Health precinct
- 4 Community precinct
- 5 Family precinct
- 6 Potential CFA Station upgrade
- 7 Potential development sites
- 8 Recreation and tourist precinct
- 9 Proposed aquatic development
- Continue masterplan implementation
- Traffic calming
- Potential main street upgrade
- Investigate options for long-term lease/purchase of site
- P Potential car park upgrade
- Key town centre footpath connections
- Potential pedestrian link & creek restoration
- Potential link between Queens Park & Coronation Park
- Potential intersection upgrades
- Neighbourhood Safer Place

MAP 4: STRATEGIC FRAMEWORK - TOWN CENTRE

0 500m





LEGEND

— Urban Growth Boundary

— Roads

Proposed Planning Controls

■ Neighbourhood Residential Zone (NRZ2), Design & Development Overlay (DDO6)

■ Low Density Residential Zone (LDRZ), (0.2ha minimum lot size)

■ Low Density Residential Zone (LDRZ), (0.4ha minimum lot size)

■ Commercial Zone (C1Z)

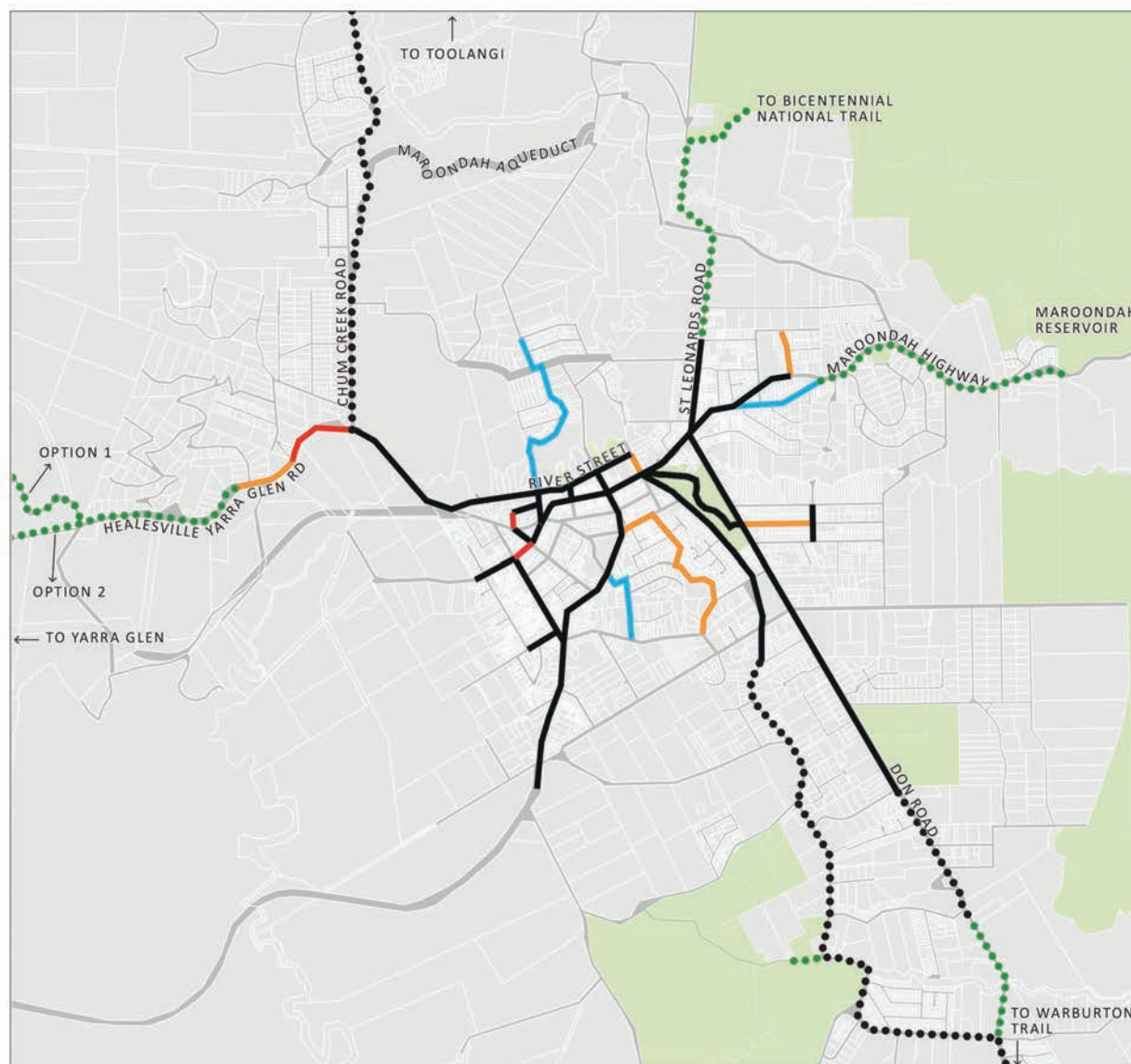
▨ Environmental Audit Overlay (EAO)

