

WARBURTON MOUNTAIN BIKE DESTINATION PROJECT

AMENDMENT C198YRAN

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Minister for Planning who is the planning authority for this Amendment.

The Amendment has been made at the request of Yarra Ranges Council (Council) as the proponent responsible for the Warburton Mountain Bike Destination Project (the Project).

Land affected by the Amendment

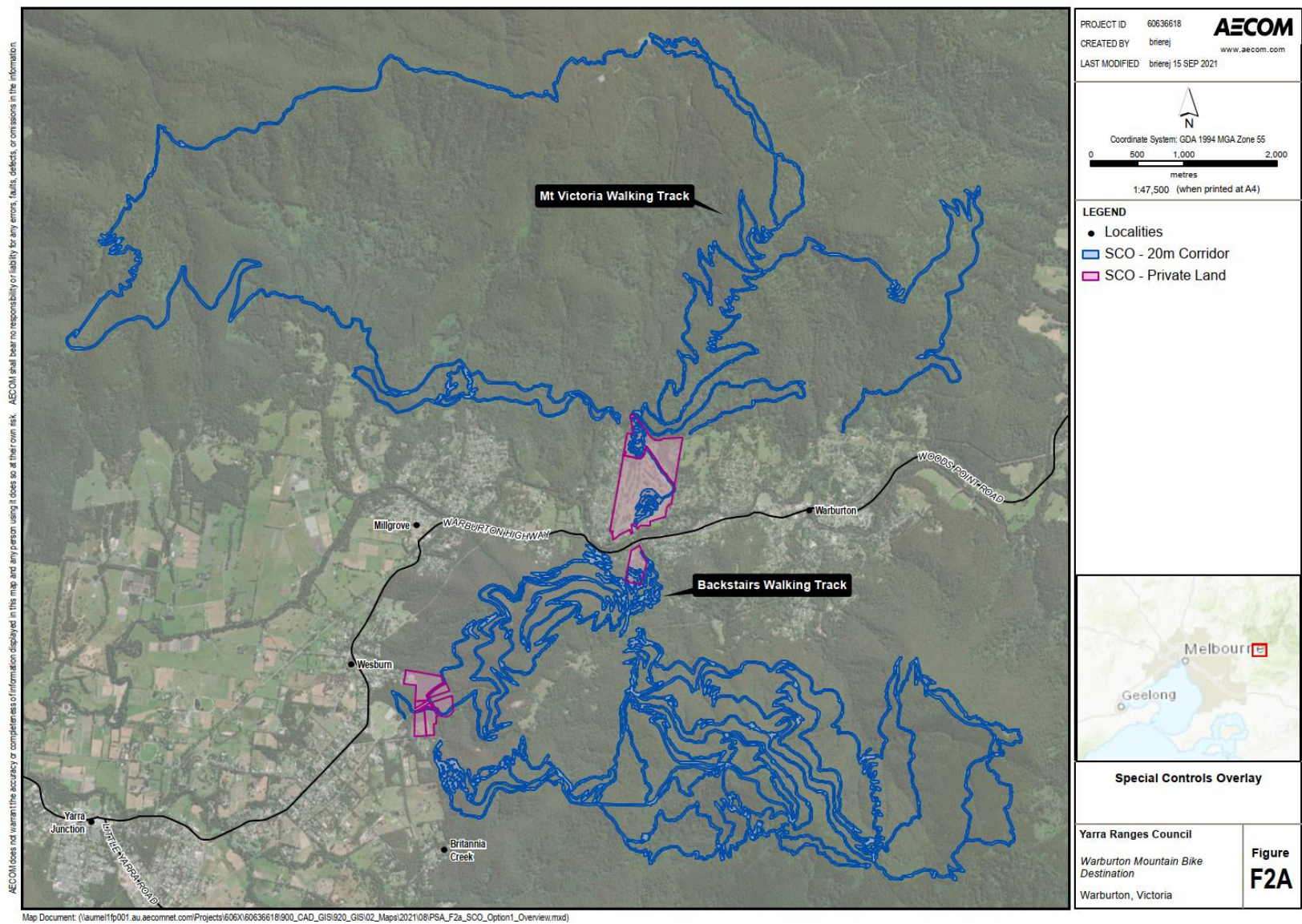
The Amendment applies to the land required for the Project, as shown on the Yarra Ranges Planning Scheme Map Nos. 14, 32, 33, 34, 47 and 48 SCO, as SCO16 (Project Land). The Project Land affected by the Amendment is shown below (Map 1).

