

ATTACHMENT 1. Exhibited Special Use Zone Schedule 11

YARRA RANGES PLANNING SCHEME

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Proposed
C142

SCHEDULE 11 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ11**.

BURNHAM BEECHES RESIDENTIAL HOTEL AND RESORT**Purpose**

To provide for the use of Burnham Beeches as a residential hotel and resort with associated functions.

1.0

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Proposed
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Table of uses**Section 1 - Permit not required**

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Caretakers House	
Crop raising	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Minor utility installation	
Natural systems	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dwelling)	Must be for tourists.
Agriculture (other than Apiculture, Crop raising and Intensive animal husbandry)	
Car park	
Cinema	
Dwelling	Must be for guest or staff accommodation
Exhibition centre	
Education centre	Must not be for a Primary School, Secondary School, Tertiary Institution or Business College.
Food and drink premises (other than	

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Use	Condition
Convenience restaurant)	
Function centre	
Industry	Must be a brewery
Market	
Manufacturing Sales	Must be a brewery
Mineral, stone or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Outdoor recreation facility	
Shop	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Winery	

Section 3 - Prohibited

Use
Convenience restaurant
Intensive animal husbandry
Leisure and recreation (other than Informal outdoor recreation and Outdoor recreation facility)
Place of assembly (other than Cinema, Exhibition centre and Function centre)
Retail premises (other than Food and drink premises, Manufacturing Sales, Shop, Market)
Any other use not in Section 1 or 2

2.0

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Use of land

CP161674, Sherbrooke Road, Sherbrooke may, subject to the grant of a permit, be used and developed for a residential hotel, other guest and staff accommodation, and function, restaurant, leisure and recreation facilities. Associated retail and food & drink land uses, including (but not limited to) a brewery may also be permitted.

Application requirements

An application must be accompanied by plans showing:

- The layout of all existing and proposed buildings and works.
- The nature and extent of any proposed demolition or alteration to any building or structure.
- Associated landscaping, incorporating a landscape plan with a planting schedule. Both the removal and replanting of vegetation must be shown.
- The location of all car parking and loading areas, with access to and from these areas, and the number of car parking spaces.
- Vehicle and pedestrian accessways within and to and from the site.
- The location and provision of services on the site, including sewerage treatment and refuse disposal.

Decision guidelines

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Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The views of Heritage Victoria.
- Any comments received from the public notification of the application.
- Protection of the historical and cultural integrity and special values of the site.
- Any other appropriate matter.

3.0

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Subdivision

No content

4.0

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Proposed
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Buildings and works

No content

5.0

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Proposed
C142

Advertising signs

No content

ATTACHMENT 2. Proposed Site Plan



Site history

Burnham Beeches was the former home of the Nicholas family (Aspro founder) and is a State Heritage listed site along with the adjacent Alfred Nicholas gardens. The house, built in 1933, was designed by the well known architect Harry Norris, and is often referred to as the 'Norris Building'. The overall site is approximately 22.6 hectares.

In the years since the Nicholas family occupied the property, the Norris Building has been used for a number of activities including a hospital, but its last use was as a luxury hotel which closed in 1992 for renovations which never eventuated. During its time as a hotel, two wings were added to the original building in the early 1980s, which are known as the Garden and Forest wings. While the entire building is loosely referred to as "the Norris Building", the Garden and Forest wings have no association with Alfred Nicholas or Harry Norris, and are arguably of no heritage significance.

The associated formal gardens which formed the main entrance to the house have subsequently been subdivided from the site and are now owned and managed by Parks Victoria (The Alfred Nicholas Gardens). Outside of the house the majority of the site has been and continues to be used as a farm, with a number of farm buildings scattered on site.

The existing Special Use Zone and Schedule were implemented by Ministerial Planning Scheme Amendment L94 to the Sherbrooke Chapter of the Yarra Ranges Planning Scheme in June 1998, as a way to enable the future use of the site for a major tourist facility incorporating a hotel and associated features. The previous limitations on use from the Sherbrooke Planning Scheme, which allowed 54 accommodation suites and 100 restaurant seats, were thought insufficient to enable the economically viable development of the site given the deterioration of Norris Building that had occurred. The developers of the time approached the Minister for Planning directly, and had intended an ambitious mix of accommodation, function and ancillary leisure and recreation facilities spread across the site, which a planning permit was later issued for in March 1999. However, that permit was never acted on.

At the time Am L94 was approved, it was under the Tourism and Recreation Zone from the former Sherbrooke Planning Scheme, however it was understood that the Special Use Zone would be applied when the New Format Yarra Ranges Planning Scheme was implemented. The New Format Scheme was formulated using recently newly introduced State standard planning provisions, among which the Special Use Zone was applied to a handful of sites to recognise existing or approved development that did not fit into the standard suite of zones.

A later 2003 unsuccessful application for a rezoning to enable use and development of the site for a retirement living complex, similarly sought to increase the intensity of land use, and particularly accommodation capacity. This application was reduced and revised to eventually become a planning permit application for the restoration of the Norris Building as a hotel with function and other facilities. The permit was approved in 2005 and continues to be the operating permit for the site. The permit has been amended numerous time, most notably in 2013 when a portion of the patron capacity for the Norris Building was effectively transferred to a newly

proposed café and bakery in the Piggery Building, splitting the permit into Stage 1 (Piggery café and bakery) and Stage 2 (Hotel redevelopment). While the Piggery Bakery/Café has operated since mid 2014, Stage 2 has never commenced, and this part of the planning permit is now expired.

In October 2013 a two lot subdivision was approved which allowed the land to be subdivided into two land areas, one of approximately 1.12 hectares comprising the Piggery Building and surrounding land, and the other of approximately 21.43 hectares and comprising the Norris Building within the balance of the site. On 13 December 2016, an extension of time of one year was granted for this subdivision to be certified and registered with Land Victoria.

In 2015, a planning scheme amendment application was proposed to facilitate a three stage master plan which proposed to reinstate a 46 suite hotel and function facilities in the Norris Building, with the remaining area of the site to be fully developed with 2 restaurants, brewery, shop / café, a spa (wellness) centre, cooking school, group accommodation, outdoor cinema / concert facilities and agriculture. The master plan also proposed approximately 80 dwellings ('villa units') ranging from 1 - 5 bedrooms to be located on the site, along with 20 camping 'pods'. The villa units were intended to be used and managed as part of the hotel accommodation but sold individually. They were consequently required be considered as dwellings. In considering this proposal, Council resolved not to support the intense residential development component. However, Council expressed support for the redevelopment of Burnham Beeches for tourism in principle, including the restoration of the Norris Building.

