

21.04 LAND USE

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Overview

The controls applied to land use in this section reflect the diversity of the Shire and ensure that specific polices are targeted to appropriate areas. Policies in this section delineate the Metropolitan, Foothills, Rural Township and Rural designations when applying policy for residential, commercial and industrial development as well as subdivision.

21.04-1 Residential

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Key Issues

- Providing greater housing choice to meet present and future community needs.
- Diversifying housing stock; existing stock is largely 3-4 bedroom detached.
- Facilitating affordable housing options in sustainable locations.
- Ensuring housing is adaptable to the needs of residents as they age and located in areas which minimise risk to older residents.
- Ensuring higher density residential development occurs in identified consolidation areas to maximise investment in facilities and services and employment opportunities.
- Regulating infill residential development in incremental and least changes areas to ensure it preserves and enhances the character of the established residential areas.
- Managing the demand for residential development in scenic, bushland and rural environments to minimise the associated impact on the environment, landscape and agricultural practices.
- Minimising residential development in areas subject to environmental constraints such as fire and landslip.
- Avoiding high infrastructure costs incurred in areas unsuitable for urban development due to environmental risks.

Objective 1 – Housing Location Consolidated Residential Development

To guide residential development into sustainable locations which meet the needs of the community and that are not subject to physical or environmental constraint.

Strategies

- Contain residential development within existing urban zone boundaries.
- Use the residential framework to guide residential development within the urban zones. The Residential Framework identifies areas for housing consolidation, incremental change, least change and low density residential.

Consolidation areas

- Support residential growth and increased densities in Chirnside Park and Lilydale within the Residential Growth Zone areas which are identified as having the best capacity for additional housing.

- Encourage residential infill in the neighbourhood consolidation (General Residential Zone) areas (of Mooroolbark, Kilsyth, Healesville, Yarra Junction, Mt Evelyn and Yarra Glen.
- Ensure higher density residential housing in identified housing consolidation areas is within easy walking distance of shops, public transport, open space and schools and in locations where there is an absence of constraints such as significant vegetation, infrastructure requirements or steeper slopes.
- Ensure multi unit accommodation including retirement villages, residential aged care facilities and co-housing is located where people with restricted mobility can easily access community services and transportation facilities. These are most likely to be within or close to activity centres.

Incremental Change Areas

- Identify incremental change areas by applying the Neighbourhood Residential Zone to recognise areas that will undergo some incremental development but predominantly maintain a low density residential character.
- Within the incremental change areas, guide housing to locations which do not adversely impact the natural, built-form or landscape amenity or compromise important environmental values.
- Ensure new development is at a scale consistent with the landscape and neighbourhood character of the incremental change areas.
- Avoid incremental development in areas that are not walkable to shops, public transport and public open space.
- Avoid new housing in locations that are constrained by vegetation, a lack of infrastructure or have steep topography.
- Accommodate modest incremental development in suitable locations in rural and foothill townships identified in Schedule 6 to the Design and Development Overlay.
- Limit additional housing in incremental change areas to ensure new development is consistent and compatible with the existing character of the neighbourhood.

Least Change Areas

- Identify least change areas by applying the Neighbourhood Residential Zone and the Schedule 5 to the Design and Development Overlay to limit additional housing in these areas and protect existing environment and landscape characteristics and focus new housing in more sustainable locations that have better access to services and facilities.
- Discourage additional residential development in least change areas that will impact on existing environmental and landscape values.
- Maintain the existing low density single dwelling residential character as the primary function of least change areas.
- Recognise areas of high environmental risk in the planning scheme to reinforce the need to discourage additional dwellings in least change areas.

Low Density and Rural Residential Areas

- Ensure land in the Low Density Residential, Green Wedge A and Rural Living Zones remains committed to low density, single dwelling residential use as the primary function of the area.

Policy Guidance

Proposals for residential use and development of land should meet the following criteria:

- On land within the Low Density Residential Zone, a second dwelling only be constructed on a site which has an area of at least 8,000 square metres.
- A maximum of only one dwelling be established on any lot or parcel of land within a Rural Living Zone.

Implementation

Apply the Residential Growth Zone and General Residential Zone to identify housing consolidation areas that are located within activity centres that have good access to services and facilities including public transport.

Apply the Development Plan Overlay to consolidation areas in Chirnside Park to provide a framework for the redevelopment of key sites consistent with the Chirnside Park Urban Design Master Plan September 2010.

Apply the Design and Development Overlays 7 and 8 to housing consolidation areas to encourage well designed higher density residential development in designated activity centres.

Apply the Neighbourhood Residential Zone and the Design and Development Overlay Schedule 6 to identify incremental change areas for rural townships and metropolitan areas.

Apply the Neighbourhood Residential Zone and the Design and Development Overlay Schedule 5 to identify least change areas that are remote from services and facilities and are subject to environmental and landscape constraints.

