

# INTERIM REPORT

Kinglake Ranges, Flowerdale and Toolangi  
Draft Plan and Design Framework

Community Consultation feedback

Summary, Response and Recommendations

July 2011



Supported by



The Department of Planning and Community Development has supported the exhibition of the Kinglake Ranges Flowerdale and Toolangi draft plan and the community consultation processes to inform this report.

**This document summarises the results of the community consultation and does not represent government policy.**

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## Purpose

1. The purpose of this report is to summarise, comment on and make recommendations in response to, issues raised by the community in the consultation process on the draft Kinglake Ranges Flowerdale and Toolangi Plan and Design Framework.
2. This report is an **INTERIM** response. Further work is necessary to take account of both the submissions that have been evaluated in this report as well as new work now funded by Government in response to recommendations of the 2009 Victorian Bushfires Royal Commission relating to bushfire mapping and local planning assessment.
3. This **INTERIM REPORT** will be updated and recommendations finalised once the implications of the new work has been evaluated and confirmed.

## Background

### *The draft plan and urban design framework*

4. The draft Kinglake Ranges Flowerdale and Toolangi Plan and Design Framework (the Plan) was developed by the Victorian Bushfire Reconstruction and Recovery Authority and the Murrindindi Shire Council to provide a vision for a sustainable future for the communities of Kinglake, Kinglake West, Pheasant Creek, Flowerdale, Hazeldene, Toolangi and Castella.
5. Before the 2009 Victorian bushfires, the communities of Kinglake Ranges, Flowerdale and Toolangi recognised the need for a long term strategic plan as an important priority. The development of the Plan received funding in the *Rebuilding Together: A Statewide Plan for Reconstruction and Recovery* Oct 2009. Preparation of the Plan by AECOM consultants has been coordinated by VBRRA on behalf of Murrindindi Shire Council. DPCD is presently supporting the exhibition and finalisation of the Plan.
6. The Plan is intended to guide population growth, land use and development, infrastructure and service provision, community safety and the character and identity of local communities into the future.
7. The Plan proposes seven directions to deliver the communities vision and values for the area:
  - Maintain Tranquil Lifestyles
  - Foster a Viable Local Economy
  - Protect and Enhance the Environment
  - Create Attractive, Distinctive, Vibrant Towns
  - Support the Wellbeing of Local Communities
  - Support Community Resilience, Safety and Adaptability
  - Improve Community Connectivity
8. The Plan identifies bushfire safety as the most important factor for land use planning in the study area. Land use planning is included within the broader framework of fire preparation, response and recovery outlined by the 2009 Victorian Bushfires Royal Commission. Within this framework, specific measures and initiatives such as risk mapping and fuel management are considered and recommended to achieve the objective of safer more resilient communities.
9. In terms of community safety and resilience, the management of potential settlement growth and fire risk is addressed by:
  - Removing the potential for further subdivision in parts of the study area.
  - Identifying locations, that with appropriate buffers, construction standards, road design and waste water treatment, could contribute to reducing fire risk for existing communities.
  - Identifying potentially safer locations for development close to community facilities.
10. The Plan enunciates the principle that rezoning of land for additional settlement should demonstrate how the fire risk can be reduced for both the rezoned land and for existing adjoining settlements.

11. In addition to the above actions, a comprehensive implementation strategy sets out a large range of other actions to deliver the seven directions identified above.
12. We anticipate the Plan will be included in the Local Planning Policy Framework of the Murrindindi Planning Scheme. The Plan is the first generation of strategic plans to be undertaken within the new planning environment of greater emphasis on risk mitigation and increased scrutiny of settlement planning, development proposals and infrastructure planning.
13. Community safety remains a priority and the Plan also needs to take account of the Victorian Government's responses to the findings of the 2009 Victorian Bushfires Royal Commission.