ATTACHMENT 4. Summary of Submissions

C142 Public Submission Summary with Officer Responses

Submission comment	Number of submissions	Officer Response
The patron increases would lead to a development that would endanger residents and tourists in the event of a fire/emergency event due to difficult evacuation on local roads	43	Updated application information provided includes a revised and detailed response to bushfire risk and evacuation.
There needs to be a fire evacuation plan	6	As above.
The traffic generated is excessive for local roads	31	A review by Cardno Consultants and Council's Engineering Department has indicated that the traffic impact is acceptable.
The traffic counts in the traffic report predate the piggery bakery/café opening and are therefore outdated	29	The applicant has now submitted more current traffic count information which is included in updated reports.
The increases in traffic as a result of the proposal will endanger cyclists/pedestrians	7	Noted. However, a review by Cardno Consultants and Council's Engineering Department raised no concerns with this. Council will seek a separate pedestrian entry adjoining the vehicle access gate to the site in order to improve safety.
The current intersection is confusing and dangerous	7	Noted. The revised traffic report includes proposed design changes to improve the safety of the intersection.
Traffic using the Alfred Nicholas Gardens for access is opposed, will affect the ambience of the gardens and detract from pedestrian access	10	Noted. However, a legal agreement has been made between Parks Victoria and the applicant for the access which proposes measures such as speed humps and extra pavement to address this. This will require separate planning permission – it is not part of the C142 proposal.
Parking on Sherbrooke Road shows parking on site is insufficient, and affects safety	27	Parking in Sherbrooke Road is a Council issue that can be addressed with parking restrictions if needed.
Parking spaces proposed are insufficient	5	Not supported. A review by Cardno Consultants and Council's Engineering Department indicated proposed parking is acceptable.
Plans show parking arrangements inconsistently-the gravel overflow area is omitted from most plans	12	Agreed. The plans have been revised to improve clarity issues.
The traffic report does not consider that people often stay for long periods to visit the site and Alfred Nicholas Gardens, therefore using more spaces than usual	10	Noted. If approved, the proposal will lead to better integration of the site with ANGs which has parking implications. The applicant has provided parking well above the demand calculated. The Alfred Nicholas Gardens has a separate parking area on Sherbrooke Road.
There is a lack of information on waste water treatment. The public should be able to see the proposed methods.	25	Further information is now provided in the revised reports.
Sewage and waste water may cause pollution to local waterways	5	A reticulated sewer connection is now proposed.

ATTACHMENT 4. Summary of Submissions

Removal of significant trees should not be allowed	19	Noted. However, the proposed car park has been changed to minimise tree removal.
There will be negative effects on the environment (trees, wildlife, etc)	35	Noted. However, the Brett Lane Flora and Fauna Report finds that the significant area of the site for wildlife is the treed northern part, and some less dense remnant vegetation in the west, both of which are separated from the proposed development areas.
Tree 11 should be retained	11	Agreed. The revised arborist report seeks to retain this tree.
The car park could be relocated to avoid tree removal	16	Agreed. This has now occurred.
Removal of trees and the Sherbrooke Road entry, and widening of Sherbrooke Road, is a concern	3	Agreed. Tree removal and/or roadworks must not occur unless acceptable to Council.
The 1am close time will cause impacts to native wildlife (noise, light, traffic, etc)	13	Noted. The hours of operation of the Piggery and Shop should be changed to close after 6pm, consistent with the applicant's traffic report. Other uses can be governed by planning permit conditions.
Parking in Sherbrooke Road damages tree roots, and should not be allowed	3	This is a Council issue and can be prevented with parking restrictions if that is considered necessary.
There are already animals killed on Sherbrooke Rd including lyrebirds, this will increase if there are more cars on the road	2	Noted. The proposal includes road layout changes to improve visibility and safety.
The flora and fauna report does not address this area being important for bird/fauna movement - Sherbrooke Road is a wildlife corridor	4	Noted. Council has no scientifically based information on this, however, Sherbrooke Road is an important connecting road in the area. The application proposes road improvement works to improve safety.
The proposed buildings are too large for the setting and not appropriate to landscape	3	Not supported. The proposed brewery and staff accommodation building are the only new buildings, and are well set back from Sherbrooke Road.
The new car park will be an eye sore and harms landscape character	9	Noted. Permit conditions should require screening of these areas from Sherbrooke Road.
The location of the new staff building on the boundary of the AN Gardens is badly conceived, and will impact on the gardens	4	Agreed. This building has now been relocated to a less sensitive location on site.
The planting and landscaping proposed do not complement other landscaping on the site	3	A revised landscape concept report has been submitted, and aims to address the site's existing features.
The proposal will enable the Norris Building to be restored, which is positive	4	Agreed.
The developer may not restore the Norris Building despite what has been said, even though this has been used as a selling point	17	The land owner cannot be forced to restore the Norris Building.
The Norris Building is likely to die by neglect	5	As above
The focus should be on the restoration of the Norris Building, rather than additional commercial development	10	As above
Allowing cars and pedestrians through to the AN Gardens will impact the environment and	3	Noted. However, car access subject to appropriate management arrangements should not affect trees or safety. The draft planning permit should include a

