



Yarra Ranges Council

Review

2010 Green Wedge Management Plan



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Acknowledgement of Country

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nation peoples as the Traditional Owners and Custodians of these lands and waterways.

We pay our respect to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.

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1. Introduction

Yarra Ranges Green Wedge is one of Victoria's most environmentally significant regions, home to iconic forests, waterways and rural landscapes that support biodiversity, agriculture and the wider community.

In 2010, Yarra Ranges Council adopted the Green Wedge Management Plan (GWMP), a plan to guide Council's long-term management of the Yarra Ranges Green Wedge. Developed in consultation with the community the Plan established a shared vision for the Yarra Ranges Green Wedge:

The Yarra Ranges community will encourage and support sustainable farming, a healthy biodiversity, and valued landscapes in its Green Wedge. These are the primary green wedge values and are what make it attractive for other activities such as tourism, recreation, and rural living. Council will work with the community and other stakeholders to protect and enhance these primary values. Other activities will only be accommodated if they positively contribute to the primary values.

The GWMP identified a set of objectives and actions to implement the vision and support the ongoing sustainable management of the Yarra Ranges Green Wedge.

Sixteen years on, the GWMP has been substantially implemented. The implementation Plan proposed fifty actions across key themes, including climate change, fire risk, planning, agriculture, biodiversity, landscape management, and tourism and leisure. Most of these actions have now been implemented, with 24 completed, five partially complete/ongoing, 17 ongoing and four not progressed.

This review of the GWMP has found it has proven to be an effective document to guide policy for the rural areas in Yarra Ranges. It has shaped strategic work, supported advocacy positions, and informed statutory reforms that continue to influence land use and environmental outcomes across the municipality.

2. Background

Development of the GWMP was an action under the former metropolitan strategy *Melbourne 2030* and Council's adopted plan was prepared in accordance with the then State Government's *General Practice Note: Preparing a Green Wedge Management Plan* (2005).

The GWMP drew on a number of Council strategies at the time including the Environment Strategy, Economic Development Strategy, Recreation Open Space Strategy and Local Planning Policy Review. The GWMP focussed on issues that Council could influence (or deliver an outcome) within its statutory powers.

A ten-year review of the GWMP was undertaken and reported to Council on 12 November 2019. This review builds on and updates the findings of that review.

3. Key achievements

The Green Wedge Management Plan focused on issues where Council could achieve outcomes through its statutory powers, planning responsibilities, and advocacy role.

Key achievements include:

- In partnership with peak industries, Council advocated for changes to farm gate sales and value-added produce in the Planning Scheme.
- Advocating for crop protection structures (hail netting and shade structures) to be exempt from planning permits.
- Applying a new Environmental Significance Overlay to areas of high biodiversity and habitat area and biolink corridors.
- Introducing new Significant Landscape Overlays with built form requirements for the rural areas, including major tourism developments and agricultural structures.
- Updates to the Municipal Strategic Statement (now Municipal Planning Strategy) in the Yarra Ranges Planning Scheme to align with the *Upper Yarra and Dandenong Ranges Regional Strategy Plan*.

A detailed table of each action and its implementation is provided at **Appendix 1**.

4. Actions Yet to Be Progressed

Of the 50 actions identified in the 2010 GWMP, four were not progressed in the form originally proposed. These included two actions relating to carbon markets and carbon sequestration, one advocacy action relating to bores, and one action focused on design guidance for rural buildings. The implementation of these actions was influenced by factors such as evolving policy priorities, the complexity of the issues involved and changing circumstances over time. The themes underlying these actions remain relevant and will be considered in the preparation of the new GWMP.

5. Amendment C148

Planning Scheme Amendment C148 represents a key implementation outcome of the GWMP. It was a major review of the Yarra Ranges Planning Scheme that translated many

of the GWMPs strategic objectives into planning scheme policy, overlay controls and decision guidelines. These are outlined in the table below.

