



2. Planning Scheme Provisions and Legislation

The PIA report incorporates potentially significant effects that the pipeline corridors may have on landscape and visual amenity values, particularly those values protected under the following legislation and associated implementation mechanisms:

- The *Planning and Environment Act 1987* and the Murrindindi, Yarra Ranges and Nillumbik Planning Schemes of;
- The *Forest Act 1958*, with regard to requirements for Forest Reserves;
- The *Crown Land (Reserve) 1978*, with regard to reserved Crown Land;
- *Heritage Rivers Act 1992*, with regard to protection of public land in certain parts of rivers and river catchment areas; and
- *Heritage Act 1995*, with regard to protection and conservation measures of cultural landscapes.

The assessment of relevant planning scheme provisions and legislation has provided for initial guidance in locating areas of interest and sensitivity for the Landscape and Visual Impact Assessment, in order to ensure that all measures are undertaken to minimise the potential effect on the values they protect.

Such areas include:

- Residential zone of Yea, and other residential areas adjacent to ‘non-preferred’ pipeline corridor A1 and ‘preferred’ pipeline corridor B1;
- Residential zone of Yarra Glen, and other residential areas adjacent to ‘preferred’ pipeline corridors G5 and G6, and ‘non-preferred’ pipeline corridor G2;
- Areas identified with a ‘Significant Landscape Overlay’, traversed by ‘preferred’ pipeline corridors H1 and H4, and ‘non-preferred’ pipeline corridors H1 and H3; Yarra Ranges Planning Scheme SLO4 – Upper Yarra River and Environs;
- Areas identified with an ‘Environmental Significance Overlay’; traversed by ‘preferred’ pipeline corridors A2, F1, F3, G5, H2 and H4, and ‘non-preferred’ pipeline corridors A1, G2, H1 and H3;
- Killingworth Reserve, traversed by ‘preferred’ pipeline corridor A2, and ‘non-preferred’ pipeline corridor A1;
- Yea River Wetlands, traversed by ‘non-preferred’ pipeline corridor A1;
- Perts Reserve, traversed by ‘preferred’ pipeline corridor B1;
- Kinglake National Park, adjoins ‘preferred’ pipeline corridors E1 and E2 and traverses ‘rejected’ pipeline corridor E3;
- Toolangi State Forest and adjacent Forest Reserve, traversed and adjoining ‘preferred’ pipeline corridors E1 and E2 and ‘rejected’ pipeline corridor E3; and
- Goulburn Heritage River Management Area, adjacent to the Goulburn River and intake area and ‘preferred’ pipeline corridor A2 and ‘non-preferred’ pipeline corridor A1.



2.1.1 Planning and Environment Act 1987 (P&E Act)

The *Planning and Environment Act 1987* (P&E Act) establishes a framework for integrating policies and environmental considerations into planning decisions affecting land across the State. The Act:

- Establishes planning schemes into which appropriate policy provisions and controls for the use, development and protection of land have been incorporated;
- Establishes duties, powers and responsibilities for key authorities in the system; and
- Sets out the process by which an applicant must follow to enable compliance with the P&E Act and associated mechanisms.

The Murrindindi, Yarra Ranges and Nillumbik Planning Scheme contain provisions that identify the relevant policy provisions and objectives for the project.

The zones which apply to the pipeline corridors include:

- Public Use Zone (PUZ);
- Residential 1 Zone (R1Z);
- Public Conservation and Resource Zone (PCRZ);
- Public Park and Conservation Zone (PPRZ);
- Rural Living Zone (RLZ);
- Farming Zone (FZ);
- Green Wedge Zone (GWZ);
- Rural Conservation Zone (RCZ4 and RCZ5); and
- Low Density Residential Zone (LDRZ).

The overlays applicable to the pipeline corridors include:

- Significant Landscape Overlay (SLO);
- Erosion Management Overlay (EMO);
- Environmental Significance Overlay (ESO)

Within the Murrindindi, Yarra Ranges and Nillumbik Planning Schemes, many of these zones and overlays also contain specific schedules.

Table 2 and Table 3 outline the zones and overlays and associated schedules which are applicable to the project, and associated comments and responses relative to their requirements. Zoning plans are located in **Appendix A**, Maps 1 to 8 and overlay plans in **Appendix B**, Maps 1 to 8.