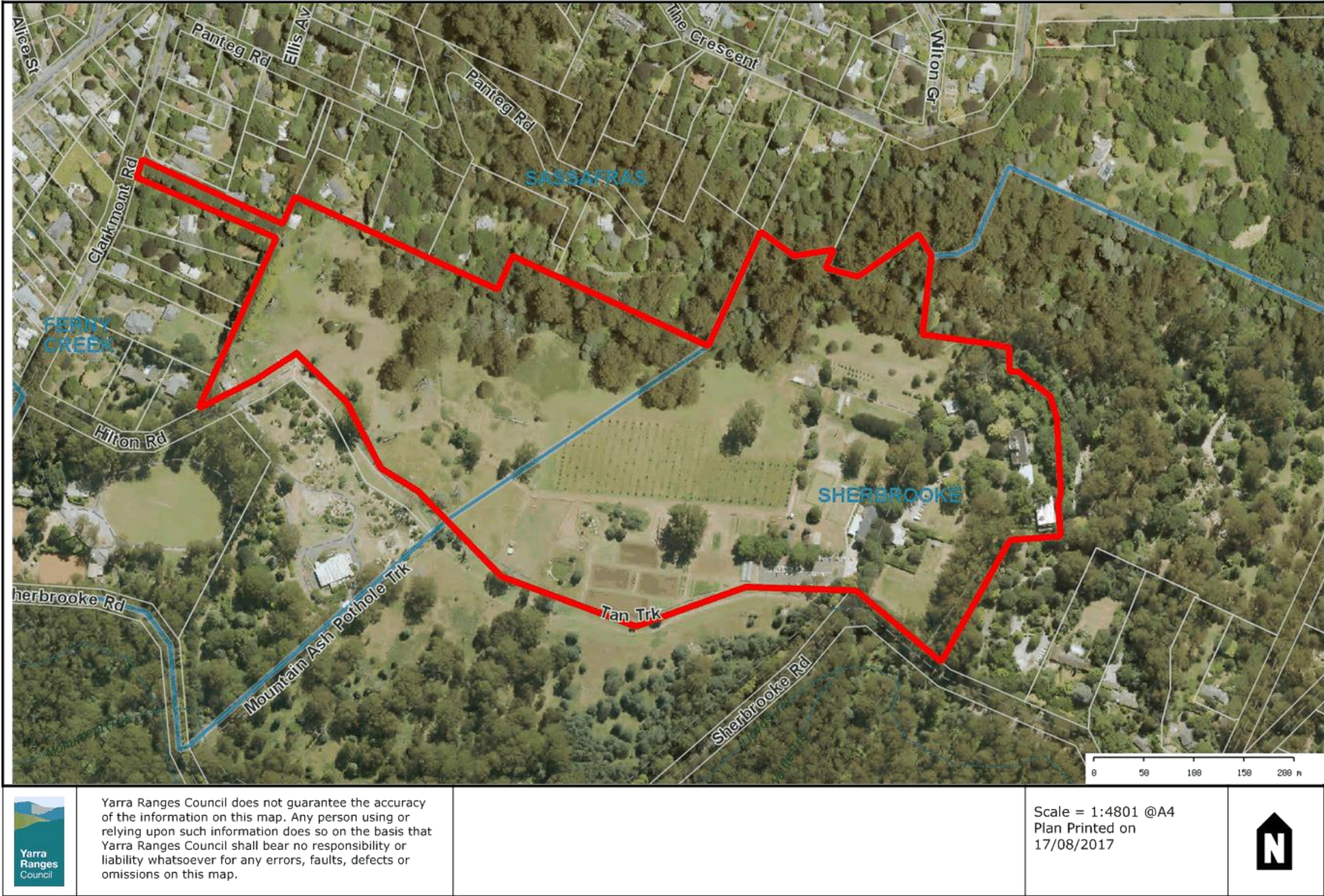
ATTACHMENT 4. Summary of Submissions

safety in the gardens.		condition for this, and will need the agreement of Parks Victoria.
The removal of heritage Beech trees should be avoided	2	Agreed. It is noted that the Beech trees in Sherbrooke Road are not protected by a Heritage Overlay, nor are those inside the site. However, the applicant has avoided removing Beech trees in the information now available.
The hours of operation are excessive and will impact the natural ambience and amenity of the area	20	Noted. The hours of operation should be reduced to restrict the Piggery Bakey/Café and Shop (Providore) from operating after 6pm.
The extra people and cars will destroy the serenity of the area	5	Noted. However, patrons and traffic can be controlled with permit conditions.
Noise is already an issue, more people will cause more noise	7	Agreed. Noise should be controlled with permit conditions
Amplified music could spoil the area's amenity	5	As above
The subdivision shows the developers' real intentions is to create a profitable tourist area on part of the site without needing to restore the Norris Building	2	Noted. However, the subdivision of the site was approved in 2013 and is not part of the C142 proposal.
If the owners act on the subdivision, there is a danger the site will be split in two and the major tourist facility function will be lost	5	As above, the subdivision has already been approved. In order for it to proceed, it will require a Section 173 agreement under the <i>Planning and Environment Act 1987</i> on title to require the site to continue to be operated as a single entity and preserve the cultural heritage significance.
The subdivision would leave the land containing the Norris Building vulnerable to being sold off, and may never be developed	4	As above. If the subdivision is completed and registered on title, the owners have the right to sell the land.
The owner intends to sell their interests in the property to overseas developers	3	As above.
The owners intend a more intense subdivision to turn the area into a mini suburb	2	The exhibited Schedule to the Special Use Zone would prevent this from happening as it prohibits dwellings.
The number of patrons proposed is excessive	33	Noted. Patron numbers have been reduced as a consequence of reducing the hours of operation so that the Piggery Café/Bakery and Shop do not operate after 6pm.
The proposal has no mechanism to control patron numbers	3	Disagree. The exhibited planning permit has limits on patron numbers. The applicant has now provided a Bushfire Emergency Management Plan which requires further patron reductions on days of identified fire danger.
Patron numbers must continue to be restricted by the zone rather than planning permit conditions	21	Not supported. Zones are typically used to set out broad principles, rather than implement particular restrictions. The use of a zone for this purpose is unusual and inappropriate.
Development of Burnham Beeches as a large commercial venture will attract a different clientele to people who usually visit the area for nature appreciation	2	Noted. However, the Dandenong Ranges are a tourist area with a range of attractions and potential visitors. This is not a reason to oppose the proposal.