Apply the Low Density Residential Zone to those parts of Foothills Areas and Rural townships that are subject to significant environmental and other constraints to further development.

Objective 2 – Housing Diversity

To encourage a diversity of dwelling types to meet the needs of the population.

Strategies

- Promote redevelopment and greater housing diversity in identified consolidation areas (RGZ) within the major activity centres of Lilydale and Chirnside Park. These centres have the capacity to cope with increased densities and offer convenient access to town centres, commercial and community facilities.
- Encourage higher densities in consolidation areas in the General Residential Zone which offer a choice of transportation options to reduce car dependency.
- Provide opportunities for increased densities on aggregated lots within consolidation areas that have walkable access to shops, public transport and community facilities.
- Encourage the provision of affordable housing components in new developments in identified consolidation areas and other locations that provide convenient access to town centres, commercial and community facilities.
- Promote subdivision that supports large lots in consolidation areas.
- Encourage 1 and 2 bedroom dwellings in all multi unit developments.
- Ensure retirement villages are designed to include a significant proportion of 1 and 2 bedroom units.
- Encourage dwellings that are accessible for people of all abilities.

- Support proposals for co-housing, retirement villages and residential aged care facilities in locations practical to the needs of an aging population and away from areas of environmental risk.

Implementation

Include areas designated for change in the Residential Growth Zone and the General Residential Zone. Include incremental and least change areas within the Neighbourhood Residential Zone and apply the Design and Development Overlay to guide subdivision.

Apply the Design and Development Overlay to consolidation areas to encourage lot consolidation, housing diversity and better housing design.

Objective 3 - Residential Accommodation in Commercial Areas

To provide housing choice and increase activity levels within commercial centres.

Strategies

- Encourage shop top housing where the potential exists for residential accommodation to be constructed in conjunction with new retail or business developments and where the resultant building scale is compatible with the local urban character.
- Encourage housing in commercial centres to take advantage of existing infrastructure and under-utilised sites.
- Ensure future residential opportunities can be incorporated into commercial developments.

Policy Guidance

Proposals for residential use in commercial areas should meet the following criteria:

- Residential accommodation does not occupy the ground floor or street frontage within the core commercial and retail area of the centre.
- The design, scale and density of the residential accommodation be compatible with the environmental and built character of the centre, and be responsive to the land capability of the site.
- That entrances and private outdoor open space are located to avoid conflicts with commercial businesses, particularly service areas at the rear of commercial premises.
- The residential accommodation provide sufficient off street parking.

Implementation

Apply the appropriate commercial zones or Mixed Use Zone that provide for residential development to be established in retail and commercial centres.

Objective 4 – Green Wedge Residential

Provide for residential use that reinforces the rural and landscape character of the rural areas and does not lead to the loss of productive agricultural land.

Strategies

- Encourage the location and siting of residential uses to respond to the characteristics of the site and the surrounding area.
- Maintain the existing low density of residential development in the rural areas and protect the rural character and environmental and visual qualities of the surrounding area.
- Encourage the location and siting of residential uses to avoid potential conflict with ongoing farming operations.
- Protect and enhance environmental and landscape values, particularly those derived from remnant indigenous vegetation.
- Support the continued use of the rural areas for farming and other agricultural pursuits that are compatible with the environmental features of the area.
- Provide for dwellings which are required to manage the land for sustainable agricultural use in the Rural Conservation and Green Wedge Zones.
- Provide for new residential accommodation in the Intensive Farming areas, only if it is directly associated with the operation and management of the land for agriculture.

Policy Guidance

When deciding on residential applications in rural areas consider as appropriate that:

- In areas which are included in a Significant Landscape Overlay or Wildfire Management Overlay (in the Green Wedge and Rural Conservation Zones), building envelopes be sited to enable provision of utility services with minimal disturbance to established vegetation or other environmental features.
- In the Rural Conservation and Green Wedge Zones, all buildings, including waste treatment and effluent disposal facilities associated with the dwelling, be located outside any land liable to flooding and be at least 30 metres from a watercourse and sited to avoid any detriment to the ecology of any stream or watercourse on or near the site.
- The siting of a proposed dwelling allow for the maximum retention of vegetation, particularly remnant vegetation and other healthy trees above five metres in height.
- In the Intensive Farming areas (GWZ1 and GWZ3) provide for new residential accommodation only if it is directly associated with the operation and management of the land for agricultural uses.
- In the Rural Conservation Zone and Green Wedge Zones, any dwellings not associated with agricultural use, and other residential uses may be sensitive to disturbance from agricultural activities, not be located on sites where the residential use either:
 - Is likely to be adversely affected by ongoing agricultural operations.
 - Would limit the sustainable agricultural operations being carried out on the land.

Implementation

Apply local planning policy for Vegetation Protection to guide decisions about vegetation removal in residential areas that contain extensive tree canopy cover, remnant vegetation or other significant exotic vegetation.