2.2 Other Legislation

2.2.1 Crown Land (Reserves) Act 1978

The *Crown Land (Reserves) Act 1978* covers the management and use of reserved Crown Land. Under Section 4, the Act allows for the reservation of land for public purposes including conservation areas of historic, aesthetic, archaeological or scientific interest.



2.2.2 Forest Act 1958

The *Forest Act 1958* manages, controls, maintains natural resource uses, and protects Forest Reserves from adverse impacts.

2.2.3 Heritage Rivers Act 1992

The *Heritage Rivers Act 1992* makes provision for rivers within Victoria which are identified within this Act by providing for the protection of public land in certain parts of rivers and river catchment areas that have significant nature conservation, recreation, scenic or cultural heritage attributes.

2.2.4 Heritage Act 1995

The *Heritage Act 1995* provides protection and conservation measures for places and objects of cultural heritage significance, including cultural landscapes. It establishes the Heritage Council and Victorian Heritage Register.



Table 2 - Zoning Considerations relating to Landscape and Visual Assessment

Zone	Landscape/Ecologically Significant Requirements	Applicable Local Government	Traversing or Adjoining Corridor	Comments/Response
<p>1. Public Use Zone (PUZ) PUZ1 – Service & Utility PUZ2 – Education PUZ3 – Health & Community PUZ4 – Transport PUZ5 – Cemetery/Crematorium PUZ6 – Local Government PUZ7 – Other public use</p>	<p>All PUZ recognise public land use for public utility and community services and facilities. To provide for associated uses that are consistent with the intent of the public land reservation or purpose. Identify and ensure effective management of sites of natural significance having regard to the role of remnant vegetation in the landscape value and visual amenity of the Shire.</p>	<p>Murrindindi – PUZ1, PUZ3, PUZ5 AND PUZ7 Nillumbik – PUZ1 Yarra Ranges – PUZ1, PUZ2, PUZ5, PUZ6</p>	<p>Adjoins the following pipeline corridors:</p> <ul style="list-style-type: none"> ▪ 'Preferred' Corridor B1c and 'Non-preferred' Corridor B1a and B1b - adjacent to Yea township and the Melba Highway (Murrindindi Shire); ▪ 'Preferred' Corridor G5 and G6 – adjacent to the Melba Highway and Government Road, adjacent to Dixons Creek and Maroondah Aqueduct Pipe (Yarra Ranges Shire); ▪ 'Non-preferred' Corridor H1 and H3 - adjacent to Glenview Road and Eltham-Nillumbik Shires); ▪ 'Preferred' Corridors H1, H2 and H4 – adjacent to Glenview Road and Eltham-Yarra Glen Road (Yarra Ranges and Nillumbik Shires), and; ▪ 'Preferred' Corridor H2 – adjacent to the Maroondah Aqueduct Pipe, along Yarraview Road (Yarra Ranges and Nillumbik Shires). <p>Traverses the following pipeline corridors:</p> <ul style="list-style-type: none"> ▪ 'Preferred' Corridor G6 – along the Maroondah Aqueduct Pipe (Yarra Ranges Shire); ▪ 'Non-preferred' Corridor H1 and H3 – along the Maroondah Aqueduct Pipe and adjacent to the outtake area in Sugarloaf Reservoir (Yarra Ranges and Nillumbik Shires); ▪ 'Preferred' Corridor H2 – along Skyline Road (Yarra Ranges and Nillumbik Shires), and; ▪ 'Preferred' Corridor H4 – along the Maroondah Aqueduct Pipe, Finks Road and finishing at the outtake area in Sugarloaf Reservoir (Yarra Ranges and Nillumbik Shires). 	<p>Comments/Response</p> <p>In accordance with PUZ and in accordance with the Schedule to the Public Use Zone, any use or development that is for a public purpose on land leased or licensed from Parks Victoria must be undertaken by or on behalf of Parks Victoria under the Water Industry Act 1994, the Parks Victoria Act 1998, the Water Act 1989, the Marine Act 1988 or the Crown Land (Reserves) Act 1978.</p> <p>Where the corridor options traverse the PUZ, effective management should be undertaken in order to protect and where possible, enhance the sites natural significance. An example includes the role of remnant vegetation in the landscape value and visual amenity within the landscape.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> ▪ Implementing land management techniques that mimic natural processes where they will be disturbed; ▪ Where possible, restoring natural processes where they are to be disturbed; ▪ Adopts actions to conserve natural communities and species that have experienced tremendous loss and/or are under considerable threat; ▪ Comments of any Minister or public land manager having responsibility for the care or management of the land or adjacent land will also be sought, and; ▪ Management will be modified as needed to maintain the integrity of the area ▪ Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines. <p>Schedules specific to the Public Use Zone</p> <ul style="list-style-type: none"> ▪ Murrindindi Planning Scheme – In accordance with any approved management plan adopted by the responsible authority or the Department of Natural Resources and Environment. ▪ Nillumbik Planning Scheme – No Schedule specified. ▪ Yarra Ranges Planning Scheme – Any land leased or licensed from Parks Victoria, any use or development that is for public purpose, must be undertaken by or on behalf of Parks Victoria under the Water Industry Act 1994, the Parks Victoria Act 1998, the Water Act 1989, the Marine Act 1988 or the Crown Land (Reserves) Act 1978.
<p>2. Residential 1 Zone (R1Z)</p>	<p>N/A</p>	<p>Murrindindi and Yarra Ranges</p>	<p>N/A</p>	<p>No significant landscape objectives/requirements are specified in the R1Z and its Schedule.</p>