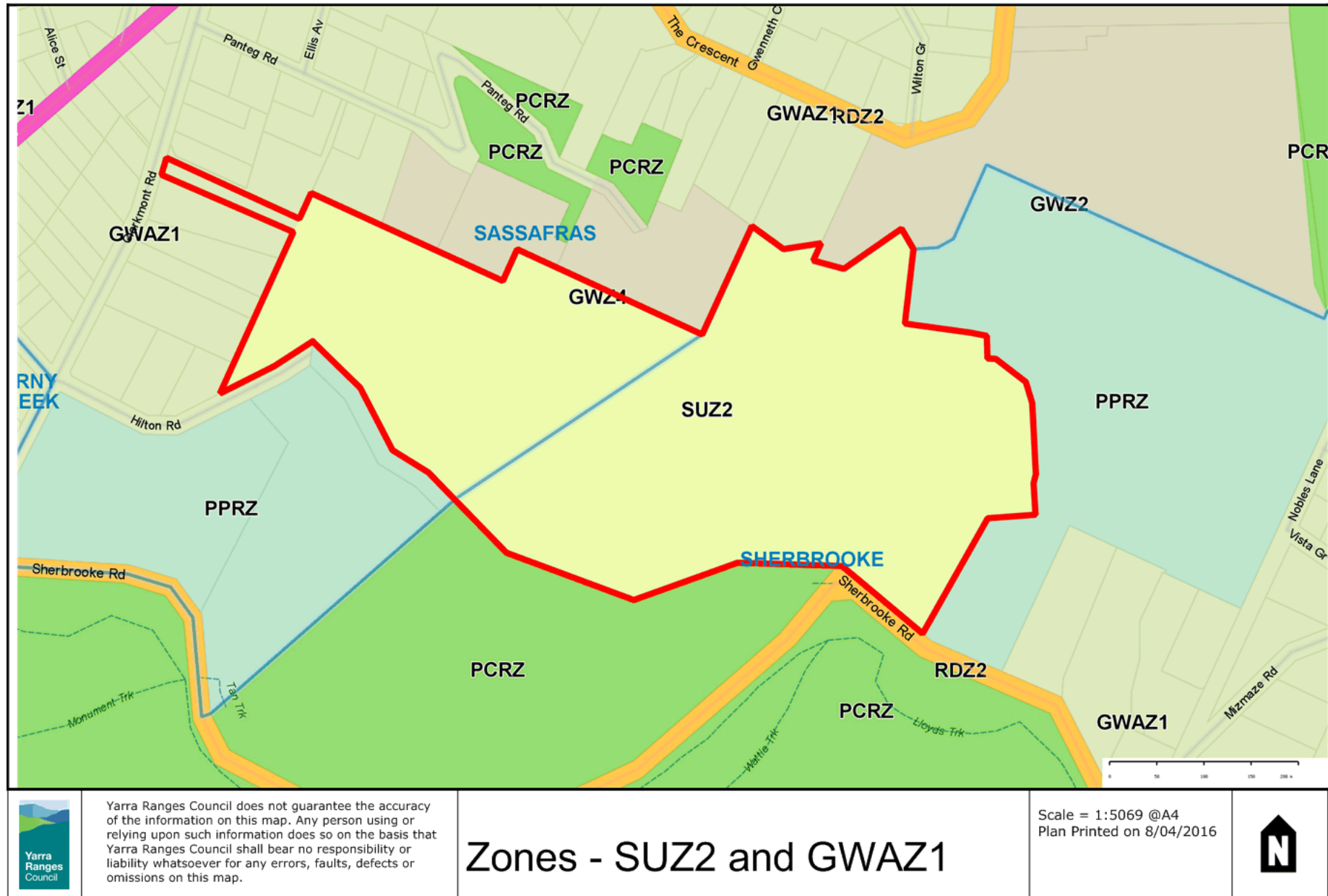
ATTACHMENT 4. Summary of Submissions

It is misleading not to mention the subdivision in the documents-this means the development is actually on a small area of land rather than 20HA	20	Noted. However, the current proposal does not include subdivision, and there is strictly no need to mention it in application documents. However, the concern that this omission is misleading has been passed onto the applicant.
The application reports should include a current environmental report.	27	Agreed. A current native vegetation report has now been submitted.
The application documents often refer to the previous proposal for villa units	15	Agreed. The application reports have been updated to improve clarity issues.
Application documents are unclear and insufficient	27	As above
The Brett Lane report relied on an arborist report having been written, but this had not occurred when the Brett Lane report was written	9	Agreed. A current native vegetation report has now been submitted.
Information on the gravel parking area is unclear-it is also described as an outdoor events space in the landscape report	20	Agreed. The applicant has updated reports to clarify this.
Information on patron numbers is unclear - 908 in plans and 1500 in Bushfire Report, etc?	5	Agreed. As above, the application reports have been updated to improve clarity issues.
The application has not addressed fire risk	6	A detailed response to fire risk has now been provided