Apply under Clause 53, a permit requirement for the removal of remnant vegetation throughout all rural and green wedge areas.

Apply appropriate Green Wedge zones throughout rural and green wedge residential areas which establish subdivision controls that will ensure that any additional lots will be of sufficient size to provide for the long term sustainability of environmental values on that land and the area surrounding it.

Include privately owned rural and green wedge land that retains extensive areas of remnant vegetation within the Rural Conservation Zone within which the specified environmental outcome is to provide for the long term protection of remnant vegetation and other environmental values.

Include the townships in the Dandenong Ranges within the Green Wedge A Zone and Significant Landscape Overlay, in recognition of the special attributes and environmental and other development constraints that apply within these areas which limit scope for more intensive development.

Further provisions relating to the establishment of dwellings in rural areas are found in Clause 53 and the schedule to that clause.

Residential Framework Map

The map on the following page depicts the hierarchy of residentially zoned land in the Shire.

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Commercial - Objectives, Strategies, Policy and Implementation

Key Issues

- Commercial centres are important to local communities and there is a need to consolidate commercial uses in these areas.
- Tourism contributes significantly to the economy of the Shire.
- A significant amount of parkland is in public ownership and these areas are becoming increasingly popular with people interested in 'environmental experiences' such as bush walking or mountain biking.
- Small scale tourist accommodation is creating issues with residential amenity and environmental features.
- There is growing demand for eating and overnight accommodation facilities in the Yarra Valley.
- The challenge is to achieve (and maintain) a delicate balance between tourism, the environment and protecting the amenity of the existing residents.

Objective 1- Commercial development

To promote the future growth and prosperity of the Shire.

Strategies

- Encourage business development, tourism and agricultural industries, which recognise and reinforce the rural and green wedge character and outstanding natural assets of the Shire.
- Facilitate use and development of business opportunities in the priority industry sectors of food growing and processing; floriculture, viticulture and winemaking, and timber production and processing.
- Identify preferred sites in appropriate locations for specific industry, service and commercial sectors.
- Implement structure plans for activity centres, particularly the major activity centres of Lilydale and Chirnside Park.
- Provide clear advice about the preferred forms of business development, to reinforce the predominantly rural and green wedge character and image of the Shire.
- Initiate zoning and performance based provisions which promote environmentally sensitive management practices and ensure a high standard of infrastructure.
- Minimise off-site impacts to the amenity of local communities, and satisfy other relevant planning criteria for such activities.
- Protect surrounding residential and rural and green wedge areas from adverse visual and amenity impacts of business encroachment.
- Consider the inclusion of residential options in commercial development proposals within housing consolidation areas.

Policy

It is policy that:

- Commercial centres are the preferred location for retail, business and community services and encroachment of these uses into other areas be discouraged.
- Any proposed land use reinforces and enhances the established role of the centre.
- The proposed use be located on a site that can provide adequate car parking without compromising the character and appearance of the built and natural environments.
- Traffic generated by a proposed use be able to be accommodated without compromising the functioning of the centre or detracting from the residential amenity of the surrounding area.
- Shops and business uses in the core area of the centre provide a continuity of retail display windows at ground floor level.
- Retail facilities (other than a convenience shop), tourist facilities, recreation facilities (other than on public land) and places of assembly not be established in Foothills Residential Areas, Green Wedge areas, Rural Conservation Zone or other residential areas, particularly those which have environmental or amenity constraints.
- Any proposal to establish a commercial use in a Rural Living Area:
 - Demonstrate why the use needs to be located in such an area rather than within a commercial or industrial area.
 - Not lead the transformation of the area to a quasi-commercial area or form ribbon commercial development along main or tourist roads.
 - Not lead to the fragmentation of the current land holding pattern.
 - Be provided with setbacks from common boundaries with adjoining residential uses that ensure the protection of residential amenity and, where appropriate, provide for the establishment of effective landscaping and screening buffers.

Restaurants

- The preferred locations for restaurants are any of the following:
 - In urban areas or rural townships that are within or adjoining an established commercial centre (and are within the Urban Growth Boundary).
 - Where the restaurant will be associated with a visitor accommodation facility or other tourist facility providing for more than 30 people.
 - Where the restaurant will be associated with an established vineyard and winery which is producing wines from grapes or fruit grown predominantly on the site.
- Restaurants be located to not contribute to a concentration of similar land use activities which would alter the established residential character of the surrounding area or detract from its residential amenity.
- Restaurants have direct access to a sealed road or formed gravel road which is capable of accommodating anticipated traffic levels without causing any adverse effect on local residential amenity.
- Restaurants be designed and sited to protect the amenity of residents and the visual and environmental qualities of the area, and to achieve the primary purpose of the zone within which the land is situated.

Implementation

Apply policy and strategies for tourism use that identify criteria for assessment of individual proposals.