<p>3. Public Conservation and Resource Zone (PCRZ)</p>	<p>The PCRZ aims to protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.</p> <p>To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.</p>	<p>Murrumbidgee, Nillumbik and Yarra Ranges</p>	<p>Adjoins the following pipeline corridors:</p> <ul style="list-style-type: none"> ▪ low lift pump station at the Goulburn River (Murrumbidgee Shire); ▪ 'Preferred' corridor A2 - adjacent to the Goulburn River and intake pump station (Murrumbidgee Shire); ▪ 'Non-preferred' Corridor A1 and A2 – adjacent to the Goulburn River and intake pump station (Murrumbidgee Shire); ▪ 'Preferred' Corridors E1 and E2 – adjacent to the Melba Highway and Castella Road (Murrumbidgee Shire). <p>Traverses the following pipeline corridors:</p> <ul style="list-style-type: none"> ▪ 'Non-preferred' Corridors C1 and C2 – adjacent to Devlin Bridge (Murrumbidgee Shire); ▪ 'Preferred' Corridor D2 - adjacent to Devlin Bridge, and the northern section of Toolangi State Forest (Murrumbidgee Shire); ▪ 'Non-preferred' Corridor D1, D2 and D3 – adjacent to Devlin Bridge, and the northern section of Toolangi State Forest (Murrumbidgee Shire); ▪ 'Non-preferred' Corridor D1 – adjacent to the Melba Highway (Murrumbidgee Shire); ▪ 'Preferred' Corridor E1 and E2 – within Toolangi State Forest (Murrumbidgee Shire); ▪ 'Rejected' Corridor E3 – within Toolangi State Forest (Murrumbidgee Shire); ▪ 'Preferred' Corridor F1 and F2 – within highly vegetated forest, adjacent to the Melba Highway (Yarra Ranges Shire); and ▪ 'Non-preferred' Corridor F2 - within highly vegetated forest, adjacent to the Melba Highway (Yarra Ranges Shire). 	<p>In accordance with PCRZ and its Schedule, the development will protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values and will aim to provide facilities to assist in public education and interpretation of the natural environment.</p> <p>Where the pipeline traverses land within the PCRZ, effective management should be undertaken in order to protect and where possible, conserve the natural environment and natural processes.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> ▪ Implementing land management techniques that mimic natural processes where they are to be disturbed; ▪ Providing facilities to assist in of the natural environment with minimal degradation of the natural environment or natural processes; ▪ Providing facilities to assist in public education and interpretation (i.e. signage) of the natural environment with minimal degradation of the natural environment or natural processes, and; ▪ Preparing a plan, which shows the way the land, is to be used and developed. The plan may include the following information: <ul style="list-style-type: none"> - Recognition of existing use and how the area is to be developed; - The building envelope of any proposed buildings; - Details of proposed buildings or works; - The location of pedestrian or vehicle access points or car parking areas; - The location of any areas for specific uses and a schedule of specific uses which are allowed without permit; - Topographic details including any proposed cut and fill; - The location of existing and proposed features; - The location of existing native or other vegetation and any proposed landscaping works or areas of vegetation to be added or removed, and; - The identification of sites of flora or fauna significance (including, in particular, any potentially threatened species or significant habitat) or other places of cultural, heritage or scientific value. <p>Note: The plan will be consistent with the intent of the public land reservation under any Act and make reference to relevant policies and guidelines.</p> <p>Schedules specific to the Public Conservation and Resource Zone</p> <ul style="list-style-type: none"> ▪ Murrumbidgee Planning Scheme – In accordance with any approved management plan adopted by the responsible authority or the Department of Natural Resources and Environment. ▪ Nillumbik Planning Scheme – No Schedule specified. ▪ Yarra Ranges Planning Scheme – No Schedule specified.
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<p>4. Public Park and Recreation Zone (PPRZ)</p>	<p>To recognise areas for public recreation and open space. To protect and conserve areas of significance where appropriate.</p>	<p>Murrumbidgee</p>	<p>Traverses the following pipeline corridors:</p> <ul style="list-style-type: none"> ▶ 'Non-preferred' Corridor A1 – within the Yea River Reserve. 	<p>In accordance with PPRZ and its schedule, the development will recognise areas for public recreation and open space and will protect and conserve areas of significance, where appropriate. A plan must be prepared which demonstrates the way the land is to be used and developed. The plan may include the following information:</p> <ul style="list-style-type: none"> ▪ Recognition of existing use and how the area is to be developed; ▪ The building envelope of any proposed buildings; ▪ Details of proposed buildings or works; ▪ The location of pedestrian or vehicle access points or car parking areas; ▪ The location of any areas for specific uses and a schedule of specific uses which are allowed without permit; ▪ Topographic details including any proposed cut and fill; ▪ The location of existing and proposed features; ▪ The location of existing native or other vegetation and any proposed landscaping works or areas of vegetation to be added or removed, and; ▪ The identification of sites of flora or fauna significance (including, in particular, any potentially threatened species or significant habitat) or other places of cultural, heritage or scientific value.
<p>5. Rural Living Zone (RLZ)</p>	<p>To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.</p>	<p>Murrumbidgee</p>	<p>Traverses the following pipeline corridors:</p> <ul style="list-style-type: none"> ▪ 'Preferred' Corridor A2 – along Killingworth and Carey Roads; and ▪ 'Non-preferred' Corridor A1 along Killingworth Road, connecting Killingworth and Yea. 	<p>In accordance with RLZ Zone and in accordance with its Schedule, development must not adversely affect the amenity of surrounding land uses and must aim to protect and enhance the natural resources, biodiversity and landscape and heritage values of the area. Where the pipeline corridor traverses land within the RLZ, the following impacts, where possible, should be minimised:</p> <ul style="list-style-type: none"> ▪ The impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours; ▪ The impact of the use or development on the flora, fauna and landscape features of the locality; ▪ The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area; ▪ The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation; ▪ The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts, and; ▪ The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance. <p>No specific significant landscape objectives/requirements are specified with FZ Zone and its Schedule ,</p>
<p>6. Farming Zone (FZ)</p>	<p>To protect and enhance natural resources and the biodiversity of the area.</p>	<p>Murrumbidgee</p>	<p>N/A</p>	<p>No specific significant landscape objectives/requirements are specified with FZ Zone and its Schedule ,</p>
<p>7. Green Wedge Zone (GWZ) GWZ4</p>	<p>To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources. To conserve and enhance the</p>	<p>Yarra Ranges</p>	<p>Traverses the following pipeline corridors:</p> <ul style="list-style-type: none"> ▪ 'Preferred' Corridor F1 and F3 – adjacent to the Melba Highway. 	<p>In accordance with GWZ Zone and its schedule, any use or development must recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources and conserve and enhance the cultural significance and character of open rural and scenic non-urban landscapes. Where the corridor crosses land within the GWZ, the following, where possible, will occur:</p> <ul style="list-style-type: none"> ▪ The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to