Rezoning Precincts

1. Holland St/Maroondah Hwy
2. Low Density Residential Areas
3. Maroondah Hwy/Don Rd & Maroondah Hwy/Church St
4. Maroondah Hwy/Wilson St
5. Heritage La/McGrettons Rd

MAP 5: PLANNING SCHEME CHANGES - BUILT ENVIRONMENT





LEGEND

Park/Reserve

Roads

Principal Pedestrian Network

Already constructed

Priority 1

Priority 2

Priority 3

Hike & Bike Network

Existing trails

Proposed trails

MAP 6: PEDESTRIAN & CYCLE NETWORK





References

Publications

ASDF Research, 2014, Healesville Community Survey Analysis

ASR Research, 2015, Community Facilities Study

Brett Lane & Associates, 2014, Environment Study

Nott T, 2014, Economic Study

Phoenix Facilitation Pty Ltd, 2014, Healesville Community Workshop

Planisphere, 2014, Land Use Planning Study

TerraMatrix, 2014, Bushfire Study

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Yarra Ranges Council, 2013, Healesville Structure Plan Discussion Paper

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profile.id.com.au/yarra-ranges

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Appendices

Appendix 1

Community Reference Group

Members

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M Lindupp, J McRae, C Newbery, G Palmer, G Taylor, S Thomson, B Whelan, K Wilk

Council acknowledges the valuable input of the Community Reference Group to the Healesville Structure Plan.

Appendix 2

Healesville Structure Plan 2016: Actions

Update 2022

Residential

Structure Plan Action		Responsibility	Performance measure	Priority
1.1	Amend the planning scheme to allow the consideration of the subdivision of all land designated in Map 5 as Low Density Residential Zone (0.2ha) into lots with a minimum 0.2 hectares lot size provided reticulated sewerage is available to the site.	Strategic Planning	Planning scheme amended	High
1.2	Advocate for and facilitate proposals for residential aged care facilities in locations that are within the town urban boundary.	Community Services (lead), Strategic Planning, Planning and Building	Number of residential aged care places in Healesville increased	Ongoing

Business and Tourism

Structure Plan Action		Responsibility	Performance measure	Priority
2.1	Work with the RACV to review the appropriateness of the current planning controls for the Healesville Country Club and consider an alternative zone and/or provisions that better support future tourism and recreation uses on the site.	Strategic Planning	Planning scheme amended	High