Apply planning policy for Timber Industry and Horticultural Structures (Igloos and Glasshouses) that articulate Council's preferences and guide opportunities for business development in various industry sectors and establish criteria to avoid adverse off-site effects from business activities.

Applying appropriate commercial zones to established town centres where concentrations of commercial activity are to be encouraged.

Objective 2 - Bulky Goods

Provide for the retailing of bulky goods and other service industrial uses in appropriate locations within established centres.

Strategies

- Bulky goods retailing and service industrial activities be concentrated in specifically zoned areas on the fringe of established commercial centres or adjacent areas already zoned for those purposes in areas where they will not conflict with other land use objectives.

Implementation

Apply the Commercial 2 Zone to areas with prominent visual exposure to main arterial roads on the fringe of commercial centres. The intent of this zone is to provide for the establishment of retail premises primarily engaged in the sale of bulky goods that would not be appropriately located in core retail areas.

Objective 3 - Local Employment

To facilitate local employment opportunities within the small townships dispersed throughout the Shire, especially opportunities based on the use of information technology and telecommunications in business activities or in servicing local needs.

Strategies

- Encourage and facilitate the establishment of businesses which have little or no impact on local amenity or the environment, and which provide employment and business opportunities, especially for people living in the small townships.
- Provide for small scale home based businesses which provide local employment opportunities in Rural Townships.

Implementation

Applying the Industrial 3 Zone and Mixed Use Zone within a range of rural townships to provide opportunities for small scale local service industries.

Objective 4 Tourism

To recognise and facilitate the development of appropriate tourism opportunities, especially those that integrate with and promote the agricultural, environmental and conservation attributes of the Shire.

Strategies

- Promote small low intensity tourist accommodation and tourist facilities that reinforce established heritage characteristics, relate to agricultural production on the land or provide facilities related to outdoor recreation in areas of natural beauty.
- Encourage tourist accommodation and other tourist facilities in town centres, where it is consistent with the established built form/character of the town or is related to rural and green wedge activities and natural features in the surrounding area.
- Service the needs of people visiting the natural features of the area such as the Dandenong Ranges and Mountain Forests, other national parks and the winter snowfields.
- Enhance the established rural/heritage character of townships such as Healesville, Warburton and Yarra Glen.
- Provide retail and display outlets, especially in the rural townships, for products derived from the primary produce of the area.
- Promote Warburton township for tourist accommodation, facilities and attractions for visitors, especially development based on the health resort industry.
- Improve links between the Yarra River and the Lilydale-Warburton Railway Trail, for the townships along the Warburton Highway Corridor, as well as promoting tourist trails through to Marysville and Healesville.
- Reinforce the role of Warburton and Healesville as the service base for tours to the mountain attractions, Mt Donna Buang snowfields and the Yarra Ranges National Park, and establish better quality visitor services and information centres promoting the various activities and experiences in Yarra Ranges.
- Encourage processing and related tourist and retail activities linked with the viticulture and winemaking sector to locate in townships in the main growing areas such as Yarra Glen, Healesville, Lilydale, Woori Yallock and Seville.
- Attract new tourist accommodation, especially in Lilydale, Warburton, Healesville, Yarra Glen, Coldstream and other towns fulfilling a tourist role.

Policy

It is policy that:

- Tourism and recreation proposals demonstrate that they are consistent with at least one of the following:
 - They promote the established heritage or rural village character of the township in which they are to be located.
 - They are related to the promotion and sale of agricultural products from the land on which they are to be sited or from land in the surrounding area.
 - They provide facilities to enable visitors to experience outdoor recreation activities in areas of natural beauty and which are in keeping with the maintenance of agricultural and rural pursuits, visual and environmental qualities and residential amenity.
- Encourage tourism and recreation uses that:
 - Are compatible with conservation objectives.
 - Minimise adverse impacts on the amenity of local residents.
 - Relate to their immediate environment, particularly the natural environment.
 - Enhance the predominately rural and green wedge character of the Shire.

- Major tourist facilities be located:
 - in established townships on sites which can provide convenient access to a full range of retail, community and other support services.
 - in rural areas on sites where the proposed facility will be associated with an agricultural activity being carried out on the land.

(Major facilities are defined as occupying a site of more than 2 hectares or which provide for more than 50 visitors at one time).

Accommodation

When considering applications for accommodation it is policy that the following is considered appropriate:

- The preferred location for accommodation is within the urban areas or rural townships (within the Urban Growth Boundary) in locations that:
 - Have access to a properly constructed road.
 - Not contribute to a concentration of similar land use activities that would alter the established residential character of the surrounding area.
 - Enable the facility to be accommodated without causing any adverse effect on the character and amenity of adjoining and nearby areas.
- Visitor accommodation (other than for five people or less) not be established in the Foothills Residential Areas.
- Visitor accommodation (other than for six people or less) not be established in the Rural Living Zone.