	<p>cultural significance and character of open rural and scenic non-urban landscapes.</p> <p>To protect and enhance the biodiversity of the area.</p>			<p>be used, on landscape features, major roads and vistas;</p> <ul style="list-style-type: none"> The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape, and; The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
<p>8. Rural Conservation Zone (RCZ14 and RCZ45)</p>	<p>To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.</p> <p>To conserve and enhance the cultural significance and character of open rural and scenic non-urban landscapes.</p>	<p>Nillumbik – RCZ4 Yarra Ranges – RCZ1</p>	<p>Adjoins the following pipeline corridors:</p> <ul style="list-style-type: none"> 'Preferred' Corridor G5 and G6 – along the Melba Highway, from the Hunts Lane intersection to Gulf Road (Yarra Ranges Shire). <p>Traverses the following pipeline corridors:</p> <ul style="list-style-type: none"> 'Preferred' Corridor G5 – along Gulf and Steels Creek Roads (Yarra Ranges Shire); 'Non-preferred' Corridor G2 – along Hunts Lane and between Steels Creek Road and Steels Creek (Yarra Ranges Shire); 'Preferred' Corridor H2 - from Yarra Glen township, along Glenview and Yarraview Roads, towards the Maroondah Aqueduct (Yarra Ranges and Nillumbik Shires); 'Non-preferred' Corridor G5 – along Gulf and Steels Creek Roads 'Preferred' Corridor H4 – from Yarra Glen Township, along Glenview Road, towards Finks Road (Yarra Ranges and Nillumbik Shires). 	<p>In accordance with RCZ4 and RCZ5 and their Schedules to the RCZ, any use or development must protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values and must conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.</p> <p>Land within the RCZ (khaki) is located in Appendix A, Maps 1 to 8.</p> <ul style="list-style-type: none"> Where the pipeline corridors traverse within the RCZ, the following, where possible, will occur: <ul style="list-style-type: none"> To retain and protect the scenic landscapes, rural character and special environmental features of the Shire; To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes; and, To provide long term protection of the environmental and conservation values of those areas of private rural land which contain remnant bushland, wetlands and areas of landscape significance. <p>Schedules specific to the Rural Conservation Zone, Nillumbik Planning Scheme</p> <ul style="list-style-type: none"> To conserve and permanently maintain the existing rural character by encouraging protection of the environmental and landscape values of the major environmental assets such as the Kinglake National Park. Permit required for earthworks that change the rate of flow or the discharge point of water across a property boundary. Earthworks that increase the discharge of saline groundwater.
<p>9. Low Density Residential Zone (LDRZ)</p>	<p>To protect and enhance the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.</p>	<p>Murrindindi</p>	<p>N/A</p>	<p>Specific significant landscape objectives/requirements are specified in accordance with LDRZ and its Schedule</p>

