



Yarra Ranges Council

Erosion Management Overlay Mapping Review

(Planning Scheme Amendment C225)

The Erosion Management Overlay mapping is being reviewed. Find out more, make a submission or attend a webinar.



What is an Erosion Management Overlay

An Erosion Management Overlay (EMO) is a planning scheme control that applies to land that could be affected by erosion or landslip. This control is part of the planning system in Victoria, and it is designed to help control how land can be developed and prevent unsafe development (including buildings and earthworks) in areas prone to erosion or landslip.

Council is responsible for applying the EMO to areas that might have landslides or debris flow (which is when a lot of material quickly moves down a slope posing a significant risk to people and property).

If you want to build or do works (including earthworks and tree removal) on a property with an EMO, you will need to check if a planning permit is required. Not all buildings and works require a planning permit, these exemptions are listed in the control (Schedule to the EMO). If a planning permit is required, you will need to get a geotechnical engineer to assess the site and plans when preparing your planning permit application.

Why is the Erosion Management Overlay important?

Many places in the Yarra Ranges can have landslides. The EMO has specific measures for building and other works to prevent landslides from occurring by ensuring development is well designed and assessed by a geotechnical engineer. This helps to stop poor and risky development and importantly helps to keep people and homes safe.

People living in the EMO area can also help reduce landslip risk by maintaining their properties and staying aware of how extreme weather, storms, and bushfires can affect landslip conditions.

What is a Planning Scheme Amendment?

A Planning Scheme Amendment (PSA) is when changes are proposed for the rules about how land can be used or developed. This is a formal process, and Council needs to get permission from the State Government at different stages. The community will be told about the proposed changes and can make a submission. The Yarra Ranges Planning Scheme will be updated once the amendment is approved by the State Government.

What is Amendment C225 to the Planning Scheme?

Yarra Ranges Council is proposing to update the EMO mapping and add new rules for areas at risk of debris flow. The current mapping was prepared in the 1990s and mostly based on 1960s contour plans and old aerial photography.

Council has contracted geotechnical experts to analyse landslide and debris flow risks across the municipality. New technology has been used which has now provided Council with more accurate EMO mapping. This work means that some properties are proposed to be removed from the EMO, and some will be added. If you already have an EMO on your property there may be some changes where this applies on your property.

Council is proposing to add a second Schedule (Schedule 2) to the EMO. This will identify areas that are at risk of being impacted by debris flow and the planning permit requirements for building or earthworks on these properties. The current Schedule to the EMO will be re-numbered to Schedule 1 with no proposed changes to its planning permit requirements, except for emergency works by public authorities.

What is a Schedule?

A Schedule contains information about why the EMO applies to certain areas of land, what type of buildings, earthworks and subdivision requires planning approval and information to be submitted to Council if planning approval is required.

What is debris flow and what is the risk?

Debris flow is when wet soil and debris move quickly down a slope, usually through a gully. It can travel far and be extremely dangerous. It's different from a landslide, which moves slower and is less risky to people but can damage property. Montrose has had debris flows before, with a large slide recorded in 1891 which resulted in property damage.

The proposed EMO mapping identifies new land channels susceptible to debris flow hazards, including areas:

- South of Warburton
- Additional locations on Mount Dandenong and Montrose

What does this mean for my property?