Municipal Strategic Statement

Amendment C148 was a substantial rewrite of the Municipal Strategic Statement (now known as the Municipal Planning Statement -MPS) that provided clearer strategic direction and decision-making guidance on a wide range of land use and development issues. Of relevance to the Green Wedge are the following:

- *21.02 Settlement and Housing (now part of the MPS)*, the update included:
 - a long-term policy commitment to contain suburban expansion within the established Urban Growth Boundary
- *21.03 Green Wedge (now part of the MPS)*, the update included:
 - the primary values of the Green Wedge which are: maintaining healthy biodiversity; protecting valued landscapes; and supporting sustainable agriculture
 - recognition of the differing characteristics of Green Wedge areas and the three broad categories of rural land use: Productive Agricultural Areas; Rural Landscape Areas; Rural Residential Areas
 - objectives, strategies and policy guidelines which apply the Green Wedge primary values and rural land use categories for the following topics: Agriculture; Rural Industry; Tourism facilities, Dwellings, and Subdivision.
- *21.05 Built form (now part of the MPS)*, the update included:
 - recognition of Yarra Ranges' scenic rural landscapes and the need for Significant Landscape Overlays to provide design guidelines in Green Wedge areas
- *21.06 Environment (now part of the MPS)*, the update included:
 - Yarra Ranges' rich biodiversity and range of habitats
 - the network of core habitat areas linked by riparian corridors along the Yarra River and other waterways, and the need to recognise and protect them through Environmental Significance Overlays
 - threats to soil resources from poor land management environmental hazards such as bushfires, flooding, landslip, and soil contamination and the need to identify areas of significant risk through overlays.
- *21.06 Environment (now part of the MPS)*, the update included:

- Yarra Ranges' rich biodiversity and range of habitats
- the network of core habitat areas linked by riparian corridors along the Yarra River and other waterways, and the need to recognise and protect them through Environmental Significance Overlays
- threats to soil resources from poor land management
- environmental hazards such as bushfires, flooding, landslip, and soil contamination and the need to identify areas of significant risk through overlays.

Dwellings in Green Wedge Areas Policy

C148 introduced a new local policy at Clause 22.02 *Dwellings in Green Wedge Areas* (now clause 11.01-1L-03: Residential development in the green wedge). This new policy contained assessment guidelines for proposals to use Green Wedge land for dwellings. It provided different considerations for the three broad categories of Green Wedge land use: Productive Agricultural Areas, Rural Landscape Areas and Rural Residential Areas.

Environmental Significance Overlay (ESO)

C148 replaced the existing ESO1 with a new ESO1 that identifies the important biodiversity habitats in Yarra Ranges and provides targeted controls to protect these areas. The new ESO1 applies to:

- areas that have been identified as highest biodiversity areas for indigenous flora and fauna
- riparian corridors along the Yarra River and other waterways which provide strategic links between habitat areas

Significant Landscape Overlays (SLO)

C148 introduced six new SLO's that contain design guidelines for new development in Green Wedge areas. SLO's 1 to 6 cover the six landscape character types that collectively make up the Yarra Ranges Green Wedge.

Clause 51.03

C148 also removed redundant requirements from the Schedule to Clause 51.03 Regional Strategy Plan that had been addressed by other changes to the Planning Scheme. This reduced reliance on confusing provisions and enabled clearer policy that was easier to identify and understand.

6. Advocacy

The GWMP established a strategic framework to guide the protection and management of the Yarra Ranges Green Wedge. The Plan sought to protect the area's environmental, agricultural and landscape values, with several actions requiring advocacy on State policy and regulatory matters beyond Council's direct control.

Over the life of the GWMP, Council has actively participated in planning reform processes, policy reviews and government consultations to advocate for outcomes consistent with the vision and objectives of the GWMP. This advocacy has helped implement the Plan's strategic direction and respond to changing policy settings affecting Green Wedge areas.

Key advocacy initiatives have included submissions to the State Government's review of planning for Melbourne's green wedges and agricultural land, feedback on planning provisions for rural workers' accommodation, advocacy regarding soil dumping, and consideration of the implications of small second dwellings and tiny homes in green wedge areas.