■ **Table 3 - Overlay Considerations**

Overlay	Landscape/Ecologically Significant Requirements	Applicable Local Government	Traversing or Adjoining Corridor Impacts	Comments/Response
<p>1. Significant Landscape Overlay (SLO)</p>	<p>Protect and enhance the environmental, scenic, visual, cultural and scientific values of the significant landscapes, which have been identified in the Shire.</p> <p>Conserve the flora and fauna and associated ecological processes that contribute to the significance of the identified landscapes.</p> <p>Ensure that any new development is located and designed to avoid inappropriate visual intrusion or</p>	<p>Yarra Ranges</p>	<p>Traverses the following pipeline corridors:</p> <ul style="list-style-type: none"> 'Non-preferred' Corridors H1 and H3 – from the intersection of Breakneck Road and King Street, along Glenview and Yarraview Roads, towards Sugarloaf Reservoir; 'Preferred' Corridor H2 – from the intersection of Breakneck Road and 	<p>In accordance with the SLO and its Schedule, the application will be accompanied (as appropriate) by a written statement identifying how the proposed development has responded to the surrounding physical and environmental features, having regard to the significance of existing native vegetation and its value as a refuge or habitat for wildlife.</p> <p>In accordance with the Local Planning Policy Framework - Vegetation Protection, if the land is within a SLO, the removal of vegetation must not detract from the key characteristics identified in the schedule to the overlay.</p> <p>Preparation of a suitable management plan should be developed to address:</p>