What the Amendment does

The Amendment facilitates the use and development of the Project. Specifically, the Amendment:

- Inserts new Planning Scheme Map Nos. 14, 32, 33, 34, and 48 SCO and amends Planning Scheme Map No. 47 SCO.
- Amends the schedule to Clause 45.12 Specific Controls Overlay by inserting Incorporated Document '*Warburton Mountain Bike Destination Project Incorporated Document, January 2022*' (the Incorporated Document).
- Amends the schedule to Clause 72.03 (What Does this Scheme Consist of?) to insert Planning Scheme Map No 14, 32, 33, 34 and 48 SCO.
- Amends the schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) by inserting the Incorporated Document.

Map 1. Project Land and SCO extent



Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to facilitate a project which proposes a world class mountain biking destination centred around Warburton, approximately 70 kilometres east of Melbourne. A significant informal network of mountain bike trails exists within the region and there is evidence of increasing use of these trails by local and visiting riders. Mountain biking in this locality started around 15 years ago and was concentrated in the Yarra State Forest in the vicinity of Mount Tugwell.

Council has identified mountain biking as an opportunity for tourism and economic growth within the region which would also support the health and well-being of its residents. The Project would create iconic trails eligible for International Mountain Bike Association Gold Level Ride Centre status which would position Warburton as an internationally significant mountain biking destination.

The Project objectives are to:

- Facilitate tourism growth and associated positive economic and jobs growth in the Yarra Valley region
- Create mountain bike trails eligible for International Mountain Bike Association Gold Ride Centre status
- Create riding experiences that have a competitive advantage over existing mountain bike destinations and leverage Warburton's beautiful township, rural valley and surrounding forested slopes
- Enhance the health and well-being of the community
- Maintain the significant biodiversity and heritage values within the Project area and provide opportunities for the community to connect with and appreciate their importance.

The Project consists of approximately 192 kilometres of mountain bike trails providing a range of mountain bike experience to suit all levels of riding. The Project also includes a new Visitor's Hub and main trail head at the Warburton Golf Course and other trail heads at Mt Tugwell, Mt Donna Buang and Wesburn Park.

The main project components proposed are as follows:

- Upgrade of existing mountain bike trails - approximately 12 kilometres (seven per cent of project length)
- Construction of new mountain bike trails - approximately 155 kilometres (87 percent of project length)
- Upgrade of existing vehicle tracks - upgrade approximately 10 kilometres (six per cent of project length)
- Construction of a new Visitor's Hub and main trail head at the Warburton Golf Course and new trail head facilities at Mt Tugwell, Mt Donna Buang and Wesburn Park. An additional network access point to the network would be provided at Dee Road.

The network would comprise 66 trails, each with a length of between 100 metres and 22 kilometres. Each trail has a trail difficulty rating assigned, ranging from easy to intermediate, to difficult and extreme. Some of the trails are returning loops, while others are point-to-point trails. All trails have also been categorised into six different styles including, adventure, air flow, downhill, flow country, gravity and wilderness.

The northern trail network (located on the north side of the valley) consists of around 35 per cent of the trails. The southern trail network (located on the south side of the valley) consists of around 65 per cent of the trails.

The trails will generally have a bench width of approximately 1.2 metres with a ride line of approximately 0.4 – 1.2 metres. The development footprint to be assessed is based on a maximum width of two metres (one metre for the trail corridor with a trail buffer of 0.5 metres on each side). A head-height clearance of 2.5 metres has been assumed.

The grade of individual trail sections would vary according to the local topography. Typically, the maximum trail grade would be less than 15 per cent, with most of the trails having grade under 10 per cent.

The trail network would include built form elements such as bridges, platforms, culverts, rock armour, jumps and berms.

Minimal signage is proposed throughout the trail and trail heads which would consist of small maps at strategic intersections along with safety and name signage. Some trail sections would include elevated structures and drainage works to avoid and minimise impacts to waterways and associated biodiversity values.