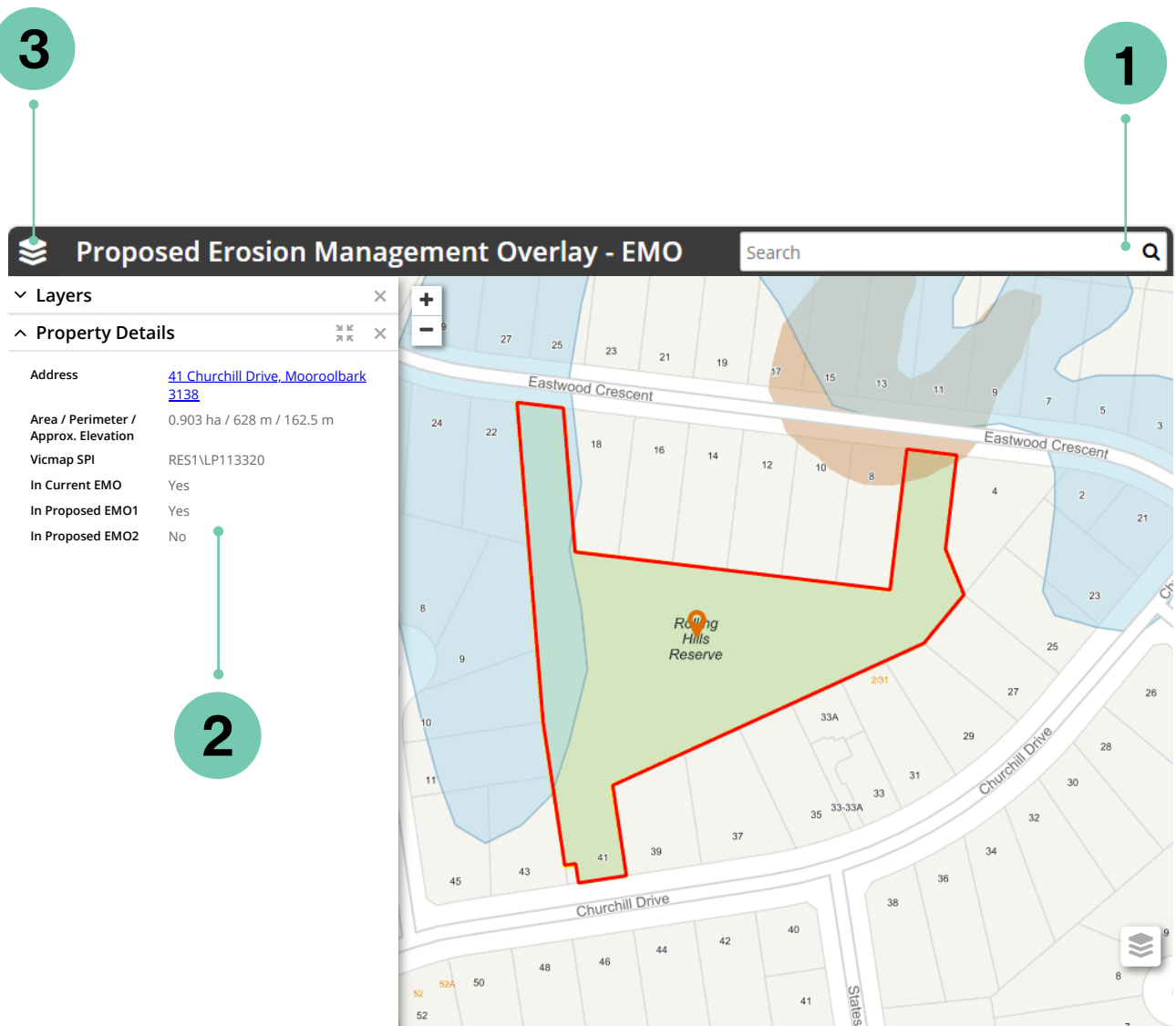
If your property is in an EMO area, it means the land could be at risk of landslip or debris flow. You might need a planning permit and a Geotechnical Assessment for new development, including building a new dwelling, dwelling extensions, outbuilding, earthworks, tree removal or subdivision. The EMO sets out the requirements for planning permit applications. This ensures land is appropriately developed to keep people and properties safe.

Not all new building and works in the EMO requires a planning permit. The details of these planning permit exemptions are listed in the Schedule to the EMO.

You can check how the amendment affects your property by visiting [Proposed EMO Mapping](#) and enter your address.

How do I view the proposed mapping changes?

- 1 Enter property address in the top right corner
- 2 See results on left of page
- 3 Click on layers button in the top left corner to see current and proposed EMO



Why is Council doing this amendment?

Council needs to keep planning controls up to date. The current EMO mapping is old and not based on the latest information. New technology helps identify landslides and enables more accurate mapping. With more extreme weather expected, it's important to have accurate maps to prevent unsafe development on land that is prone to landslip.

Want to find out more?

For more information visit www.yarraranges.vic.gov.au/C225.



To join a webinar or speak to a Council planner, scan this QR code or visit www.shaping.yarraranges.vic.gov.au for details on dates, times and locations.

How to Participate - make a submission

We want to hear from the community about these changes. You can give your feedback in writing through the Council's website or by post.

Your submission should explain how the changes affect you. You can submit your feedback from 21 August 2025 to 3 October 2025 to mail@yarraranges.vic.gov.au or Design and Place, PO Box 105, Anderson Street, Lilydale, VIC 3140.

Please note that your name, address and submission may be made publicly available throughout the amendment process.

If you need a language interpreter, call the Translating and Interpreting Service (TIS National) on 131 450 to speak to an interpreter. Ask them to phone Yarra Ranges Council on 1300 787 624 or National Relay Service (NRS), TTY: 133 677 (ask for 1300 787 624), Speak and Listen (speech-to-speech relay): 1300 555 727 (ask for 1300 787 624)