Implementation

Applying appropriate commercial zones to established town centres where concentrations of commercial activity are to be encouraged.

Objective 5 – Tourism in Green Wedge Areas

To provide for low impact tourist facilities which complement the distinctive rural and green wedge character and natural features of the Shire.

Strategies

- To reinforce the linkages between agricultural production (including viticulture) and tourism, while protecting the landscape amenity of the Shire's rural and green wedge areas.
- Provide for integrated tourist retail facilities in rural and green wedge areas, where these activities will reinforce the predominant use of the area for agricultural production and maintain the rural and green wedge character of the area.
- Encourage the provision of visitor accommodation and other tourist facilities to be consolidated within established townships, where a range of supporting services and facilities are available.
- Encourage visitor accommodation in rural and green wedge areas that does not detract from the amenity of the locality and will not conflict with the ongoing use of the land or nearby rural and green wedge land for farming purposes.

- Provide for tourist facilities in rural and green wedge areas only where any development associated with the use is designed to be visually unobtrusive and to complement or reinforce the established rural and green wedge character of the area.
- Encourage tourism that recognises the intrinsic value of existing natural vegetation and its value as a refuge or habitat for wildlife.
- Promote the recreation and tourism activities and facilities in the Upper Yarra Valley to increase its attractiveness as an alternative to the Dandenong Ranges.

It is policy that:

- Preferred sites for commercial and other non residential uses in the Green Wedge A Zone have direct access to a sealed road, and be clustered within or adjoining an established commercial or industrial area where the proposed use will be compatible with other uses in the locality.
- Commercial uses not encourage the fragmentation of farming land, or introduce activities which may conflict with the present or future operations of surrounding farms and other agricultural activities.
- Not lead to the transformation of a rural or green wedge area into a quasi-commercial area.
- Be provided with setbacks from common boundaries with adjoining residential uses that ensure the protection of residential amenity and, where appropriate, provide for the establishment of effective landscaping and screening buffers.

Accommodation

It is policy that when considering applications for accommodation (including six people or less) within the Green Wedge Zone, Rural Conservation Zone or Green Wedge A Zone the following apply:

- Be associated with a dwelling or other permitted use of the land, such as a restaurant or tourist facility.
- Be on a site that will enable the proposed use to be integrated with the character of the surrounding area with minimal impact on landscapes and vegetation.
- Be sited and designed to avoid the removal of established trees or indigenous vegetation and protect the residential amenity of any adjoining or nearby residential area.
- Be located to avoid potential conflict with normal farming operations on adjoining or other nearby properties.
- Only be established in an area of intensive agricultural production if the proposed accommodation will be associated with intensive agricultural production carried out on the land.
- Not contribute to a concentration of similar land use activities that would alter the established character of the surrounding area or detract from its residential amenity or rural and green wedge character.
- Have direct access to a sealed road or a formed gravel road which is capable of accommodating anticipated traffic levels without causing any adverse effect on the condition of the road.
- Within the Mt Dandenong Ridge Area preference will be given to proposals that are located within a single dwelling on the land and will not require the addition of a separate building providing self-contained accommodation for visitors.