The new Visitor's Hub and main trail head is to be developed to the south of Warburton Golf Course, where the existing carpark would be upgraded and extended to accommodate around 180 cars with room for future expansion if required. A new shelter and a bike wash down station would be established for the use of mountain bike riders. Run-off from the wash bays would be captured by a sump and recirculated where practicable. Excess silt and soil would be captured by a silt retention system which would also serve the car park. This system would be designed to meet Melbourne Water requirements. The Visitor's Hub would adjoin the main trail head and would allow direct access to the north and south trail zones.

Three other trail heads are proposed as follows:

- A new trail head would be established on top of Mt Tugwell, off Mt Bride Road and would include a carpark, a bus turnaround bay, a bike wash down station, toilets and picnic area
- The existing trail head at Mt Donna Buang would be upgraded with improvements to the car park, toilets and picnic area and installation of a bike wash down station
- An additional 120 car parks would be established at Wesburn Park to facilitate access to connecting trails.

Drainage would be upgraded at the other trail head locations to meet current Melbourne Water requirements.

The Amendment will facilitate the use and development of the land for the purposes of the Project in accordance with the Incorporated Document. The Incorporated Document will provide the planning tool to ensure an appropriate and effective planning outcome by requiring further consideration by the Responsible Authority following development and detailed design of the Project, and approval of a Construction Environment Management Plan (CEMP) and Operation Environment Management Plan (OEMP). The scope of these will be based on the findings and recommendations of the Environmental Effects Statement (EES).

The Project is being assessed under the *Environment Effects Act 1978* which provides for the assessment of proposed projects in Victoria that could have a significant effect on the environment. On 21 May 2020, it was determined that an EES was required for the Project due to the potential for a range of significant environmental effects.

An EES has been prepared to investigate and document the specific matters set out in the scoping requirements issued by the Minister for Planning for the Project. Following the Minister for Planning's assessment of the EES, a written assessment of the Project will be issued, commonly known as the 'Minister's Assessment', which will make recommendations about whether the environmental effects of the Project are acceptable, along with any modifications or further management measures the Minister considers appropriate. The Minister's Assessment will then be considered by the relevant statutory decision-makers responsible for issuing key approvals for the Project.

This Amendment forms part of and will be exhibited with the EES, however the Amendment is a separate approval to the EES. The Amendment will be requested following a positive assessment of the EES.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the objectives of planning in Victoria as set out in Section 4 of the *Planning and Environment Act 1987* (P&E Act) as follows:

(a) to provide for the fair, orderly, economic and sustainable use, and development of land

The Amendment supports positive economic, tourism and recreation outcomes by formalising existing activities within state forest land and enhancing opportunities by extending trails; creating nature

based recreational activities that provide access to the natural beauty of the Yarra Ranges National Park; and generating substantial positive economic benefits for the region during both construction and operation.

(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity

The Project Land comprises valued natural areas including state forests, reserves and national parks. Some parts of the state forest areas are currently used for informal outdoor recreation by way of informal mountain biking trails in the Yarra Ranges. The Project will expand this land use while implementing mitigation measures and strategies to balance mountain biking activities with the management of the Project Land's natural biodiversity values in accordance with the Incorporated Document.

(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria

The Amendment will enable a high-quality and safe recreational environment for the enjoyment of Victorians and visitors to Victoria. Additionally, the Project will provide safe temporary and permanent employment opportunities.

The Amendment facilitates a project that responds to environmental sensitivities and locates land use and development in an appropriate area that can attract tourists to support a mountain biking destination and its associated facilities.

The Amendment requires that potential construction or operation impacts will be managed in accordance with the Incorporated Document.

(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value

Operational activities associated with the Project will be complementary of the existing environment, including heritage places of local and state heritage significance.

The Project Land includes the following sites which are within Yarra Ranges Heritage Overlays:

- Mount Donna Buang Bridle Tracks and Road at Warburton (HO140)
- Lilydale – Warburton Railway (HO214)

The Project Land also includes three sites are listed on the Victorian Heritage Inventory including:

- Evans Reward Mine (VHI H8022-0136)
- Anderson's / Parbury Sawmill (VHI H8022-0135)
- Hermon's sawmill and Tramway (VHI H8022-0137)

Impacts to heritage places will be minimised appropriately through implementation of mitigations including the approval of heritage consents and Cultural Heritage Management Plan (CHMP) 15276 and implementation of any conditions contained within these approvals.