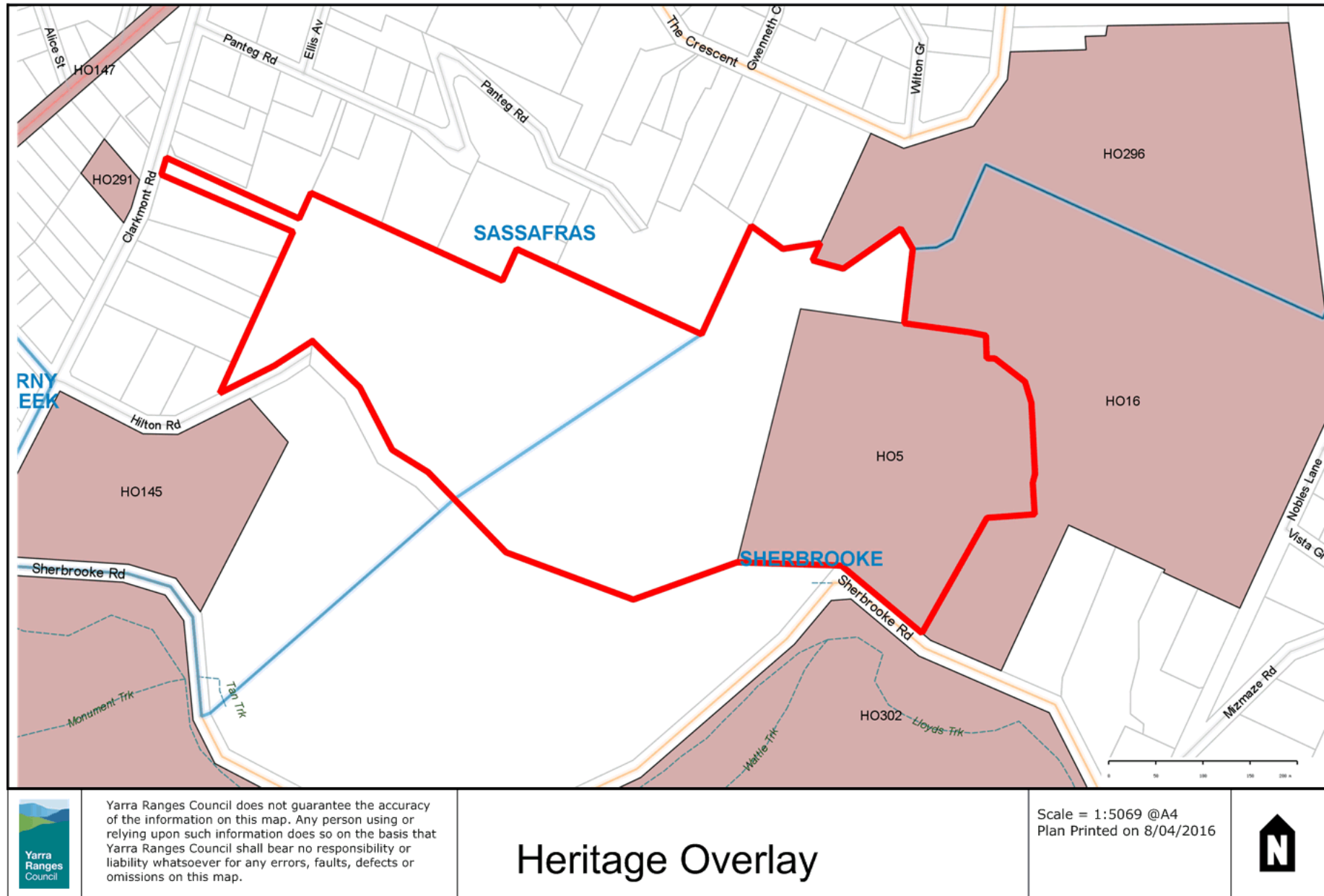
ATTACHMENT 5. Maps and Aerial Image



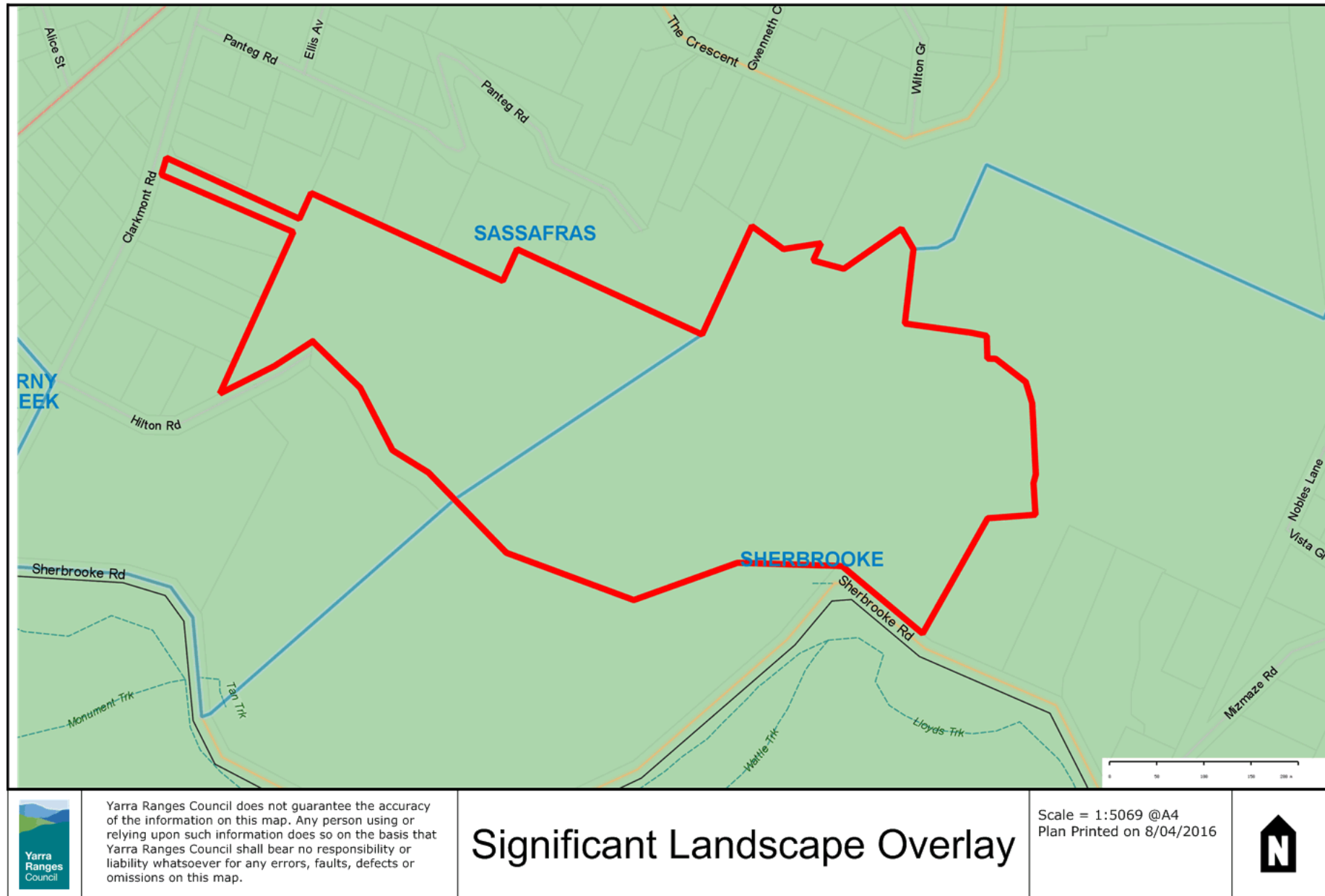
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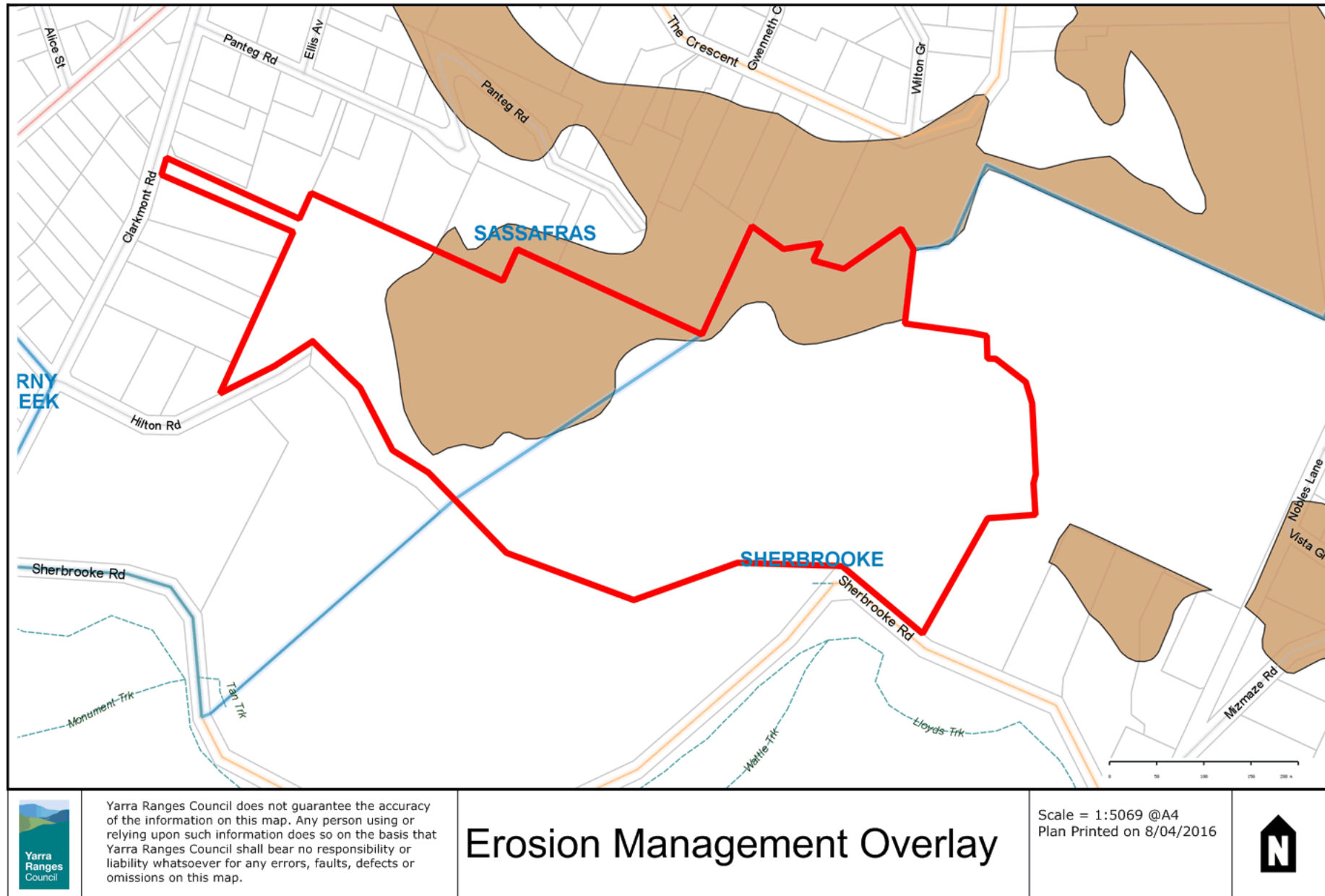