Key Advocacy Initiatives

State Government's Planning for Melbourne's Green Wedges and Agricultural Land Review 2020

In December 2020, Yarra Ranges Council made a detailed submission to the State Government's review of planning for Melbourne's green wedges and agricultural land. The submission highlighted the importance of the Yarra Ranges Green Wedge as a place of productive agriculture, significant biodiversity, tourism and part of Melbourne's drinking water catchment. Council drew on existing policy and directions of the GWMP as a basis for its submission.

Following the consultation the State Government released the *Planning for Melbourne's Green Wedges and Agricultural Land Action Plan* in March 2024. The Action Plan includes 20 actions to be delivered over three years.

Seasonal workers accommodation

The need to support the provision of accommodation for seasonal workers was recognised in the GWMP. Since then, Council has advocated in a number of forums for planning scheme changes to provide greater flexibility for seasonal workers accommodation. Council has advocated to the State Government through the Municipal Association of Victoria for permit exemptions for Rural Worker accommodation in the Green Wedge Zones. This is also reflected as an action in the adopted Yarra Ranges Housing Strategy 2024. In 2020, Yarra Ranges Council provided feedback on a State Government's *Issues and Options Paper on planning for rural*

workers accommodation, supporting the need for a definition for rural workers' accommodation in the planning scheme.

Soil dumping

Illegal soil filling and dumping is an ongoing environmental risk in rural and Green Wedge areas within the municipality. To understand the extent of the issue, Yarra Ranges Council hosted a roundtable discussion in October 2018 with representatives from ten local councils, Melbourne Water, the Environmental Protection Authority and the Department of Environment, Land, Water and Planning. The roundtable overwhelmingly concluded this issue is not unique to Yarra Ranges and is prevalent across metropolitan and pen-urban areas. Following the roundtable Council has strongly advocated for greater State Government action to address this issue, and although recent State Government planning initiatives, such as the planned introduction of a permit trigger for clean fill dumping, are a positive step, they do not fully address the complexity of the issue.

Small Second Dwellings

In December 2023, the State Government introduced changes to Victorian Planning Schemes and Building Regulations to coordinate an approval process small second dwellings. A small second home is a dwelling that is 60 square metres or less with a kitchen, bathroom and toilet, located on the same lot as an existing home. Under the changes a small second home can be built on most properties in residential and rural zones without a planning permit in cases where there are no flooding, environmental or other special planning controls. A building permit is always required.

There are concerns that an increase in small dwellings in Green Wedge areas will result in incremental residential intensification, undermining the non-urban character of the Green Wedge and increase exposure to bushfire risk – all issues highlighted in the GWMP.

Small second dwellings in the Dandenong Ranges are also contrary to the *Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan* (RSP) which states that “*There shall be no net increase in the total provision for residential development in the Dandenong Ranges*”. In 2024, Council wrote to the Minister for Planning to express its concerns with allowing small second dwellings where residential intensification is not permitted in the Regional Strategy Plan – noting that under the *Planning and Environment Act 1987*, a change to the Planning Scheme must not be approved if it is inconsistent with the RSP. Council did not receive a response to its letter.

Tiny Homes

Tiny Homes raise complex planning, building, safety, environmental and amenity issues in rural and Green Wedge areas. While recognising tiny homes present a flexible and lower-cost housing option, concerns exist around safety, appropriate location and adverse impacts. A significant challenge in planning for Tiny Homes is that they are not clearly defined within Victoria's planning and building frameworks. This creates uncertainty for residents, landowners, and Council officers.

Council sought legal advice to guide decision-making in the absence of State Government direction. While the advice provided a practical decision-making framework, some ambiguity remains, particularly around when a tiny home is considered temporary or permanent accommodation. A Building Appeals Board decision provided some clarification by confirming that a tiny home used for habitation may be subject to building permit requirements and construction standards.

In the absence of further State Government direction Council has provided additional information to community on its webpage and is considering reviewing the Neighbourhood Amenity Local Law as it relates to caravans and temporary habitation. Council will also continue to advocate for a consistent definition and regulatory framework for Tiny Homes.