CHMP 15276 has been prepared based on an activity area including the Project Land. The CHMP provides management measures for any aboriginal heritage artefacts discovered within the construction footprint during works, in consultation with Aboriginal Victoria.

(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community

The Amendment will enable development of a high-quality public leisure and recreation facility supported with trail head facilities and a new visitor's centre for the Yarra Ranges.

(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

The Amendment will assist in facilitating the delivery of the Project which requires that potential construction or operation impacts will be managed in accordance with the Incorporated Document.

(g) to balance the present and future interests of all Victorians

The Project will provide Victorians access to high quality outdoor recreation facilities in the Yarra Ranges. The Project will ensure the future enjoyment of Victoria's natural environment while also supporting long-term economic outcomes through new employment opportunities in the construction, leisure, hospitality, accommodation and retail industries.

How does the Amendment address any environmental, social and economic effects?

The potential environmental, social and economic effects of the Amendment have been considered through specialist investigations and technical assessments and recommendations that have been taken into account as part of the EES and in preparation of the Incorporated Document. The Incorporated Document includes various conditions to manage the effects of the Amendment including the requirement for Environmental Management Plans to address mitigation measures to avoid, mitigate and manage the potential environmental, social and economic impacts.

The Amendment addresses environmental, social and economic impacts in the following ways:

Environmental Effects

The Project has been assessed during the EES process to potentially result in a range of potential environmental impacts that can be appropriately minimised through the implementation of mitigations.

Landscape and visual impacts have been assessed to potentially include views to project elements from eight sensitive visual receptors. Landscape and visual impacts will be mitigated by the incorporated Document through its requirement for development plans required to be submitted to the Minister for Planning prior to the commencement of use and development for the project. The Minister for Planning will have the opportunity to approve or refuse the development plans based on their response to the existing landscape and visual constraints.

Air quality impacts during the project's operation are assessed to be potentially associated with increased vehicle traffic on key roads during peak weekend travel periods. However, impacts are not expected to be of significance to sensitive receptors and are not predicted to exceed relevant ambient air quality standards. Construction impacts are predicted to be associated with dust generation for construction of the Visitor's Hub. Air quality impacts during construction and operation will be managed in accordance with the CEMP and OEMP, which are required by the Incorporated Document to be prepared and submitted to the Minister for Planning for approval prior to the commencement of the relevant project stages.

Noise impacts are assessed to relate to construction and events held during operation. Sensitive receptors to the construction and operation of the project are identified as including residential properties proximate to Warburton and the proposed trail head and Visitor's Hub at the Warburton Golf Course. Noise impacts during construction and operation will be managed in accordance with the CEMP and OEMP respectively, which are required to be prepared and submitted to the Minister for Planning for approval prior to the commencement of construction or operation as relevant.

With regard to biodiversity, it is assessed that construction and operation have the potential to impact on a range of biodiversity values, including Leadbeater's Possum, Cool Temperate Rainforest and Cool Temperate Mixed Forest and Mount Donna Buang Wingless Stonefly. It is noted that avoidance measures have been integrated into project design to mitigate impacts to Commonwealth and state significant species. Micro-siting of trails prior to construction, the use of elevated water crossing and adopting an approach of hand-building trails in sensitive areas would result in significant further impact reductions. Implementation of a monitoring and maintenance program is included in the OEMP to mitigate operational impacts. Total native vegetation removal is assessed to comprise up to 37.06 hectares of understorey vegetation removal with Trail 1. The trail network including the alternative (Trails 45, 46 and 47) would require up to 35.768 hectares of understorey vegetation removal. The Incorporated Document requires that native vegetation offsets must be secured prior to native vegetation removal. Broader biodiversity impacts will be managed in accordance with the required CEMP and OEMP.

The Project Land does not contain any registered Aboriginal places and has a very low archaeological potential for Aboriginal cultural heritage material due to its erosion profiles, prior land use and landform characteristics. Regardless, CHMP 15276 provides management measures for any aboriginal heritage artefacts discovered within the construction footprint during works.

Transport impacts associated with Project construction and operation may occur, with the road network local to the Project Land being popular for on-road cyclists and currently accommodating low volumes of visitor and local road traffic. Traffic and transport details are required by the Incorporated Document to be included within the development plans, CEMP and OEMP to the satisfaction of the Minister for Planning.