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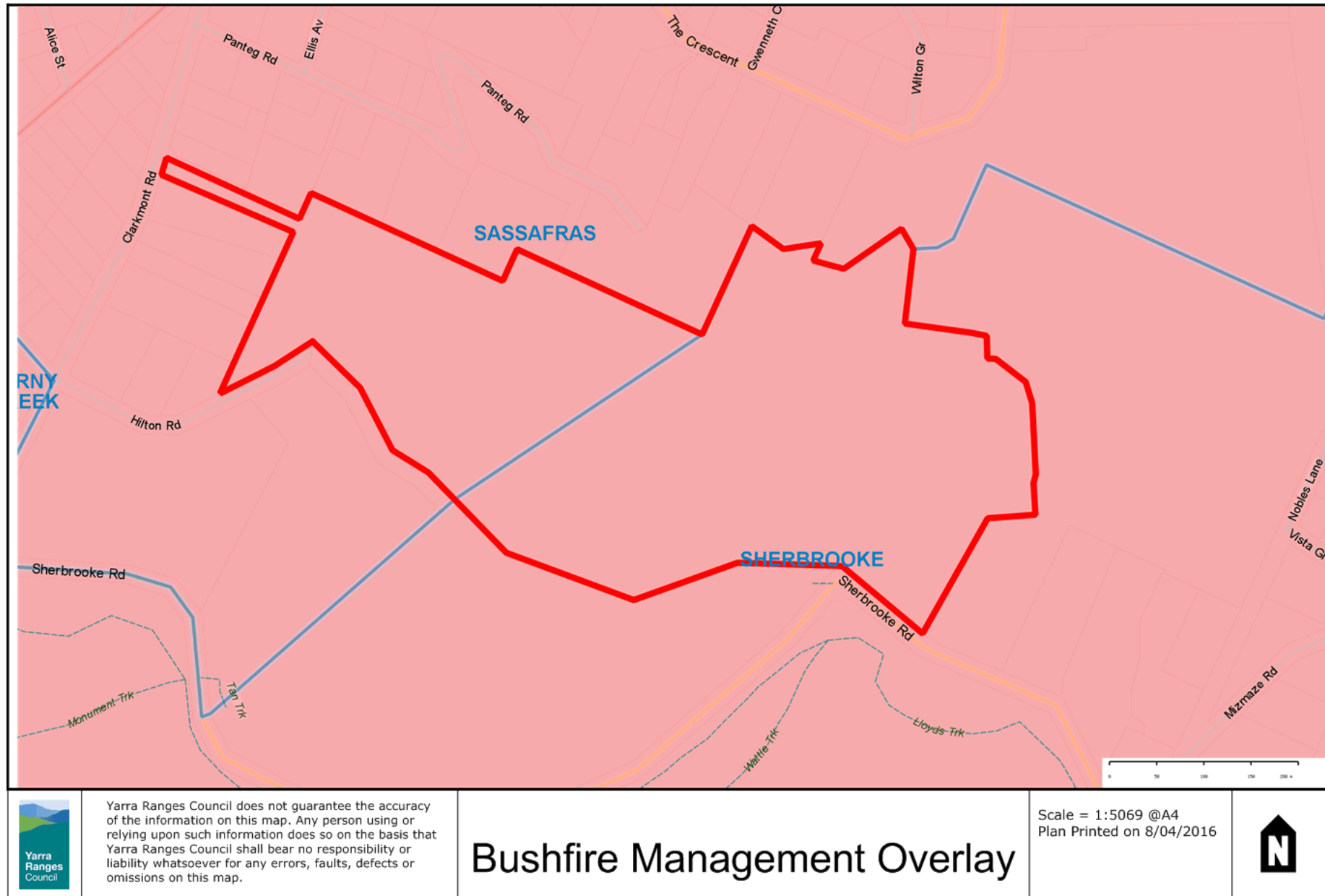
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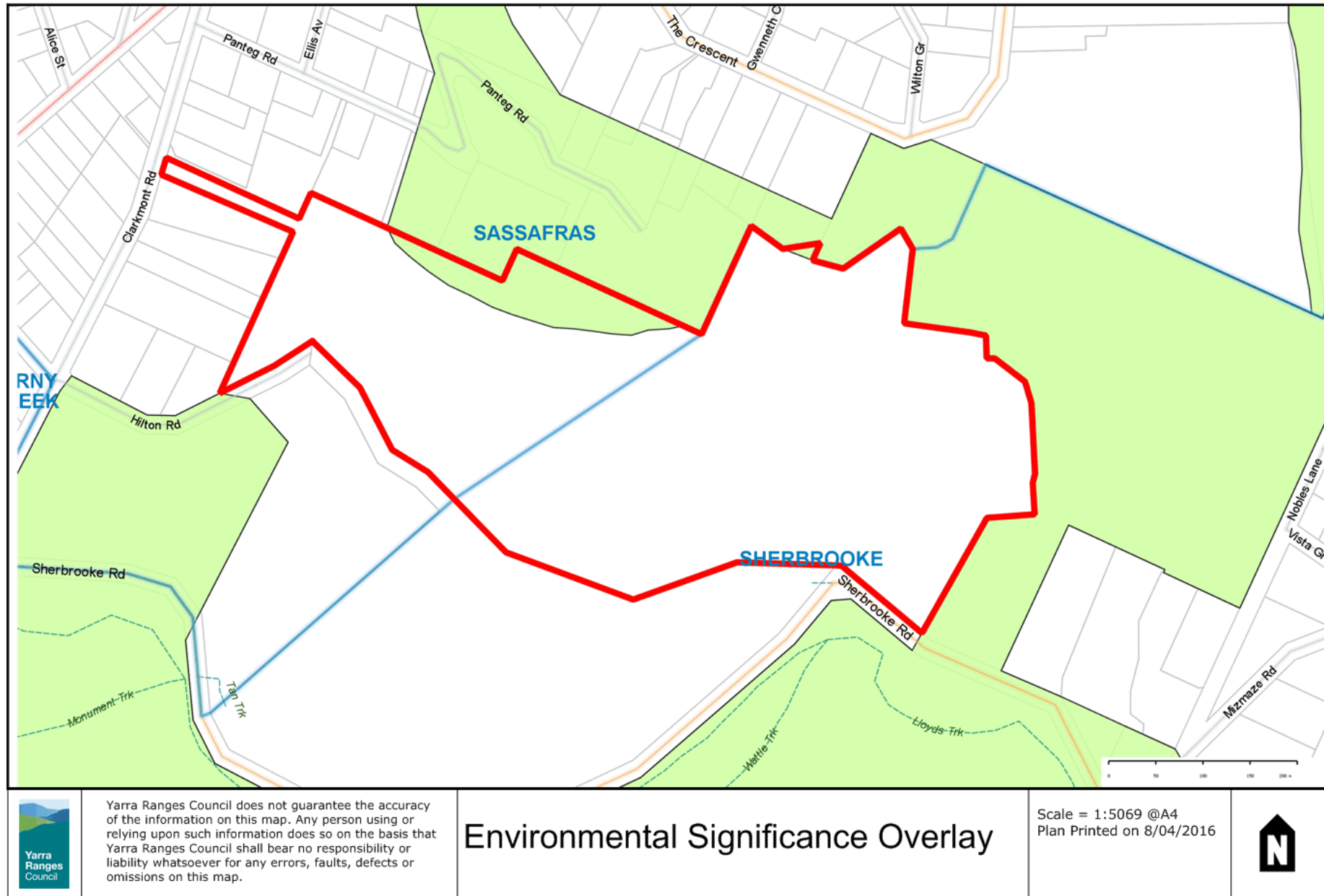
ATTACHMENT 5. Maps and Aerial Image