Overlay	Landscape/Ecologically Significant Requirements	Applicable Local Government	Traversing or Adjoining Corridor Impacts	Comments/Response
	<p>other detrimental effects on the key characteristics of the identified landscapes.</p> <p>Protect the historic and cultural importance of the Puffing Billy Railway Line and the scenic corridor through which it passes.</p> <p>Outstanding visual qualities, in the form of rich vineyards of the Upper Yarra Valley.</p>		<p>King Street, along Glenview and Yarraview Roads, towards Skyline Road, and;</p> <ul style="list-style-type: none"> ▪ 'Preferred' Corridor H4 – from the intersection of Breakneck Road and King Street, along Glenview Road, towards the start of Skyline Road. 	<ul style="list-style-type: none"> ▪ Minimising the construction corridor and disturbance area to a minimum; ▪ Stockpiling and respreading the stripped topsoil; ▪ Minimising the clearing of vegetation within the construction corridor; ▪ Preparing and adhering to an Erosion and Sediment Control Management Plan; ▪ Rehabilitating the landscape following construction, for example, planting of native vegetation to areas that have been previously cleared, and; ▪ Preparation of a Vegetation Management Plan that addresses construction phase vegetation management and post construction rehabilitation and restoration. <p>Schedule 1 to Yarra Ranges Significant Landscape Overlay</p> <ul style="list-style-type: none"> ▪ The Upper Yarra River and Environs landscape extends from the broad flood plains south of Yarra Glen and Healesville to the confined valley at the base of the Donna Buang Range near Warburton. ▪ Much of this landscape is subject to flooding and is therefore unlikely to be subject to major development pressures. However, the open landscape character of the area makes it susceptible to visual intrusion from inappropriate development. The protection and enhancement of remnant vegetation and wetland features along the river are necessary to ensure the long-term retention of the landscape values of this area.
				<p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider, as appropriate:</p> <ul style="list-style-type: none"> ▪ Alternative location options and identification of the optimum siting location. ▪ Whether the proposed siting and design of the building or works will: ▪ Maintain the character and integrity of important view lines; ▪ Be able to be integrated with the topography and landscape features of the area; ▪ Be of a form that does not dominate a ridge line or skyline; ▪ Require the minimum soil disturbance, excavation and risk of erosion; ▪ Provide infrastructure and services such as drainage, water, electricity and reticulated sewerage that are unobtrusive and sensitive to the natural environment; ▪ Retain significant vegetation, including mature exotic vegetation that contributes to the landscape character of the area, with no significant vegetation being removed solely for the purpose of providing a view; ▪ Use subdued colours and non-reflective materials on external surfaces that complement the surrounding landscape; and ▪ Provide landscaping to minimise the visual impact of buildings, structures and works on the immediate locality and on the area generally as it is viewed from a distance, and include vegetation characteristic of the area in any replanting.
<p>2. Erosion Management Overlay (EMO)</p>	<p>To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.</p>	<p>Yarra Ranges</p>	<p>Adjoins the following pipeline corridors:</p> <ul style="list-style-type: none"> ▪ 'Non-preferred' Corridor G2 – adjacent to Steels Creek Road and Steels Creek. <p>Traverses the following pipeline corridors:</p> <ul style="list-style-type: none"> ▪ 'Non-preferred' Corridor G2 – along Hunts Lane, and; ▪ 'Non-preferred' Corridors H1 and H3 - , 	<p>In accordance with the EMO and its Schedule, the application will be accompanied by any information specified in a schedule to this overlay and information showing:</p> <ul style="list-style-type: none"> ▪ The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation; ▪ The extent of any proposed earthworks, and; ▪ The means proposed to stabilise disturbed areas.