7. Conclusion

Overall, the GWMP has been successful in setting the strategic direction for the Yarra Ranges Green Wedge and providing a framework to guide Council's policies, programs and advocacy over the past decade. The Plan has been particularly influential in shaping the planning framework, with many of its recommendations incorporated into the Yarra Ranges Planning Scheme. This has strengthened policy support for the protection of the Green Wedge's three primary values: sustainable agriculture, healthy biodiversity and valued landscapes.

The plan has also been effective in guiding biodiversity and landscape-related initiatives. Significant progress has been achieved through improved biodiversity mapping, the introduction and refinement of planning controls, and a greater understanding of environmental values across the municipality. These outcomes have strengthened Council's ability to protect and manage important environmental and landscape assets.

In the areas of agriculture, tourism and rural land use, the plan identified important strategic directions and advocacy priorities. This included matters such as farm gate sales, seasonal and rural worker accommodation, and the role of recreation and tourism activities in supporting the Green Wedge economy while maintaining its environmental and landscape values.

Appendix 1: Table of Actions

Number	Action	Status
Climate Change		
1	Develop a Council position statement addressing • alternative energy sources and • associated innovative farming practices. Incorporate into planning policies.	Complete Adapting to changing climate and energy future Strategy adopted 2012. Regarding innovative farming practices – this relates to shade structures (hail protection structures) which were attracting planning permits. Council successfully lobbied the State Govt on this issue and a change to Victorian Planning Schemes was initiated to make crop protection structures permit exempt (Clause 62.02).
2	Explore and support the benefits of increasing carbon in the soil through agricultural processes. Future trading could be financially beneficial for farmers and landholders.	Not progressed While opportunities relating to carbon markets, soil carbon and natural capital were explored, the action did not progress due to the complexity of the subject matter and the need for greater clarity around Council's role in facilitating or supporting these initiatives. Since then, State and Federal Government programs have emerged to support carbon farming and participation in carbon markets, while ongoing research and public discussion continue to examine the effectiveness and integrity of these schemes. These changing circumstances may warrant further consideration through the preparation of the new Green Wedge Management Plan.

Number	Action	Status
3	Explore the demand for carbon sinks as an alternative income stream to landowners in the Green Wedge.	Not progressed As above
Fire Risk		
4	The final report of the Royal Commission is due in August 2010 and it is anticipated that there will be significant actions to be undertaken in response to recommendations from the report.	Complete Numerous measures have been undertaken including the Bushfire Management Overlay and other changes to the Planning Scheme introduced by the State Govt in 2011 to prioritise protection of human life and making communities safer. The State Govt has also committed to working with councils to ensure bushfire prone area map is available. The map was introduced in response to the recommendations made by the 2009 Victorian Bushfire Royal Commission.
5	Continue to Implement Council's Municipal Recovery Plans	Complete/Ongoing Council currently has a Municipal Emergency Management Plan 2023-2026, this provides information on prevention, response and recovery from emergencies and is reviewed every three years.
6	Continue to work with the CFA to identify areas of bushfire risk and apply/update the Wildfire Management Overlay.	Complete The BMO (Bushfire Management Overlay) replaced the Wildfire Management Overlay in 2011. The BMO is reviewed annually by State Govt and Council can input into this. Project work was completed to identify areas of particular Bushfire Attack Levels; this was then incorporated into the BMO Schedules (BMO1 and BMO2) of the Yarra Ranges Planning Scheme.

Number	Action	Status
7	Include fire safety measures when developing relevant strategic documents.	Complete/Ongoing State Govt introduced Clause 13.02-1S <i>Bushfire planning</i> in July 2018. This Clause provides mandatory provision that all settlement planning (change of zones, policy or any planning scheme amendment) will not result in the introduction or intensification of development in an area that has or will have on completion a BAL of more than 12.5.
8	Facilitate discussion with the DSE and grape growers to address the issue of smoke taint resulting from controlled burns.	Ongoing This issue is considered when scheduling controlled burns.
Planning Framework		
9	To establish an agreed process with the State Government to undertake a review of the planning framework governing the Yarra Ranges Planning Scheme in particular the role of the Regional Strategy Plan. This process will include: • Identify key strategic principles of the Regional Strategy Plan that are required to underpin any future planning framework for the municipality. • Examine alternative statutory techniques for ensuring that these principles are given a durable status that cannot be undermined • Develop a robust planning framework for Yarra Ranges that reflects the primary values of the Green Wedge. • Ensure this is a more effective and transparent framework.	Complete This was completed through Amendment C148. This amendment introduced new policies and provisions into the Yarra Ranges Planning scheme that addressed rural planning issues that were identified in the GWMP.