ATTACHMENT 5. Maps and Aerial Image



ATTACHMENT 5. Maps and Aerial Image



Planning and Environment Act 1987

YARRA RANGES PLANNING SCHEME
AMENDMENT C142
PLANNING PERMIT APPLICATION YR-2016/105
EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Yarra Ranges Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Burnham Beeches Pty Ltd.

Land affected by the Amendment

The Amendment applies to Burnham Beeches, located at 1 Sherbrooke Road, Sherbrooke (CP161674 PMonbulk).

The Amendment is a combined planning permit application and planning scheme amendment under section 96A of the Act.

The planning permit application applies to 1 Sherbrooke Road, Sherbrooke (CP161674 PMonbulk).

What the amendment does

The Amendment seeks to delete the Special Use Zone Schedule 2 (Major Tourist Facility) from 1 Sherbrooke Road, Sherbrooke. A new, stand alone schedule is proposed for this land, the Special Use Zone Schedule 11 (Burnham Beeches Residential Hotel and Resort). The new schedule will remove the restrictive limits on patron numbers at Burnham Beeches that currently apply, making this subject to a planning permit. It will also make some currently prohibited land uses allowable subject to a planning permit (i.e. cinema, education centre, exhibition centre, market, shop, brewery, etc), in order to provide appropriately for the future use and development of the land as a major tourist facility.

The Amendment proposes that the current exemption of the Special Use Zone Schedule 2 from the provisions of Clause 57 (Metropolitan Green Wedge Lane) be replicated in the new Special Use Zone Schedule 11.

The amendment also proposes to amend the Special Use Zone Schedule 2 to delete reference from 1 Sherbrooke Road, Sherbrooke.

Planning Permit

A concurrent planning permit application seeks to allow use and development of the land for a licensed residential hotel of 48 rooms (including ancillary bar and dining areas), two licenced restaurants (existing bakery/café and a new restaurant) in the piggery building, manufacturing sales (brewery) with associated licenced food and drink areas, a shop and licenced food and drink premises, staff accommodation (two buildings), and associated vegetation removal.

The planning permit is attached as a separate document to this Explanatory Report.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required in order to provide for the future development of a major tourist facility on the site. The amendment will remove restrictive limits on patron numbers that are currently within the Special Use Zone Schedule 2, and will also allow a broader range of land uses, subject to a planning permit, than those currently provided for.