The Project is assessed to impact five heritage sites that will be impacted by the project. Two are affected by local Heritage Overlays, HO214 and HO140, and three sites are listed on the Victorian Heritage Inventory.

Approval requirements associated with the HO214 and HO140 will be facilitated by the Incorporated Document. The Incorporated Document also requires that consents to disturb sites listed on the Victorian Heritage Inventory must be sought from Heritage Victoria prior to any ground disturbance works. The CEMP required by the Incorporated Document is required to include details relating to archaeological management.

Social Effects

The Project will expand leisure and recreation activities in the Yarra Ranges by upgrading informal mountain biking trails and constructing new trails with new supporting facilities.

It has been assessed during the EES process that there is potential for the project construction and operation to affect business (including tourism) operations or other existing or approved land uses, including private land use. There is also potential for the project construction activities to disrupt local residents. The EES also considers the potential for the project operations to impact access, safety and enjoyment of other recreation users.

The Incorporated Document requires preparation of a CEMP and OEMP that will include conditions relating to potential socio-economic impacts. Socio Economic impacts during construction will be managed in accordance with the CEMP, which is required to be prepared and submitted to the Minister for Planning for approval prior to the commencement of construction.

Economic Effects

The Project will have a number of positive economic effects for the region and Victoria whereby:

- Attracting approximately 165,000 annual visitors to the region
- Creating approximately 23 temporary employment opportunities during construction
- Creating approximately 122 jobs in the Warburton area to support the mountain biking destination's operation
- Creating approximately 100 additional permanent employment opportunities for support services such as accommodation, retail and food and beverage.

The Coronavirus 2019 (COVID-19) has presented significant economic challenges both for Victoria and Australia. A state of emergency is currently being enforced in Victoria resulting in impacts to economic growth prospects. The Project will provide full time permanent and temporary employment opportunities as well as the broader economic impacts during project operation to support Victoria's economic recovery.

The inclusion of the private properties in the Incorporated Document allows for direct support and enhancement of the use of the land for recreation (mountain bike trail) by potentially providing accommodation for overnight stays and restaurant facilities, encouraging longer stays in the Warburton area and the associated economic benefit of additional jobs and spending locally.

How does the Amendment address any relevant bushfire risk?

The Project Land is affected by a Bushfire Management Overlay (BMO) and is located in a designated Bushfire Prone Area. The Incorporated Document requires that an Emergency Management Plan must be prepared in consultation with the Country Fire Authority and relevant land managers prior to the commencement of use and development. The Emergency Management plan must include mitigations generally in accordance with the Minister's Assessment of the EES. Future development will comply with the *Building Regulations 2018*.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the Amendment?

Section 12(2)(a) of the P&E Act requires that in preparing a Planning Scheme Amendment, a planning authority must have regard to the Minister's Directions. The following Minister's Directions are relevant to this Amendment:

Ministerial Direction on the Form and Content of Planning Schemes

The Amendment is consistent with the relevant parts of the *Ministerial Direction on the Form and Content of Planning Schemes* under section 7(5) of the P&E Act.

Direction No. 1 Potentially Contaminated Land

The Project Land is not currently, nor has it previously been zoned for industrial land uses or material storage that would potentially result in land contamination. A site visit undertaken for the purposes of inspecting the current land uses confirmed that previous land uses of this nature are unlikely to have occurred. Additionally, the Project Land is not subject to an Environmental Audit Overlay. The Project Land primarily comprises natural areas which have not been developed and are used for outdoor leisure and recreation.

Direction No. 9 Metropolitan Planning Strategy

Plan Melbourne highlights the need to facilitate land use and development that supports balanced city growth. This core principle underpins the overarching vision for growth and is specifically oriented towards implementing projects that contribute to Melbourne's sustainability, accessibility and prosperity.

The Amendment supports the vision and outcomes set out in Plan Melbourne by facilitating a project that enhance Melbourne's liveability with the implementation of new recreational facilities while creating local and regional employment opportunities.

Direction No. 11 Strategic Assessment of Amendments

The Amendment has been prepared having regard to *Direction No. 11 Strategic Assessment of Amendments* and *Planning Practice Note 46: Strategic Assessment Guidelines*. Planning Practice Note 46 has been considered throughout this Explanatory Report.