Structure Plan Action		Responsibility	Performance measure	Priority
2.2	Continue to provide strategic support to the Yarra Valley railway as their planned expansion continues, including any further funding applications, and consider the implications for the railway precinct and town centre.	Strategic Planning (lead), Urban Design and Landscape Architecture (to create masterplan of railway precinct)	Support provided	Ongoing
2.3	Facilitate the redevelopment of key commercial sites that are identified in the town centre strategic framework plan (Map 4 p. 61).	Strategic Planning (lead), Economic Development, Planning and Building	Key development sites developed/ redeveloped in a manner consistent with the Structure Plan objectives	Ongoing
2.4	Work with the landowners of 17-25 Maroondah Hwy, Healesville to establish a new development that achieves a built form outcome in keeping with the sensitive gateway site and the activities on the land do not undermine the role of the town centre.	Strategic Planning	An acceptable outcome is achieved	High
2.5	Work with the respective landowners of 140 Healesville-Yarra Glen Rd, 16 Airlie Rd and 11 Maroondah Highway, Healesville to review the appropriateness of the current planning provisions for each site. In doing so ensure that any new uses established are consistent with planning scheme and Structure Plan objectives and the rural location of the land. Also ensure that any future development properly considers the particular site's characteristics and values.	Strategic Planning	Preferred option determined	High

Structure Plan Action		Responsibility	Performance measure	Priority
2.6	Investigate the potential to rezone Green Wedge zoned land abutting Argoon Road and opposite the Council depot land to a Industrial 3 Zone.	Strategic Planning	Potential investigated and planning scheme amendment process commenced if warranted.	Medium
2.7	Continue to support key tourism attractions in Healesville, including the Healesville Sanctuary, TarraWarra Museum of Art, Healesville Amateur Racing Club and RACV Country Club.	Economic Development (lead), Strategic Planning, Planning and Building	Support provided.	Ongoing
2.8	Work with potential developers to increase shop diversity in Healesville	Economic Development (lead), Strategic Planning, Planning and Building	Discussions had with potential developers	Ongoing
2.9	Advocate for improvements to services infrastructure which supports local business, including phone, internet, power and water.	Economic Development	Advocacy to infrastructure providers undertaken	Ongoing
2.10	Continue to advocate to Yarra Valley Water to complete 'backlog' of unsewered sites in Healesville area, especially those adjacent to waterways.	Infrastructure Services (lead), Strategy and Transformation	Advocacy to infrastructure providers undertaken	Ongoing until
2.11	Work with town centre businesses and Healesville Sanctuary to foster improved business and economic linkages.	Economic Development	Improved linkages established	High

Structure Plan Action		Responsibility	Performance measure	Priority
2.12	Encourage eco-business including nature-based tourism in the district.	Economic Development (lead), Strategic Planning, Planning and Building	Strategic support provided	Ongoing
2.13	Support and showcase creative and cultural development activities.	Creative and Connected Communities	Strategic support provided	Ongoing
2.14	Encourage businesses and events which showcase Indigenous arts and culture and/or showcase Healesville's rich Aboriginal history and culture.	Community Wellbeing (lead), Creative and Connected Communities	Strategic support provided	Ongoing

Civic, Cultural and Community

Structure Plan Action		Responsibility	Performance measure	Priority
3.1	Continue to seek funding for the redevelopment of the Memorial Pool as an aquatic and community centre.	Recreation Projects and Parks (lead), Strategy and Transformation	Advocacy undertaken and funding obtained	High
3.2	Identify additional actions that can be taken to recognise Indigenous history in the Healesville town centre and district in consultation with local Elders, Indigenous organisations and stakeholders.	Community Wellbeing (lead), Creative and Connected Communities, Urban Design and Landscape Architecture.	Actions identified through a community engagement process	Medium