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

The amendment will help to implement a number of objectives of planning in Victoria. In particular, it will:

- Provide for the economic and sustainable use and development of land;
- Assist in creating a pleasant recreational environment for Victorians and visitors to Victoria;
- Conserve and enhance buildings of architectural or historical interest;
- Facilitate appropriate development.

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

Wastewater and sewerage generated from future land uses will require the approval of the Environmental Protection Authority regarding treatment methods and required infrastructure. While parts of the land are environmentally significant, and parts subject to landslip risk, these areas are not currently proposed to accommodate development. Should this occur in the future, planning permission will be needed for buildings and works.

The amendment will facilitate the redevelopment of the Norris Hotel Building. This will restore and re-establish the viable use a state heritage listed building of architectural and historical value to Victoria.

The amendment will provide for more intensive commercial use of the land as a major tourist facility, which will generate employment opportunities in construction, hospitality and tourism. The development of the site will add to and strengthen the attraction of the Dandenong Ranges for tourism purposes.

Does the Amendment address relevant bushfire risk?

The entire site is affected by the Bushfire Management Overlay (BMO). Any buildings and works proposed in association with accommodation, industry, retail and other relevant land uses, which would create new buildings or extend existing buildings by over 10 per cent, will therefore require a planning permit. A detailed assessment of bushfire risk and proposed management strategies will be needed, as well as referral of the application to the Country Fire Authority.

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

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes.

Ministerial Direction No. 9—Metropolitan Strategy

The Amendment is consistent with the policies contained in *Plan Melbourne*:

- Direction 1.2 strengthen the competitiveness of Melbourne's employment land
- Direction 4.7 to respect our heritage as we build for the future

Ministerial Direction No. 11—Strategic Assessment of Amendments

The Amendment is consistent with this direction which ensures a comprehensive strategic evaluation of the planning scheme and the outcomes it produces.

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

The amendment proposal finds support in the following clauses of the State Planning Policy Framework:

- 11.04-5 Environment and water
- 11.04-7 Green wedges
- 12.01-2 Native vegetation management
- 12.01-4 Environmentally sensitive areas
- 12.04-2 Landscapes
- 13.05-1 Bushfire planning strategies and principles
- 15.01-5 Cultural identity and neighbourhood character
- 15.03-1 Heritage conservation
- 17.03-1 Facilitating tourism

The key statements emerging from these policies are:

- To protect natural assets and better plan water and waste management systems
- To protect areas of environmental, landscape and scenic value
- To ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity
- To protect and conserve environmentally sensitive areas
- To protect landscapes and significant open spaces that contribute to character, identity and sustainable environments
- To prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire
- Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising the underlying natural landscape character, the heritage values and built form that reflect community identity, and the values, needs and aspirations of the community
- To ensure the conservation of places of heritage significance
- To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination
- To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment

The amendment also finds support in clause 16.14 of the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan, where clause 16.14 states that land proposed for use as major tourist facilities must be within (among other things) a Rural Policy Area and included in a zone that specifically provides for that use. Burnham Beeches satisfies both requirements, being located in a Rural Landscape 1 Policy Area and the Special Use Zone (which provides specifically for major tourist facilities).

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

The amendment proposal finds support in the following clauses of the Local Planning Policy Framework:

- 21.04-2 Commercial—objectives, strategies, policy and implementation (Objectives 1, 4 and 5)
- 21.06 Built form –objectives, strategies and implementation (Objectives 1 and 5)
- 21.06-1 Heritage (Objective 1)
- 21.07 Landscape—objectives, strategies and implementation (Objective 1)
- 21.09-1 Biodiversity (Objective 2)
- 21.09-2 Environmental hazards
- 22.05 Vegetation protection

The key statements emerging from these policies are:

- Encourage business development, tourism and agricultural industries, which recognise and reinforce the rural and green wedge character and outstanding natural assets of the Shire
- To recognise and facilitate the development of appropriate tourism opportunities, especially those that integrate with and promote the agricultural, environmental and conservation attributes of the Shire
- To provide for low impact tourist facilities which complement the distinctive rural and green wedge character and natural features of the Shire
- To promote proper siting and good design in the construction of all buildings and in the carrying out of works
- That development of new tourist facilities be compatible and integrated with surrounding land uses and the natural and built environments
- To protect and conserve the Shire's cultural heritage
- To retain and protect the scenic landscapes, rural and green wedge character and special environmental features of the Shire
- To protect and enhance the Shire's rich biodiversity
- To ensure that the use of land and development takes account of physical development constraints such as flood, fire and landslip, and to control development in these areas
- To ensure that consideration is given to the effect of removal of vegetation when assessing proposals to use and develop land

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

The amendment makes appropriate use of the Victorian Planning Provisions by creating a new, stand alone schedule to the Special Use Zone to govern the future use and development of the land.

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

All relevant government agencies will be notified of the amendment and will be given an opportunity to make submissions about the amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not expected to have any significant impacts on the transport system.

Resource and administrative costs

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

The application of a new schedule to the Special Use Zone to the subject land is not expected to have any adverse impacts on the resources or administrative costs of Council.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge at the following Yarra Ranges Community Links:

Lilydale – 15 Anderson Street, Lilydale

Monbulk - 21 Main Road, Monbulk

Healesville – 110 River Street, Healesville

Upwey - 40 Main Street, Upwey

Yarra Junction - Warburton Highway/Hoddle Street, Yarra Junction

Our Community Links are open Monday to Friday 9am to 5pm (Lilydale open at 8.30am) and Saturday 9am to 12pm.

The amendment can also be inspected free of charge at the Department of Transport, Planning and Local Infrastructure web site at www.delwp.vic.gov.au/public-inspection and Yarra Ranges Council web site at www.yarraranges.vic.gov.au by searching "Amendment C142".

Submissions

Any person who may be affected by the amendment or by the granting of the permit may make a submission to the planning authority.

The closing date for submissions is **22 November 2016**. A submission must be sent to the Manager Strategic Planning, Yarra Ranges Council, PO Box 105, Lilydale VIC 3140.

Any submissions about the amendment must:

- Be made in writing, giving the submitter's name, address and, if practicable, a phone number for contact during office hours.
- Set out the views on the amendment that the submitter wishes to put before Council and indicate what changes (if any) the submitter wishes made to the amendment.
- State whether the person/s making the submission/s wishes to be heard in support of their submission.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: 20 February 2017

ATTACHMENT 6. Exhibited Explanatory Report

- panel hearing: 20 March 2017