Number	Action	Status
Agriculture		
10	Council will continue to apply the Farm Rate and employ an Agribusiness officer.	Ongoing The farm rate is still applied. Council currently employs a Program Lead for Agri-food Futures
11	Council will continue to support Agribusiness Yarra Valley as a forum for the local industry and advocate on behalf of agriculture.	Ongoing The Rural Advisory Committee and Agribusiness Yarra Valley are both supported by Council.
12	Review the zone and local planning policy provisions for the green wedge zones. As part of this review examine: - identified sub areas identified in the Planning Scheme - Rural farming areas map (Broadacre Farming, Intensive Farming, Rural Landscape areas and Environmental Rural). - Threats to agriculture or biodiversity. Ensure designations are consistent with the application of the green wedge zones and related policy. (Linked to broader GW Zone review).	Complete This action was implemented as part of Amendment C148 which introduced policy specifically for the categories of Green Wedge areas: Productive Agricultural Areas; Rural Landscape Areas; Rural Residential Areas Broader review of the Green Wedge Zones will be considered in the preparation of a new GWMP. Management of threats to biodiversity and agriculture has been progressed with the application of the Environmental Significance Overlay that was introduced as part of C148.
13	Review and revise the local planning policy related to agriculture. This project will consider emerging issues such as, food miles, food security, water availability and consumer preference for local produce. Ensure planning controls seek to maintain a sustainable farming sector.	Complete Amendment C148 introduced policies for tourism related to agriculture and other discretionary uses. The policies provide requirements to limit the adverse effects on agriculture and green wedge areas.

Number	Action	Status
14	Advocate to State Government to consider sale of value-added products in green wedge zones or modifying definitions to allow expanded farm gate sales.	Complete Council officers successfully advocated to the State Government for changes to the definition of “primary produce sales” (Farm gate sales) - which were introduced by the State Government as part of Amendment VC150. Specifically, the revised definition expands to allow for “processed goods made substantially from the primary produce.” This allows for sales of foods such as jams made from the berries grown on the land.
15	Review planning policy to support the provision of accommodation for seasonal workers. (Backpacker or Budget.)	Complete/Ongoing The land use term “host farm’ which is a discretionary use in the Green Wedge zones has been determined to encompass back packer accommodation. The use is not prohibited. Council has advocated to the State Government for permit exemptions for Rural Worker accommodation in the Green Wedge Zones, similar to what exists in the Framing Zone.
16	Develop Council policy position and related design guidelines for agricultural structures in the landscape. Examples include hail netting large sheds and rural industrial buildings. Revise Horticultural Structures policy and produce information sheets as needed to clearly establish Council’s priorities and processes.	Complete The strategic work for this was completed with the adoption of Vision 2020 by Design Policy. The largest part of the implementation of this report has been via the revised Significant Landscape Overlay for the rural areas, which formed part of C148.

Number	Action	Status
17	Review and amend existing local laws regulating noise levels from (noise generating) bird deterrents having regard to amenity impacts to humans and threatened faunal species. Prepare information, guidelines and web-based resources for agribusiness and rural residents on the responsible use of devices with amenity impacts such as bird scaring devices, frost fans and other rural industries.	Complete Neighbourhood Amenity Local Law 2020, Part 9 regulates the use of scare guns and the frequency of blasts. This information is available on Council's website.
18	Work with water authorities to increase the use of recycled water in agriculture.	Ongoing Council has supported the development of a detailed business case for the Coldstream Recycled Water Pipeline Scheme
19	Develop/improve planning information sheets on common agricultural and rural planning permits.	Complete Planning information is available via e- planning and FAQ's on Council's website.
20	Introduce a mechanism to maintain a record of planted native vegetation such as shelter belts, agroforestry, etc for the purpose of exempting registered landowners from planning permits. These permits would be associated with a whole farm plan and address future lopping or removal of planted vegetation. Explore the suitability of issuing planning permits for whole farm/ or farm management plans. These could identify vegetation removal, dams etc.	Complete Amendment C148 introduced via the new Environmental Significance Overlay and the Significant Landscape Overlay an exemption to remove planted windrows, woodlots or landscaping consistent with the implementation of a property management plan. This effectively provides a method for farmers to restructure the layout of the farm (remove windrows) without a permit, provided a land management plan has been lodged. New policy for vegetation around dams was also included as part of C148.