Direction No. 15 The Planning Scheme Amendment Process

The Amendment follows the appropriate process and timing.

Direction No. 17 Localised Planning Statement

The Amendment has been prepared having regard to *Direction No. 17 Localised Planning Statement* by considering the *Yarra Ranges Localised Planning Statement*. The Amendment will implement a project which supports the Yarra Ranges' economic outcomes by fostering tourism while carefully managing environmental impacts to preserve the Project Land's environmental significance.

Direction No. 19 Preparation and Content of Amendments that may significantly impact the environment, amenity and human health

The Amendment has been prepared having regard to *Direction No. 19 – Ministerial Direction on the Preparation and Content of Amendments that may significantly impact the environment, amenity and human health* and *Ministerial requirement for information for authorisation or preparation of amendments that may significantly impact the environment, amenity and human health*.

This Direction requires planning authorities to seek the views of the Environment Protection Agency (EPA) in the preparation of planning scheme reviews and amendments that could result in significant impacts on the environment, amenity and human health due to pollution and waste.

The CEMP and OEMP will manage environmental, amenity and human health impacts in accordance with relevant EPA guidelines. The Incorporated Document requires that the CEMP and OEMP will be the subject of consultation with EPA Victoria.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports or implements the following clauses of the Planning Policy Framework (PPF):

- Clause 12.01 (Biodiversity): it is acknowledged that construction activities for the Project will result in impacts to biodiversity values as the Project Land contains native and non-native vegetation and habitat that has not previously been subject to long-term disturbance. Biodiversity impacts will be managed in accordance with the CEMP and OEMP, required by the Incorporated Document to be approved by the Minister for planning prior to project works commencing. The Incorporated Document also requires that removal of native vegetation and exotic vegetation over 5 metres in height must be undertaken in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017), resulting in no net loss of native vegetation.
- Clause 12.03-1R (Yarra River Protection): the Project Land located near the Yarra River corridor. Use of the Project as a mountain biking destination will enhance people's enjoyment of the river's broader environs. Impacts to the Yarra River corridor resultant of changes to construction

activities and project operation will be managed in accordance with the CEMP and OEMP. Development for the Project will not visually intrude on the river's natural environment.

- Clause 12.05-1S (Environmentally Sensitive Areas): the Project responds to the Yarra Ranges' environmental sensitivities by proposing a land use that enhances its recreational value.
- Clause 13.02 (Bushfire): the Project will prioritise the protection of human life with the implementation of a Bushfire Emergency Management Plan required as a condition of the Incorporated Document.
- Clause 15.03 (Heritage): cultural heritage will be managed in accordance with Cultural Heritage Management Plan (CHMP) No.15276. The CHMP is required as a condition of the Incorporated Document to be approved prior to construction commencing and implemented during construction. The Project responds to places of local and state historic heritage significance within the Project Land by avoiding impacts to their significance through demolition and by allowing their continued enjoyment for Victorians.
- Clause 17 (Economic Development): the Project will foster positive economic outcomes for Warburton and its broader region by fostering inter-state and domestic leisure-based tourism. This will result in increased employment opportunities in the surrounding area during construction and operation.

How does the Amendment implement the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan?

The *Yarra Ranges and Dandenong Ranges Regional Strategy Plan* (the Regional Strategy Plan) aims to provide direction for the future allocation of public and private resources within the Yarra Ranges region. It is currently administered under Section 46F of the P&E Act, which prohibits the Minister for Planning from approving any amendment to the Yarra Ranges Planning Scheme (the Scheme) that is inconsistent with the Regional Strategy Plan and its key policy directions.

The relationship of the Regional Strategy Plan to this Amendment is limited to whether the proposed introduction of the SCO to permit the use and development of the mountain bike trail is consistent with the Regional Strategy Plan policies, in accordance with the requirements set out under Section 46F of the P&E Act.

The P&E Act requires that the policies contained within the Regional Strategy Plan are reflected in the Scheme. This is to say that the Scheme is to be consistent with the Regional Strategy Plan.

Therefore, the Amendment can achieve compliance with the Regional Strategy Plan by demonstrating compliance with the relevant requirements of the Scheme. Compliance with the Scheme, and in effect the Regional Strategy Plan, is demonstrated throughout this Explanatory Report.