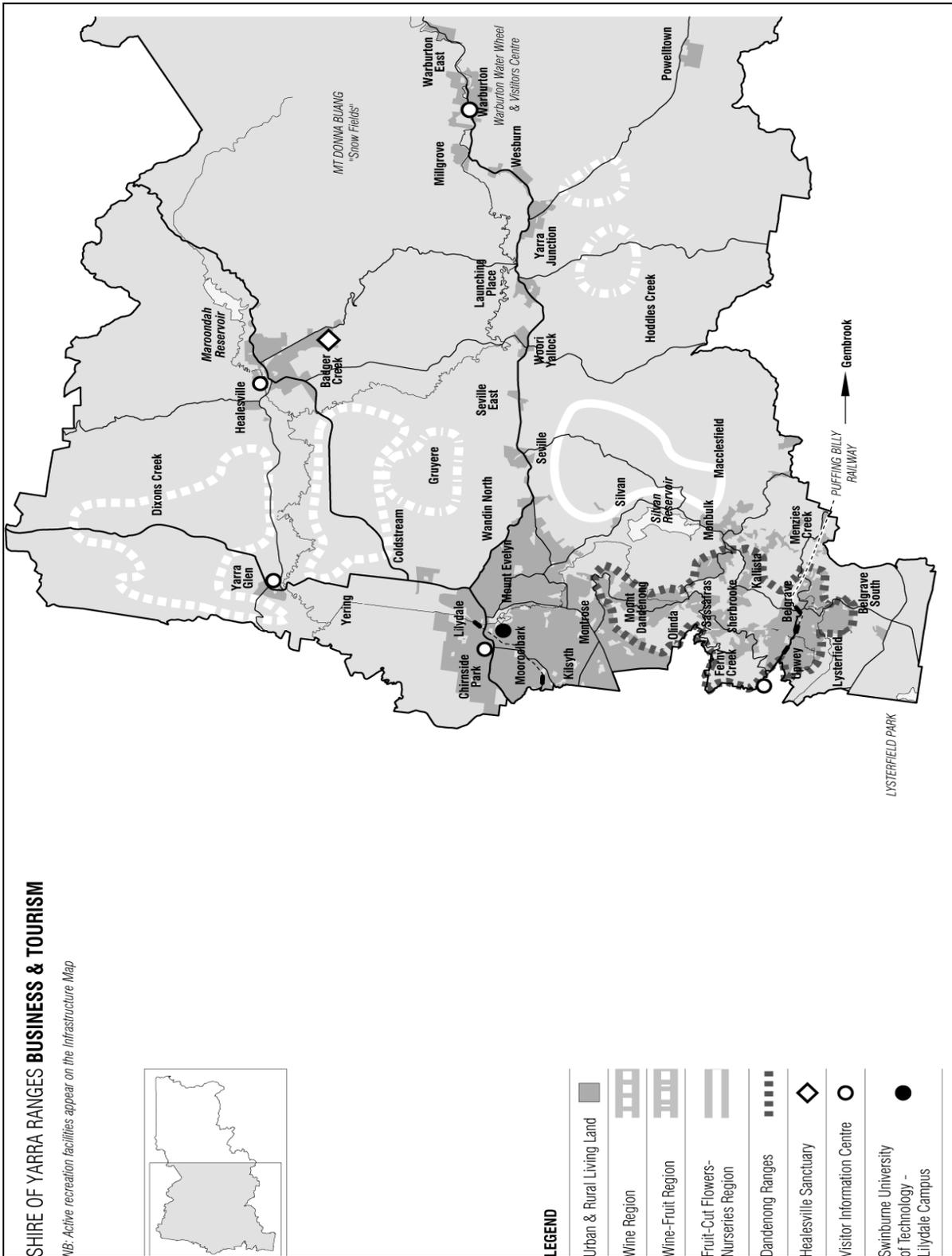
If the proposal is to accommodate more than six people it must also:

- In the Green Wedge A Schedule 1 (GWA1) be on a site that is at least two hectares or otherwise large enough to provide effective visual screening and buffering of the proposed use from adjoining land and maintain the overall character of the area.
- On the Mt Dandenong Main Ridge Area not be for more than 30 visitors.
- Tourist hostels providing an affordable form of accommodation for people such as bushwalkers, backpackers and others be of a small scale and restricted to locations in or near a commercial centre close to public transport and a range of retail and other visitor services.

Implementation

Applying the above policy for tourism that establishes preferred locations for tourist facilities and provides for the establishment of tourism facilities only on sites in rural and green wedge areas where there is a demonstrated capability of the site to accommodate the use without detriment to adjoining or nearby land.

Business and Tourism Map



21.04-3 Agriculture - Objectives, Strategies, Policy and Implementation

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The rural areas of the Shire comprise the following four broad sub areas:

- Intensive Farming Area – pockets of remnant bushland within these areas are an important feature of the rural landscape and local environment that will need to be protected from further incremental clearing. The Intensive Farming Areas comprise land shown on the zone maps as being included in:
 - Schedule 1 to the Green Wedge Zone (GWZ1), within the area generally bounded by Warburton Highway, Woori Yallock Creek and Silvan-Monbulk Road.
 - Schedule 3 to the Green Wedge Zone (GWZ3), within the area generally centred around Lusatia Park Road - Gembrook Launching Place Road, Hoddles Creek.
- Broadacre Farming Areas comprise land shown on the zone maps as being included in Schedule 5 to Farming Zone (FZ) and Schedules 4, 5 and 6 to the Green Wedge Zone (GWZ4, GWZ5 and GWZ6).
- Rural Landscape Areas comprise land shown on the zone maps as being included in Schedule 1 to the Green Wedge Zone (GWZ1), other than within the area generally bounded by Warburton Highway, Woori Yallock Creek and Silvan-Monbulk Road, and in Schedule 2 to the to the Green Wedge Zone (GWZ2).
- Environmental Rural Areas comprise land shown on the zone maps as being included in Schedules 1, 2 and 3 to the Rural Conservation Zone (RCZ1, RCZ2 and RCZ3).

Some specific policy is applied based on these designations.