Number	Action	Status
Biodiversity		
21	To develop and maintain detailed knowledge about the extent, nature and quality of flora and fauna species and habitats in the Shire as a basis for management controls. This will include: • An updated biodiversity mapping system, consistent with the DSE framework for Ecological Vegetation Classes and Bioregions and that can consider links and buffers. • A system that can be progressively added to and updated over time. • Use this data to inform decisions on planning permit applications.	Complete/Ongoing The data for flora and fauna species are maintained by Council's biodiversity / conservation team and are used to update the State Government's digital layers which are the repository for environmental information. Council is developing a Biolinks plan to identify and restore important corridors for biodiversity protection and enhancement throughout the Yarra Ranges.
22	Review all vegetation controls to maintain and enhance core environmental values. • Develop a revised Environmental Significance Overlay • Local planning policy and • Modify vegetation provisions to enhance existing provisions including connectivity and other strategic considerations.	Complete The new Environmental Significance Overlay (ESO) was developed as part of C148. The enhanced policy in the new ESO and the revised Municipal Planning Strategy has removed the need for a separate vegetation policy.
23	Develop an internal Biodiversity Offsets Program to assist permit holders to achieve offsets within the municipality.	Complete The Yarra Ranges Biodiversity Offset program has native vegetation offsets available for purchase from within the Port Phillip and Westernport Catchment Authority. Wherever possible the offsets are achieved within the municipality.

Number	Action	Status
24	Continue to implement the actions in the Weed Management Strategy to reduce the impact of weeds in the Shire.	Ongoing The environment team is responsible for the implementation of the Weed Strategy. Programs such as Weed Wipeout - helps people dispose of environmental weeds with tip vouchers.
25	Work with Parks Victoria, public agencies, Landcare networks and landowners in the Green Wedge to achieve more effective land management.	Ongoing Council supports Landcare and friends groups to protect and restore a range of native plants, animal habitats and environments.
26	Prepare information and advice sheets for landowners to address weed management.	Complete Information to assist in identifying, controlling and disposing of weeds is available on the Council website.
Ground Water		
27	Advocate to Southern Rural Water to sustainably manage permits for additional bores within the municipality.	Not progressed The issue was particularly prominent during the extended drought conditions experienced at the time the 2010 Green Wedge Management Plan was prepared. Since then, community interest has reduced, reflecting changing seasonal conditions and the significant costs associated with establishing and maintaining a bore. Water security and sustainable water management remain important issues for the Green Wedge and will be explored through the preparation of the new GWMP.

Number	Action	Status
Waterways and Stream Flow		
28	Support and promote Melbourne Water programs that educate landowners to protect waterways by greater use of recycled water and reduced nutrient inputs into waterways.	Ongoing Council supports and promotes Melbourne Water's programs via the website and works closely with Melbourne Water on all relevant projects. Council's website includes a fact sheet – Managing water on your rural property
29	Investigate the application of an Environmental Significance Overlay for major waterways to encourage sustainable land management and protect habitat links.	Complete Environmental Significance Overlay (ESO1) to protect waterways and habitat areas was implemented as part of the Amendment C148.
30	Advocate to water authorities to review the criteria for issuing permits for dams to ensure there is no significant adverse impact on stream flows to tributaries and the greater catchment area.	Ongoing Dams do not require planning permits if a license is required from the water authority to construct the dam or to take and use water from the dam under the <i>Water Act 1989</i>. This issue is being addressed in several ways: • Council adopted the Integrated Water Management Plan 2017 to set the direction for Council operations. • As part of Amendment C148 Council included some additional policy for rural dams (in association with dwellings). • Council has also instigated some work in specific catchments to improve the natural flow of creeks and waterways through the implementation of water sensitive urban design.