In summary, the Amendment supports the Regional Strategy Plan by carefully balancing the need to enhance economic and social outcomes in the Yarra Ranges with the sensitivities associated with its natural environments and significant landscapes.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment supports and implements the following objectives and strategies from the Local Planning Policy Framework (LPPF):

- Clause 21.07 (Landscape – Objectives, Strategies and Implementation): the Project will generate tourism to areas of natural significance to the Yarra Ranges and will allow recreational uses to occur on formalised trails within an established natural environment. In doing so, the Amendment facilitates the continued enjoyment of these areas through a project wherein environmental impacts will be carefully managed in accordance with the CEMP and OEMP. The Project Land's viability as a mountain bike destination is closely tied to its landscape character and it is in the interest of the Project to balance recreational activities with positive environmental outcomes.
- Clause 21.09 (Environment – Objectives, Strategies and Implementation): the Project will respond to the Yarra Ranges' environmental sensitivities by enhancing its recreational value in a contained and managed area. Native vegetation removal will be required to create maintain bike trails but will be limited to the smallest practical extent. The Incorporated Document requires that environmental impacts be managed under the CEMP and OEMP.
- Clause 21.11 (Community Infrastructure – Objectives, Strategies and Implementation): the Project includes new community facilities including a new visitor's centre and trail heads to

service mountain bike activities. These public facilities will be located to minimise environmental impacts and with consideration of bush fire management practices. On the whole, the Project will result in a net increase to the region's community infrastructure.

- Clause 22.05 (Vegetation Protection): this Clause is relevant to the Amendment as the Project proposes to remove native vegetation to accommodate mountain bike trails and associated infrastructure. Native vegetation removal is viewed as being appropriate to facilitate a land use activity that supports leisure and tourism outcomes for the region. Additionally, the Project will limit activities during operation to defined mountain bike trails and supporting facilities to avoid the existing informal arrangement where interactions between mountain bikers and native vegetation is not monitored or controlled. The Incorporated Document requires that native vegetation proposed for removal must be offset in accordance with the requirements of Clause 52.17-5 (Offset requirements) and the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017).

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victoria Planning Provisions, specifically Clause 45.12 and Clause 72.04 of the Scheme to deliver the Project.

The Amendment applies the SCO under Clause 45.12 of the Scheme. The purpose of Clause 45.12 is to provide specific controls designed to achieve a particular land use and development outcome in a manner that would otherwise be restricted under the planning scheme. The SCO also provides flexibility to amend and refine detailed design in accordance with requirements of the Incorporated Document.

The site-specific controls are detailed in the associated Incorporated Document and allow the use and development of Project Land for the purposes of the Project, as of right, provided works are in accordance with the conditions outlined in the Incorporated Document. The Incorporated Document allows for a coordinated, consistent and timely approach under a single planning control.

How does the Amendment address the views of any relevant agency?

During preparation of the Environment Effects Statement (EES), a wide range of Government agencies were represented on a Technical Reference Group (TRG) convened by the DELWP and had input to the technical studies and content of the EES.

In accordance with Minister's Direction on the Preparation of and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health, the views of the EPA have been sought in the preparation of the EES and the Amendment. These comments have been provided to Yarra Ranges Council and the TRG. The EPA will also be notified about the exhibition of both the EES and the Amendment and invited to make a submission to both.

The Incorporated Document requires that the development plans and other management plans will be the subject of further consultation with relevant authorities prior to approval by the Minister for Planning.

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

Council is the responsible authority for administering the Scheme. The Amendment is expected to have some impact on the resources and administrative costs of the responsible authority in relation to the implementation and administration of the Incorporated Document.

Where you may inspect this Amendment

The Amendment can be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection .

The Amendment is also available for public inspection, free of charge, during office hours at:

Yarra Ranges Council Office – Lilydale
61-65 Anderson St
Lilydale VIC 3140

Yarra Ranges Council Office – Yarra Junction
2442-2444 Warburton Hwy
Yarra Junction VIC 3139

Yarra Ranges Council Office – Monbulk
21 Main Road
Monbulk VIC 3796

Yarra Ranges Council Office – Upwey
40 Main Street
Upwey VIC 3158

Yarra Ranges Council Office – Healesville
110 River Street
Healesville VIC 3796