### ***Community consultation***

14. The Plan was informed by consultation with community members and other stakeholders through community meetings, planning sessions, technical roundtable and other means.
15. Consultation methods used in the development of the Plan included:
  - A project information sheet and interactive web site
  - Three community forums in Flowerdale, Toolangi and Kinglake Central to identify issues, opportunities and constraints.
  - Five small group discussions to explore the key themes raised in the community forums. The themes for discussion were; "The Local Economy & Jobs", "Sustainable Growth", "Character & Identity", and "Lifestyle & Wellbeing".
  - A Community Planning Day attended by approximately 50 residents to provide feedback on a draft vision and identify critical elements of a sustainable future.
  - Technical roundtable discussions on key issues attended by government agencies. A total of six roundtables were convened on specific themes and subjects.
  - Individual interviews with a number of agency representatives
  - A Youth Roundtable discussion
  - 'Postcards of the future' involving the five primary schools where students illustrated their post card with their future vision - 220 post cards were returned.
16. As a project, the KFT processes were overseen by a reference group comprising representatives from the local Community Recovery Committees, MSC, VBARRA and other government agencies with support from AECOM being the planning consultants appointed by VBARRA to prepare the Plan.
17. The Plan was subsequently released for community consultation and feedback from 14<sup>th</sup> February to 8<sup>th</sup> April 2011. The closing date was amended to the 29<sup>th</sup> April 2011 by Council following agreement at the S86 Committee meeting (17 Mar 2011).
18. Exhibition of the Plan took place from 14<sup>th</sup> February and to 29<sup>th</sup> April, and was supported by:
  - Online channels, including: VBARRA website, KFT website, KFT Blog and Council website where the Plan and background material can be viewed and downloaded.
  - Media releases to local papers.
  - Displays in Council offices, Kinglake Rebuilding Advisory Centre, Flowerdale Community Hall and Toolangi Neighbourhood House.
  - Information for Vic Bushfire Info Line and Council call centres.
  - Print run 600 copies of the Plan.
  - Print run 3,000 copies of the brochure
  - Letters to all ratepayers (2,400 households) in study area (including a brochure that outlines a Plan summary) and email to those whom provided feedback.

- Email and SMS to the KFT contact list maintained by VBRRA (~1,000 contacts).
- Full page advertisement in Mountain Monthly for the March edition.
- Request for meetings with Community Recovery Committee chairs
- Meeting with Kinglake Ranges Community Building Initiative (CBI) group 22/2/11.
- Article for Council's quarterly newsletter.
- Article in the VBRRA monthly newsletter "Edition 19 News Update". Approximate circulation 1,000 from email database.
- A3 poster to place in shop windows, community noticeboards, school newsletters (weekly).
- Referral of the Plan to relevant Government Agencies and Technical Working Group members (27 referrals)
- Radio spot on UGFM and Kinglake Range Radio for Council's Mayor.
- Email responses by community were able to be lodged at the Plan email address.
- Community information session, including copies of the Plan and summaries held Thursday 24 March 12.30pm-6.30pm & Saturday 26 March 9.30-1.00.
- Kinglake Ranges CRC public meeting organised by community group on the 16th March 2011. Attended by 40-50 people who viewed an AECOM presentation. Meeting attended by Council officers.
- CBI community forum supported by Council and DPCD on the 24th March 2011. Meeting was facilitated by Cath Botta of the Regional Development Company and attended by Council officers including the CEO.
- Community Information Sessions held at Toolangi on Monday 4 April at Neighbourhood House and Flowerdale 7 April at Flowerdale Hall.
- Public advertisement in April edition of Flowerdale Flyer.

*NB - Advertisement in Talking Toolangi could not be made due to print timelines (quarterly publication).*

**Table 1 – VBIL Statistics; Enquiries to DPCD**

Week	Number of contacts	Request copy of draft plan	Discussion/ submission	Other
1	11	9	1	1 (request earlier papers)
2**	6	2	1	3 (to go on mailing list)
3	1	1	-	-
4	6	3	2	1 (seeking information on development investigation areas)
5	2	2	-	-
6	5	3	2	-
7	6	2	4	-
8	6	-	6	-
9	3	1	2	-
10	11	-	11***	-
11	69	-	69	-
<b>Running Totals</b>	<b>126</b>	<b>23</b>	<b>98****</b>	<b>5</b>

- \*\* In Week 2, MSC mailed out copy of the Plan to referral agencies (#27)
- \*\*\* In week 10 Council forwarded a number of submissions to DPCD
- \*\*\*\* 92 submitters plus six additional comments (total 98 submissions for review) have been received at and after close of exhibition period.

***Location of Submitters***

Note some submitters lodged more than one submission and the numbers in the table below is based on submitters not submissions. The table also excludes submissions by government agencies.

<b>Kinglake</b>	<b>Kinglake West - Pheasant Creek</b>	<b>Kinglake Central</b>	<b>Flowerdale/ Hazeldene</b>	<b>Toolangi Castella</b>	<b>Metropolitan Melbourne</b>	<b>Regional Victoria</b>	<b>Unknown</b>
22	14	22	4	13	4	3	7

## Notes on Feedback

Community feedback has been grouped into categories or areas of interest to enable analysis and consideration.

The total number of submitters making a comment is noted against the topic heading. In many cases submitters made multiple comments within a topic area and also across topics. Where more than one submitter made the same or similar comment the number of submitters is noted in brackets next to the comment.

Generally the comments are as written by submitters. However longer submissions have been edited or summarised and points included under the relevant topics.

Large submissions or technical reports have a synopsis included under the relevant topics.