Structure Plan Action		Responsibility	Performance measure	Priority
3.3	Advocate for and provide strategic support to the Healesville Indigenous Community Services Association in the planning and establishment of an indigenous Belonging Place in Healesville.	Community Wellbeing (lead), Strategy and Transformation	Preferred option identified, funding sourced and Belonging Place established	High
3.4	Support the rejuvenation of the historic Coranderrk site through advocacy, advice, support for funding bids and facilitation for the aspirations of the local Traditional Owners to restore the land and engage the local community and visitors in a range of heritage and cultural activities on the site.	Community Wellbeing (lead), Parks and Bushland, Strategy and Transformation	Advocacy undertaken and support provided	Ongoing
3.5	Recognise the ongoing importance of the Galeena Beek properties in Healesville as Aboriginal land. Advocate to ensure the assets, or if required, the proceeds from the sale of any of the assets, remain under Aboriginal community control.	Community Wellbeing (lead), Strategy and Transformation	Advocacy undertaken and support provided	Ongoing until resolved
3.6	Identify opportunities for the further integration of community facilities such as pre-schools and maternal and child health centres as part of any reviews of community service provision/infrastructure upgrades in the Healesville District.	Social Infrastructure Planning (lead), Community Services	Opportunities identified	Ongoing
3.7	Continue to advocate for and facilitate proposals for public and affordable housing and specialised accommodation consistent with planning scheme strategic directions.	Community Wellbeing (lead), Strategic Planning, Strategy and Transformation	Advocacy and facilitation undertaken	Ongoing
3.8	Continue to advocate for a range of educational opportunities for Healesville residents.	Social Infrastructure Planning (lead), Strategy and Transformation	Advocacy and facilitation undertaken	Ongoing

Built form, Heritage, and Public Spaces

Structure Plan Action		Responsibility	Performance measure	Priority
4.1	<p>Undertake an Urban Design Framework for Healesville, in order to inform a future place-specific Design and Development Overlay to replace the generic DDO12, which will incorporate key features and characteristics of Healesville. This will apply to:</p> <ul style="list-style-type: none"> the commercial parts of the town Healesville's four gateways, prioritising entrances along Maroondah Highway and Healesville-Kinglake Road and ensuring responsive design and landscaping as part of any future development, including a recommended approach to signage. Connections between the established commercial areas of the town and emerging precincts for the Lilydale Road and railway station areas, such as through paths and urban design strategies. 	Urban Design and Landscape Architecture (lead), Strategic Planning	Urban Design Framework completed, Planning Scheme amended.	Medium
4.2	Undertake a review of the town centre's public spaces with a view to enhancing public infrastructure, including street furniture, landscaping, bicycle facilities and way finding signage.	Urban Design and Landscape Architecture (lead), Infrastructure Services	Review undertaken, and if required, elements referred for consideration in Council's capital works program	Medium
4.3	Develop and formalise a Healesville landscaping/streetscape character, incorporating traditional European and indigenous species and ensuring the retention of the planting of European trees in the town centre streets that complement the heritage trees.	Urban Design and Landscape Architecture (lead), Strategic Planning	Planting regime established	Medium

Structure Plan Action		Responsibility	Performance measure	Priority
4.4	Identify the best option to support the retention of the significant town trees not currently protected by the Heritage Overlay and, if warranted, amend the planning scheme.	Strategic Planning (lead), Recreation Projects and Parks (arborist)	Best option identified and implemented	Medium
4.5	Investigate the feasibility of undergrounding the power lines in the main commercial strip of Nicholson Street.	Infrastructure Services	Investigations undertaken	Medium
4.6	In consultation with the community, relevant State government agencies and the Yarra Valley Railway, develop a precinct plan for the area around Railway Park and adjacent commercial land having regard to existing, planned and potential uses (refer Map 4 p. 61).	Urban Design and Landscape Architecture (lead), Strategic Planning	Precinct Plan developed	High
4.7	Assess the adequacy of footpaths in the town centre in regard to accessibility, safety and maintenance.	Infrastructure Services	Adequacy assessed, and if required, refer for budgetary allocation	Ongoing
4.8	Consult with young people when creating and upgrading public spaces in Healesville, and support young people to use these public spaces through strong youth participation activities and youth led programming.	Community Wellbeing (lead), Urban Design and Landscape Architecture	Consultation and supportive activities take place	Ongoing

