

**21.03**16/05/2013  
C97**VISION**

The community's vision for the future of Yarra Ranges is expressed in *Vision 2020-Community Plan* which serves as a strategic framework for the municipality and guide to the future. It is based on the simple idea that if the community decide on where they are going, the chances are they will get there.

The Council Plan states:

*The Shire of Yarra Ranges will be a vibrant and dynamic Shire based on strong local communities living in a place of great natural beauty. Our world class Shire will be sustained by a strong local economy and a rich social fabric that is consistent with and support its environmental values.*

This vision will be achieved through the Shire's Sustainability Framework, which encompasses the concepts of both a sustainable community and a sustainable organisation and is underpinned by the following principles:

- Long term rather than short term actions
- Strengthening communities
- Developing local solutions in response to wider issues
- Working together

The development of strategic land use policies and implementation of them through zones, overlays and associated policy guidance, will seek to deliver on the vision and sustainability principles expressed above.

**21.03-1**16/05/2013  
C97**Strategic Framework**

Planning for Yarra Ranges is intrinsically linked to the Shire's geographic diversity. The high quality environmental setting and landscape backdrop of the Dandenong Ranges and Yarra Valley enhance the Shire's overall appeal and attractiveness. The character of individual areas is determined by the combination of key factors including lot size, road treatments, topography and vegetation cover.

The Planning Scheme recognises the importance of preserving these features by distinguishing areas for future development. The Strategic Framework Map delineates the outer metropolitan areas, foothills of the Dandenong Ranges and rural townships from the intensity of development anticipated in the more metropolitan areas of Yarra Ranges. The Shire's vast rural areas are identified for agriculture, conservation and recreation.

The objectives, and strategies in the Municipal Strategic Statement use the designations of metropolitan, foothills, rural towns and rural / green wedge to articulate Council's preference for guiding use and development to the most appropriate and sustainable locations.

**Metropolitan Areas:** Chirnside Park, Lilydale, Kilsyth and Mooroolbark

Metropolitan areas within Yarra Ranges vary from the Shire's first settlement, Lilydale (circa 1840) to the more contemporary centres of Chirnside Park, Kilsyth and Mooroolbark. Generally metropolitan areas are well served by shopping centres, community facilities and public transport and provide employment opportunities. The Shire's two major activity centres are identified as Chirnside Park and Lilydale.

The metropolitan areas are generally quite leafy with some areas of significant vegetation. Most metropolitan areas do not have significant environmental or topographical constraints; however some locations particularly those at the interface with rural areas can be quite remote from services and facilities and can have unsealed roads.

**Foothills Areas:** *Belgrave, Tecoma, Upwey, Montrose and Mount Evelyn*

Located in the southern parts and lower slopes of the Dandenong Ranges, these communities are visually prominent when viewed from other parts of the Shire and surrounding areas. They are characterised by an extensive tree canopy including remnant vegetation and mature exotic gardens.

There is only limited potential for more intensive development in these areas if their established character is to be retained. Shopping facilities and other services are not intended to be as comprehensive as those situated in the more urban parts of the Shire.

Some Foothills areas do not have fully constructed roads and many roadside verges retain remnant vegetation. The extensive vegetation coverage complements the conservation and habitat values of nearby bushland areas, many of which are included within the Dandenong Ranges National Park. Large areas of the Foothills are not connected to reticulated sewerage.

**Rural Townships:** *Coldstream, Seville, Seville East, Silvan, Healesville, Wandin North, Warburton, Monbulk, Woori Yallock, Yarra Glen, and Yarra Junction*

Rural townships are dispersed throughout the Shire, linked by main roads, such as the Maroondah, Melba and Warburton Highways. Separated from the more urbanised areas, many have a distinctive character and serve as an important community focal point and provide a limited source of employment for the surrounding population.

Many larger rural townships (Healesville, Yarra Junction, Yarra Glen and Warburton) have a rustic charm influenced by their scenic rural setting and the prominence of heritage buildings and the retention of an extensive tree canopy. Other smaller centres such as Wandin North, Seville and Woori Yallock are essentially dormitory residential areas with small commercial centres intended to serve local needs. Some rural townships are not serviced by fully constructed roads or connected to reticulated sewerage.

## **Rural Areas**

The rural or green wedge areas are categorised for development primarily through the application of the zones.

### **Rural Living Zone and Green Wedge A Zones**

Land within the Rural Living Zone (inside the Urban Growth Boundary) and Green Wedge A Zone (outside the Urban Growth Boundary) includes a complex patchwork of landscape, land use and subdivision patterns, with varying forms of development. These areas include:

- Residential areas along Mt Dandenong ridge which is an environmentally sensitive area and a prominent feature of the landscape for most of the metropolitan area.
- Buffer areas between the urban and adjoining rural and green wedge land.
- Residential areas in locations relatively remote from urban centres and in many cases subject to significant environmental constraints.
- Several residential areas in the Yarra Valley inappropriate for any further subdivision or development.

Examples such as Launching Place, Wesburn and East Warburton are predominantly residential areas within a rural setting with only a very limited range of commercial and community facilities. These areas play an important role in providing a lifestyle choice for people who want to live in a low density residential area within a bushland setting.

### **Green Wedge Zone and Rural Conservation Zone**

The northern, central and south-eastern parts of the Shire are predominately farming areas including intensive and broad scale farming activities, forestry, and tourism and recreation activities. These areas:

- Contain highly productive agricultural land used for intensive flower, berry and fruit crops, cattle grazing and vineyards which continue to be of major significance to the Shire's economy.
- Play an important role in protecting the water quality of the Shire, retaining native vegetation and riparian vegetation along watercourses, protecting wildlife habitat and maintaining ecological processes.
- Contain some of the most visually attractive landscapes in the Shire comprising an intricate mix of open valleys, rolling foothills, steep forested land and majestic mountain ranges.
- Provide limited rural and green wedge lifestyle opportunities.

Residential uses in the rural areas often impose undesirable constraints on farming operations, due to concerns about the use of potentially noisy equipment, chemical sprays, bird deterrents and the like. Residential development also increases rural land prices which can affect farm viability.

### **The Strategic Framework Map**

The Strategic Framework Map on the following page shows the application of land use categories. The map illustrates the broad strategy for land use and development including: major activity centres, metropolitan areas, foothill areas, rural townships, housing consolidation areas and rural areas.

Strategic Framework Map