## Executive Summary of Submissions, Response and Recommendation

Brief summary of topic area raised by submitters	Recommendation
<p><b>1. Overall Impression of the Plan</b></p> <p>Submitters made a variety of general comments about the plan. Some submitters have made positive comments about the Plan whereas others are disappointed. Some submitters generally support the Plan but note their concerns about the proposed Development Investigation Area at Kinglake Central or the Castella Design Framework.</p>	<p>1. Feedback noted.</p>
<p><b>2. Key strengths, concerns and other comments about the Plan</b></p> <p>Feedback is mixed about the proposed Plan. Particular proposals have aroused community concerns yet the existence of a Plan is welcomed.</p>	<p>2. Feedback noted.</p>
<p><b>3. Need for and support for strategic planning or visions</b></p> <p>Some submitters raised broad strategic issues including:</p> <ul style="list-style-type: none"> <li>• The need for strategic planning together with the tools and capacity to deliver the outcomes.</li> <li>• Dieldren contamination.</li> <li>• Protection of agricultural land.</li> <li>• Strategic planning context that underpins the Plan.</li> </ul> <p>These matters are acknowledged and responded to in the consultation report.</p>	<p>3. No change to the Plan.</p>
<p><b>4. Nature and its risks</b></p> <p>Bushfire safety was identified by a number of submitters. The Plan identifies bushfire safety as the most important factor for land use planning in the study area and details various responses to address this issue.</p>	<p>4. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</p>
<p><b>5. Viable Local Economy</b></p> <p>Submitters emphasised that industry can and does make a valuable contribution to local employment and the viability of local communities. Submitters wanted more explicit support for industrial development, alternative employment and entrepreneurship. In response the consultation report discusses an opportunity or demand based approach to planning for industrial development.</p>	<p>5. Amend the Plan to recognise the contribution that industry can make to local employment and the viability of local communities.</p> <p>6. Amend the Plan to outline an opportunity based approach to facilitate small scale industrial development and include criteria to assist decision makers such as:</p> <ul style="list-style-type: none"> <li>– Concentration of development within or abutting existing townships.</li> <li>– Encouraging small scale locally based industry.</li> <li>– Demonstration of waste water management.</li> <li>– Generation of locally based employment.</li> <li>– High quality development in a landscaped setting.</li> <li>– Environmentally friendly and low emission.</li> <li>– Linkages to education opportunities.</li> <li>– Implementation of appropriate community notification and consultation processes.</li> </ul> <p>7. Note that larger provisions of land for employment would be the subject of further investigation.</p>

Brief summary of topic area raised by submitters	Recommendation
<p><b>6. Development Framework</b></p> <p>Submitters raised the following issues:</p> <ul style="list-style-type: none"> <li>• The need to protect rural lifestyles and environment.</li> <li>• Creation of integrated communities of residential, tourism and industry.</li> <li>• Opposition to residential development and urban sprawl.</li> <li>• Protection of agricultural land.</li> <li>• Lack of farming viability.</li> </ul> <p>The Plan includes key directions to maintain tranquil lifestyles and protect and enhance the environment. Anticipating limited incremental population growth, the Plan seeks to balance competing directions through careful planning of development to allow for some growth as well as protecting high quality agricultural land and other attributes of the area.</p> <p>To this end, the draft potential development framework distributes incremental population growth within existing settlement boundaries using the existing capacity of zoned land and Development Investigation Areas subject to further studies and community consultation. The timing of the different Development Investigation Areas is outlined within the consultation report.</p> <p>A number of submissions nominate additional land for inclusion in Development Investigation Areas around Kinglake. Subject to further detailed investigations these sites may have potential to accommodate future population growth and community facilities.</p> <p>Resolving the precise nature and design of development within the Development Investigation Areas would be the subject of further detailed studies and planning considering a number of matters including bushfire risk, land capability, landscape and site character, environmental assets, appropriate land uses etc. These studies will shape the final form of development on the land and lot density.</p> <p>Community consultation will be part of resolving the final development outcome for the land.</p>	<ol style="list-style-type: none"> <li>8. Amend the Plan to highlight that population growth is expected to be limited and incremental.</li> <li>9. Amend the Plan to highlight the location and timing of population growth in particular accommodating immediate growth within existing townships, short to medium term growth focussed on Kinglake and longer term growth potentially at Kinglake Central.</li> <li>10. Amend point 1 on pg 24 of the Plan to: <ul style="list-style-type: none"> <li>– <i>Population growth is expected to be slow and incremental. Initially population growth will be met within existing zoned land in Kinglake West/Pheasant Creek and other townships. In the short to medium term population growth will be focused around Kinglake. In the longer term Kinglake Central has been identified for further investigation as a site to accommodate expected population growth.</i></li> </ul> </li> <li>11. Amend the Plan to make it clear that the Development Investigation Areas are the subject of further detailed studies and community consultation.</li> <li>12. Amend the Plan to emphasise that resolving the precise nature and design of development within the Development Investigation Areas would be the subject of further detailed studies and planning considering a number of matters including bushfire risk, land capability, landscape and site character, environmental assets and appropriate land uses.</li> <li>13. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</li> </ol>