Number	Action	Status
Water Quality		
31	To recognise, protect and enhance the quality of water in the Yarra River. Work with Melbourne Water to prepare a catchment management plan for the Yarra River Water Supply Catchment to Sugarloaf Reservoir.	Ongoing This project was included in the GWMP at the request of Melbourne Water. Council regularly supports Melbourne Water projects and is a Responsible Public Entity identified in Burndap Birrarung burndap umarkoo (Yarra Strategic Plan) to protect the river.
32	Analyse land use and development within the catchment to identify risk to drinking water quality • review of the planning provisions and policy to ensure appropriate recognition of the importance of protecting water quality • prepare action plan (including funding principles) to direct catchment management activities toward drinking water quality priorities.	Ongoing. This was undertaken in the development of Burndap Birrarung burndap umarkoo (Yarra Strategic Plan) and the Planning Scheme has been updated to implement the Plan's recommendations. Additionally: – Planning permits for development in the catchment are referred to Melbourne Water for appropriate assessment. – Clause 19.03-3L of the Planning Scheme provides planning provisions for protecting water quality.
33	Review current planning policies and strategies for managing land use and development within the catchment.	Complete Clause 51.06 Birrarung (Yarra River) Protection and 12.03-1R Birrarung (Yarra River) have been introduced in the Planning Scheme by the State Government to protect the river and its catchment.
34	Complete a Domestic Wastewater Management Plan. The plan will • commit all agencies to a realistic timetable to eliminate the local sewerage backlog and • contain strategies to improve the management of on-site domestic wastewater systems where sewer systems will not be provided.	Complete Council developed a draft Wastewater Management Plan 2021-2026 that will be incorporated into the updated Integrated Water Management Plan currently being developed. Yarra Valley Water's Community Sewerage Program identifies a number of areas within Yarra Ranges currently in the design and

Number	Action	Status
	Adopt measures to encourage landowners to connect to the sewer.	construction phrase for a new sewerage system.
35	Review the coverage and content of landscape protections controls set out in the Planning Scheme. (Significant Landscape Overlays and permit triggers under Clause 53) in accordance with Vision 2020 by Design and prepare a planning scheme amendment to implement changes. • Ensure the policy is unambiguous and addresses issues and planning considerations.	Complete Six new Significant Landscape Overlays (SLO's) were introduced as part of the Amendment C148. The SLO's were based on the analysis of the landscape in Vision 2020 by Design Policy.
36	Investigate a policy position for agricultural structures to provide guidance to the agricultural community on their use in areas of landscape significance. Explore the possibility of a Code of Practice/ Local Planning policy for environmental covers/ hail netting or other similar structures.	Complete This issue was resolved by the exemption from permits (Clause 62) for crop protection structures. This exemption was as a result of successful advocacy by Yarra Ranges Council officers.
37	Develop guidelines and information sheets on the preferred look of buildings in rural areas consistent with Vision 2020 by Design. These guidelines can be used when designing proposed buildings and works which will be subject to planning permits.	Not Progressed This action did not progress in the form originally proposed. However, guidance on the design of buildings in rural areas has continued to be provided through urban design referrals, planning policy, and design guidance contained within the Significant Landscape Overlay schedules. These measures are further supported by the <i>Vision by Design</i> resource available on Council's website.

Number	Action	Status
Tourism and Leisure		
38	Review tourism policy statements to ensure they reflect the vision for the Green Wedge - where tourism and recreation play a secondary and complementary role to the primary values of the Green Wedge: biodiversity, agriculture, and landscape.	Complete A new set of policies guided by the vision for the Green Wedge have been implemented via Amendment C148.
39	Work in partnership with Parks Victoria and other public landholders to promote and provide tourism and nature-based leisure opportunities.	Ongoing A number of current Council projects contribute to nature based tourism including the Warburton mountain bike trail and ngurrak barring Ridge Walk.
40	Support and improve the major projects facilitation process to provide timely, considered and coordinated response to proposed major investments.	Complete/Ongoing Since the completion of the GWMP Council has formed the Priority Investment Panel and a major projects group in statutory planning to assist in the implementation of major projects
41	Establish a clear policy position on the development of recreation facilities including golf courses in the Yarra Ranges as part of a broader review of tourism policy.	Complete Amendment C148 introduced clearer policy guidance for major recreation facilities and tourism uses in the green wedge.