Key Issues Agriculture

- The agricultural areas of the Shire support intensive horticulture and floriculture activities of State significance, including nurseries, cut flowers, fruit and nuts, grapes, berries and vegetables, and other value added primary activities. Table wines of national and international repute are produced in Yarra Ranges. Extensive areas of high quality grazing pasture continue to be used for a range of agricultural activities.
- Future planning for rural and green wedge areas of the Shire will need to respond to rural and green wedge – urban interface issues, structural changes in the agricultural sector including technological change.
- Agriculture will continue to play an integral part in protecting and promoting the Shire's landscape character and economic base. Its future needs to be protected and enhanced with potential for:
 - Sustainable and well managed agricultural and farming activities.
 - Value-adding to primary and other produce grown in the Shire.
 - Integration of horticulture and agriculture with tourism.
- The retention of farming is vital to the ongoing management of rural and green wedge areas. Council and the community, as a whole, will need to be adaptable in responding to new and innovative sustainable agriculture.

Objective 1 Agriculture

To maintain and strengthen the agricultural role of the Shire.

Strategies

- Retain agricultural production as a predominant use in the Silvan Agricultural Area, Upper Yarra Valley and Hoddles Creek, Dixons Creek and Northern Valleys, Yarra Valley Plains, Warramate Hills and the Yarra Valley Plains, where there are no over-riding environmental values that impose a greater priority.
- Retain options for the future use of non-urban land for a range of agricultural activities and prevent any further fragmentation of rural and green wedge area lots.
- Provide for alternative agricultural production and rural and green wedge activities (to those that have traditionally been applied), especially in the Macclesfield/Yellingbo Rural Areas and Dixons Creek/Upper Yarra Valley, and particularly where it provides for the protection of productive agricultural land.
- Encourage innovative crops and production techniques, particularly in the Silvan Agricultural Area.
- Provide for rural industries servicing the agricultural activities and value adding local produce in areas such as the Silvan Agricultural Area.
- To create business opportunities for more value adding enterprises associated with the food growing, floriculture and other agricultural/horticultural sector.
- Encourage value added food processing to locate in established industrial zones, and selected industrial zones in townships close to the main production areas or where the enterprise is tourist/retail sales oriented and is appropriately located on a site that will not conflict with other objectives for rural and green wedge areas.
- Encourage packing and processing plants for the floriculture and horticulture sectors in or adjoining the main growing areas or within nearby towns such as Monbulk.
- Retain broadacre grazing as the predominant land use in the GWZ4 through GWZ6 areas while providing opportunities for other agricultural activities, including wine production.
- In the Rural Conservation Zone ensure that the use of land for agriculture does not lead to the loss of indigenous vegetation or detract from other environmental features of the area.
- In the Rural Conservation Zone ensure that any non agricultural land use which needs to locate within the area, rather than within a township, will not have a detrimental impact on the environment or amenity of the area, but will contribute to the protection and enhancement of the ecological systems on the site.
- Support the continued use of the rural areas for farming and other agricultural pursuits that are compatible with the environmental features of the area.
- In the intensive farming areas provide for rural industries and rural stores which are directly associated with primary produce grown within the area.

Policy

It is policy that:

Cleared land in the Rural Conservation Zone remains committed to agriculture as the primary function of the area and be managed to ensure its long term use for sustainable agricultural activities. This recognises, as does the Regional Strategy Plan, that there is generally sufficient cleared land within the Shire to provide for future agricultural, including farming activities.

A rural industry not be located within Rural Conservation Zone and only be considered in other rural or green wedge zones if either:

- It will be located within or adjoining an area of intensive agricultural use and will provide for the service or repair of equipment used in agricultural production.
- It processes primary produce from land within the immediate area in which the use will be located.

Any proposal to establish intensive animal husbandry activities in rural areas demonstrate:

- The proposed development can be integrated into the rural landscape without detriment to the landscape character of the area and will not require the removal of indigenous vegetation.
- That the site is capable of accommodating the proposed use without detracting from the residential amenity of any adjoining land.
- That the site provides sufficient area to ensure that the proposed buildings and vehicle access are adequately screened and separated from any adjoining residential uses, waterways or any other sensitive environmental features or land uses.
- That the site does not contain a soil resource that would otherwise be significant for productive agricultural purposes.
- That the site has direct access to a constructed road that is adequate to manage the level of traffic likely to be generated by the proposed use.
- All effluent generated by the proposed use can be satisfactorily treated and disposed of on site.

Implementation

Applying the Green Wedge Zone to areas of mostly cleared land used for a range of agricultural and other rural and green wedge activities.

Applying the Rural Conservation Zone to areas of predominantly privately owned rural and green wedge land which contains extensive areas of remnant vegetation.

Applying the Green Wedge A Zone to areas which have been extensively subdivided into predominantly rural residential lots.

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Industry – Objectives, Strategies and Implementation

Rural industry appears in the previous section, Agriculture.

Key Issues

The industrial areas of the Shire are an important source of local employment and economic activity.

The established areas still retain substantial pockets of vacant undeveloped land which continue to provide opportunities for additional industrial development.

Industrial land is a limited resource in the Shire and opportunities to accommodate a range of industrial and related land uses need to be protected from the intrusion of other uses that do not require an industrial zoned site.