Open Space, Recreation and Environment

Structure Plan Action		Responsibility	Performance measure	Priority
5.1	Investigate the creation of a link between Queens Park and Coronation Park.	Urban Design and Landscape Architecture (lead), Recreation Projects and Parks	Options investigated and referral for consideration in Council's capital works program if needed	Medium

Structure Plan Action		Responsibility	Performance measure	Priority
5.2	Investigate the potential to create a trail on the northern side of the Grace Burn extending from Queens Park to the Council reserve at Silverleaf Place.	Recreation Projects and Parks	Investigation undertaken and reported to Council	Medium
5.3	Amend the planning scheme to introduce additional planning protection to identified waterways, biolinks and remnant vegetation within the Healesville district.	Strategic Planning	Planting priorities established and agency and community partnerships continued	High
5.4	Continue to seek funding for the development of the Yarra Valley Trail linking Lilydale to Warburton via Healesville.	Recreation Projects and Parks (lead), Strategy and Transformation	Advocacy undertaken	Ongoing
5.5	Advocate to Parks Victoria and Melbourne Water for improved maintenance and additional walking trails on public land in the Healesville district	Recreation Projects and Parks (lead), Strategy and Transformation	Advocacy undertaken until reasonable outcome achieved	Ongoing
5.6	Amend the planning scheme to encourage larger sized developments to incorporate sustainable design features.	Strategic Planning	Planning Scheme amended	High
5.7	Advocate in support of the Country Fire Authority's proposal to establish a new station in Healesville.	Community Wellbeing (lead), Strategy and Transformation	Advocacy undertaken until reasonable outcome achieved	Ongoing

Structure Plan Action		Responsibility	Performance measure	Priority
5.8	When planning a new community facility, consider whether it could be designed in a manner that allows it to also function as a community fire refuge.	Social Infrastructure Planning (lead), Community Wellbeing	Consideration given	Ongoing

Movement and Transport

Structure Plan Action		Responsibility	Performance measure	Priority
6.1	Construct footpaths in accordance with the Structure Plan priorities (see Map 6 p. 63).	Infrastructure Services	Footpaths constructed	Ongoing
6.2	Consider options, including an underpass, and then advocate for the preferred option to VicRoads for pedestrian and traffic turning improvements at the Maroondah Hwy/Wilson St/Badger Creek Road intersection.	Infrastructure Services (lead), Strategy and Transformation	Need investigated and advocacy to VicRoads undertaken	High
6.3	Investigate options for the construction of a pedestrian accessway on Don Road from Monda Ave to the Badger Creek Road/Badger Weir Rd intersection.	Infrastructure Services	Need investigated and referral for consideration in Council's capital works	High
6.4	Investigate the need for speed management treatments in Crowley Road in the vicinity of the schools.	Infrastructure Services	Need investigated and referral for consideration in Council's capital works	High

Structure Plan Action		Responsibility	Performance measure	Priority
6.5	Advocate to Department of Transport for traffic safety improvements at the River Street and Healesville-Kinglake Road intersection.	Infrastructure Services (lead), Strategy and Transformation	Advocacy undertaken	Medium
6.6	Establish a planning framework for consideration of parking dispensations for development within the town centre, including how night time activities are assessed. Also consider whether there is benefit in preparing a parking precinct plan.	Strategic Planning (lead), Infrastructure Services	Planning framework established	High
6.7	Continue to advocate for improved bus and taxi services and associated infrastructure for Healesville, with reference to the recommendations of earlier State Government Bus Review and the need for increased services on weekends, bus connections to Lilydale, services to the hospital and the Badger Creek kindergarten and more bus shelters.	Infrastructure Services (lead), Strategy and Transformation	Advocacy undertaken	Ongoing
6.8	Continue to advocate for improved parking at Lilydale Station and good bus connections from the station to Healesville.	Infrastructure Services (lead), Strategy and Transformation	Advocacy undertaken	Ongoing



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