Overlay	Landscape/Ecologically Significant Requirements	Applicable Local Government	Traversing or Adjoining Corridor Impacts	Comments/Response
			<p>crossing the escarpment, towards Skyline Road and Sugarloaf Reservoir; and</p> <ul style="list-style-type: none"> 'Preferred' Corridors H2 and H4 – crossing the escarpment, towards Skyline Road and Sugarloaf Reservoir. 	<p>If the land is within an EMO:</p> <ul style="list-style-type: none"> Vegetation may only be removed if it is required to facilitate a permitted use or development of the land and if opportunities for any net ecological gain have been considered. Vegetation may only be removed if there is no practical alternative form of development that would result in less destruction of the existing vegetation. The responsible authority, before it grants a permit for the removal of vegetation, may require a geotechnical investigation of the land to establish whether the removal of vegetation would increase the risk of landslip or subsidence. <p>Schedule to Yarra Ranges Erosion Management Overlay</p> <ul style="list-style-type: none"> Land susceptible only to Landslip.
<p>3. Environmental Significance Overlay (ESO)</p>	<p>To identify areas where the development of land may be affected by environmental constraints. To ensure that development is compatible with identified environmental values.</p>	<p>Murrindindi, Yarra Ranges and Nillumbik</p>	<p>Adjoins the following pipeline corridors:</p> <ul style="list-style-type: none"> 'Non-preferred' Corridor A1 - adjacent to Killingworth Road, to just north of Killingworth (Murrindindi); and 'Preferred' Corridor A2 – adjacent to Killingworth Road, to just north of Killingworth (Murrindindi). <p>Traverses the following pipeline corridors:</p> <ul style="list-style-type: none"> 'Non-preferred' Corridor A1 – adjacent to the Goulburn River intake pump station (Murrindindi); 'Preferred' Corridor A2 – adjacent to the Goulburn River intake pump station (Murrindindi); 'Preferred' Corridors F1 and F3 – adjacent to the Melba Highway, from Healesville-Kinglake Road (Yarra Ranges); 'Non-preferred' Corridor G2 – adjacent to Hunts Lane, towards Steels Creek and, adjacent to Steels Creek Road and Steels Creek (Yarra Ranges); 'Preferred' Corridor G5 – adjacent to the Melba Highway and Williamson Road (Yarra Ranges); 'Non-preferred' Corridors H1 and H3 - crossing the escarpment, towards Skyline Road and Ridge Roads and Sugarloaf Reservoir (Yarra Ranges and Nillumbik); and 'Preferred' Corridors H2 and H4 - crossing the escarpment, towards Skyline Road and Ridge Roads and Sugarloaf Reservoir (Yarra Ranges and Nillumbik). 	<p>In accordance with the ESO and its schedule, applications on such land must contain a statement of environmental significance and the environmental objectives to be achieved.</p> <p>In accordance with the Local Planning Policy Framework - Vegetation Protection, any proposal to remove remnant vegetation from land included in an ESO or to remove intact remnant vegetation, provide an assessment of:</p> <ul style="list-style-type: none"> The quality of the vegetation in terms its diversity of species, level of disturbance and viability; The significance of the vegetation in terms of the rarity of its plant communities and of the individual plant or animal species occurring within the site; The likely effect of the removal of the vegetation (including dead trees suitable for nesting) on the fauna of the area and its value as a refuge, habitat or movement corridor for wildlife; The likely effect of the removal of the vegetation on the maintenance of water quality, and the prevention of soil erosion and land degradation; The future use and management of the land and whether planting, replanting, fencing or other treatment should be undertaken on any part of the land; How the proposed vegetation removal meets the objectives of the Local Planning Policy Framework - Vegetation Protection; Remnant vegetation within wetland areas or adjoining any watercourse not be removed, unless it is demonstrated that a net ecological gain will be achieved; Vegetation which forms part of a wildlife habitat corridor link between areas of intact remnant vegetation not be removed, unless it is demonstrated that a net ecological gain will be achieved; Any removal of vegetation from a roadside have regard to any relevant roadside management plan or roadside vegetation significance inventory, and; Vegetation only is removed from a roadside under the control of the Roads Corporation if the Corporation has given its agreement to the proposed vegetation removal. <p>Schedule 1 to Murrindindi Environmental Significance Overlay</p> <ul style="list-style-type: none"> Murrindindi Planning Scheme ESO1 – High Quality Agricultural Land. Murrindindi Shire extensive high quality agricultural areas located at Toolangi and Kinglake and along the Goulburn River floodplain. <p>Schedule 1 to Yarra Ranges Environmental Significance Overlay</p> <ul style="list-style-type: none"> Yarra Ranges Planning Scheme ESO1 - Z12, ESO1 - Z13, ESO1 - Z15, ESO1 - Z15, ESO1 - B71 and ESO1 - B5 – Sites of Botanical Significance and Sites of Zoological Significance.



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				<ul style="list-style-type: none"> ▪ The Shire contains extensive areas of remnant bushland that are an intrinsic part of the Shire's unique landscape and environmental character. ▪ Ensure that any new development is sensitively designed and sited to reinforce the existing environmental characteristics of the area. ▪ A permit is required to remove, destroy or lop any vegetation (whether exotic or native). This does not apply if a permit is not required under the schedule to Clause 53 of the Yarra Ranges Planning Scheme.