Objective 1 – New Industry

To attract new industrial enterprises into existing industrial areas in the Shire, and to help consolidate the established industrial base of the Shire.

Strategies

- Recognise the importance of the established industrial base located within the Shire and promote opportunities for further development, redevelopment and restructuring of these areas
- Accommodate a range of industrial land uses to meet local service needs and to create employment opportunities in the Shire and which do not detract from the appearance or amenity of adjoining or nearby land.
- Provide appropriately zoned locations for the establishment of rural service industries or other rural industries associated with the storage, packing and processing of agricultural produce.
- Ensure that land uses in industrial zones are managed to avoid harmful off-site effects or loss of amenity to nearby residential and other sensitive land uses.
- Land zoned for industrial purposes in the Monbulk and Silvan area be used to provide for support industries and services to the intensive agricultural, horticultural and other rural activities being carried out in the area.

Policy

It is policy that when considering applications for industrial use the following is considered appropriate:

- Industrial land uses be located on existing vacant industrial zoned land, rather than rezoning land to facilitate an industrial or related use.
- Industrial uses proposed to be located on a main road or a tourist route be of a type that requires man road exposure and be designed to enhance the appearance of the area.
- If possible, similar industrial uses and showrooms be grouped together to benefit from the co-location of similar uses.
- The proposed use provides sufficient off-street parking, with car access being located in order to minimise the need for trucks to travel through local residential streets.

- Industrial uses established in rural townships or other predominantly rural areas comprise either the storage, packing and small scale processing of local agricultural products or the servicing of plant or equipment used in local agricultural production.

Implementation

These strategies will be implemented by:

Applying planning policy for Industrial Areas that seeks to protect the industrial land resource and encourages the consolidation of the industrial development within areas zoned for industrial use.

Applying the Industrial 1 Zone to the main areas of established industrial development and the Industrial 3 Zone to the various smaller pockets of industrial development where the proximity of nearby sensitive uses requires careful management of future industrial use and development.

Apply the Industrial 3 Zone to several sites in the Silvan and Monbulk areas, to provide locations for industries serving local intensive agricultural activities.

Objective 2 – Extractive Industry

To maximise the use of existing extractive industry resources within the Shire, while prohibiting the establishment of new quarries in environmentally sensitive areas.

Strategies

- Provide for the continued use and development of existing extractive industry resource areas in the Shire, subject to proper environmental and amenity assessments and controls.
- Ensure that the establishment of new extractive industries are prohibited in areas of natural significance and environmental sensitivity.
- Ensure the thorough consideration of potential environmental implications of any proposal to expand an existing extractive industry.

Implementation

Applying the local planning policy for Vegetation Protection that requires the protection of residential amenity, scenic landscapes and environmental features.

Including established extractive industries in a Special Use Zone to identify quarry sites and maintain appropriate control over future operations and expansion proposals.

Objective 3 – Timber

To provide for the continued support of the timber industry in the Shire, and to encourage a viable industry which is based on, and adds value to, the timber resources that are available to the Shire.

Strategies

- Encourage and facilitate the planting of hardwood timber and agroforestry on cleared private land, particularly on degraded land not suited to other productive agricultural uses.
- Promote the Shire as a strategically located centre for value-adding processing of timber resources.

- Facilitate the establishment of value adding timber processing in appropriate locations in the Shire, which meet specified site selection and development criteria for sawmills and timber processing centres.
- Provide for the implementation of the outcomes in the Yarra Ranges Forest Policy (Our Forests: A Shared Responsibility).

Implementation

Applying local planning policy for Timber Industry having regard to Yarra Ranges Forest Policy November 2004 (Our Forests: A Shared Responsibility).

Applying the Industrial 3 Zone to a number of sites in rural townships to recognise established timber processing facilities and sawmills on those sites.

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Gaming Machines - Objectives, Strategies and Implementation

Objective

To ensure gaming machines are located to minimise adverse social and amenity impacts to the community and to meet local needs.

Strategies

- Encourage gaming machines in venues which:
 - Are located where there is a reasonable choice of alternative non-gaming entertainment and recreation facilities;
 - Have a range of entertainment and leisure options;
 - Offer social and recreational opportunities other than gaming as the primary purpose of the venue.
- Discourage the location of gaming machines:
 - In close proximity to vulnerable communities in the municipality;
 - In areas that have high levels of pedestrians that can lead to 'convenience gaming' where the location of electronic gaming machines increases the likelihood of impulse decisions to play.
- Ensure that the internal layout of venues minimises problem gambling.
- Protect the amenity of surrounding neighbourhoods.

Implementation

Apply local policy to guide the location of new gaming machines, discourage convenience gambling, facilitate the provision of supportive environments within venues and protect the amenity of surrounding neighbourhoods.

Prohibit gaming in strip shopping centres and shopping complexes under the provisions of Clause 52.28.