Number	Action	Status
42	Advocate to the State Government to resolve issues associated with planning scheme controls in the Green Wedge. Specifically: • Allow tourism facilities to be provided in association with enhancement of areas of natural beauty or biodiversity. • Clarify land use definitions relating to visitor accommodation. • Modify the definition of primary produce sales to allow some value-added product. • Review definition of Place of Assembly with a view to accommodate some 'formalised' events to occur in the green wedge.	Complete Council successfully advocated to State Government for the following changes to the Planning Scheme. • The "in association" conditions have been modified in the rural zones, • The definition of primary produce has been modified. • Visitor accommodation definitions (particularly backpacker accommodation) have been modified. • Place of Assembly is now an allowed use in the rural zones.
43	Review the application of the Special Use Zone in the context of emerging tourism policy and the Green Wedge Vision.	Ongoing. An initial review of places in the Special Use Zone has been undertaken and will be explored further as part of the new GWMP.
44	Prepare a planning manual to assist the management and operation of community festivals and events. • Develop a code of practice for events to address amenity issues if this is allowable. • Explore whether a local law would be an appropriate method of dealing with amenity issues.	Complete Information for the planning of festivals and events is available on Council's website. All festivals and public events are required to lodge a PoPE (Place of Public Entertainment) application with the building department. The PoPE deals with a number of health and amenity issues.

Number	Action	Status
Rural Living		
45	Review the policies and controls relating to the assessment of proposals for houses and vacant rural lots and replace the existing tenement controls with a set of clear and comprehensive policies that: • Are applied in conjunction with the zone-based permit controls. • Strengthen support for productive agriculture. • Address environmental concerns and enhance biodiversity. • Minimise further intrusion of rural residential into areas of high biodiversity value. • Minimise opportunities for further residential development in areas of fire risk, poor access and lack of services.	Complete Amendment C148 updated policies to strengthen support for productive agriculture and addressed environmental concerns through the application of the Environmental Significance Overlay (ESO1). Clause 13.02-1S <i>Bushfire Planning</i> provides mandatory provision that all settlement planning (amendment, permit or policy) will not result in the introduction or intensification of development in an area identified for fire risk.
46	Design a method/process for engaging with rural lifestylers to ensure their opinions are known when policy is being developed.	Ongoing Council's Rural Advisory Committee consists of rural community members. No specific policy has been developed however the rural wider community are included in consultation on any strategic work affecting the rural areas.
47	Work with local landowners through 'friends of' and Landcare groups to improve land management in rural areas	Ongoing Council supports landcare and friends groups to protect and restore a range of native plants, animal habitats and environments
48	Review current subdivision provisions to simplify existing controls, in particular. • Review the maximum subdivision provisions. • Rationalise the number of schedules to the zones.	Ongoing A report to Council was considered in 2014 and Council wrote to the Minister of Planning requesting support to facilitate the removal of maximum subdivision provisions, however the matter didn't progress. This will be explored further as part of the new GWMP.

Number	Action	Status
Cultural Heritage		
49	Develop a process to better identify and map significant cultural heritage sites within the Shire.	Ongoing Council supports Reconciliation and is committed to a process of reconciliation and indigenous community strengthening. The mapping of cultural heritage us undertaken as part of Place plans and structure plans as they are developed and has been considered through the Yarra Ranges Heritage Strategy and Policy
50	Identify and promote the requirements of the Aboriginal Heritage Act and how it will impact the community.	Ongoing The Aboriginal Heritage Act is designed to protect and manage Aboriginal cultural and intangible heritage. This includes requirements for Cultural Heritage Management Plans which are managed through of the planning permit process.



Acknowledgement of Country

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways. We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region. We proudly share custodianship to care for Country together.



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