Brief summary of topic area raised by submitters	Recommendation
<p><b>7. Townships and settlements: Kinglake</b></p> <p>Submitters made comments about the Development Investigation Areas around Kinglake, township streetscape works, a number of shared pathways and other suggestions to improve Kinglake.</p>	<p><b><i>Planning and Development Investigation Areas</i></b></p> <p>14. Note the various comments about the Development Investigation Areas.</p> <p>15. Amend the Plan to make it clear that the Development Investigation Areas are the subject of further detailed studies and community consultation.</p> <p><b><i>Kinglake township streetscape works</i></b></p> <p>16. Note the comments of submitters about streetscape works and consider them when completing the further detailed design as part of implementing Action A4.2.</p> <p><b><i>Shared pathways</i></b></p> <p>17. Amend the Plan to include the creation of a shared path east of Kinglake towards Melba Highway with a priority to Howards Road.</p> <p>18. Amend the Plan to include investigation of extending the proposed path along No 1 Creek to Shelly Harris Crt.</p>
<p><b>8. Townships and settlements: Kinglake West – Pheasant Creek</b></p> <p>Submitters made a number of comments including supporting the Plan’s acknowledgment of Kinglake West- Pheasant Creek’s identity, maintaining township boundaries and implementing beautification works.</p>	<p>19. No change to the Plan.</p>
<p><b>9. Townships and settlements: Flowerdale/Hazeldene</b></p> <p>Submitters commented on Flowerdale/Hazeldene’s identity, waste water treatment and made suggestions on various improvements. These matters are addressed in the Plan.</p>	<p>20. No change to the Plan.</p>

Brief summary of topic area raised by submitters	Recommendation
<p><b>10. Townships and settlements: Toolangi/Castella</b></p> <p>Submitters commented about:</p> <ul style="list-style-type: none"> <li>• Need for population growth.</li> <li>• Retaining subdivision potential.</li> <li>• The <i>Toolangi Plant Protection District</i>.</li> <li>• Meaning of terms and inaccurate mapping.</li> <li>• Inconsistencies locality names and boundaries.</li> <li>• Roadside vegetation.</li> <li>• The community precinct.</li> <li>• Streetscape improvements.</li> <li>• Road construction and maintenance.</li> <li>• Need for pedestrian and cycle trails.</li> <li>• Other matters.</li> </ul> <p><b>Retain subdivision potential</b></p> <p>Objections to the loss of subdivision potential are generally from land owners in the Farming Zone which already has a minimum lot size of 40 hectares. The Plan proposes no changes to this requirement.</p> <p>Further subdivision in the Low Density Residential zone is inappropriate due to fire risk and the isolated nature of the settlement.</p> <p><b>Plant protection district</b></p> <p>The <i>Toolangi Plant Protection District</i> is a notable feature of the Toolangi/Castella area and should be noted in the final version of the Plan.</p> <p><b>Meaning of terms and mapping</b></p> <p>The meaning of terms used in the Plan will be clarified and mapping potentially adjusted accordingly.</p> <p><b>Locality name</b></p> <p>Action A4.1 recommends the removal of inconsistencies between locality boundaries identified in the rates system, emergency services and signage in addition to residents understanding of localities. Castella and Toolangi are specifically mentioned in the action.</p> <p><b>Community activity node</b></p> <p>A community activity node is noted on the Toolangi Design Framework. The text under community node could be expanded to include the Neighbourhood House and emphasise that this node is the preferred location for the types of activities proposed by the community.</p> <p><b>Pathways</b></p> <p>Suggestions on additional pathways can be considered as part of resolving the Plan. If finalised, the precise location of the CJ Dennis Trail should be shown on the Plan. Community consultation has been undertaken as part of trial implementation.</p> <p><b>Roadside vegetation and road maintenance</b></p> <p>Maintenance of roads and roadside vegetation could be discussed with residents to identify specific issues and develop responses to community concerns.</p>	<p><b>Loss of subdivision potential</b></p> <p>21. No change to the Plan's proposal to limit further subdivision potential in the Low Density Zone.</p> <p><b>Plant protection district</b></p> <p>22. Amend the text and maps in the Plan to illustrate the <i>Toolangi Plant Protection District</i>.</p> <p><b>Meaning of terms and mapping</b></p> <p>23. Clarify the term 'significant vegetation cover' and 'retain farming or cleared land' and if necessary adjust mapping accordingly.</p> <p><b>Locality names</b></p> <p>24. No change to the Plan regarding locality names as it already included at Action 4.1 pp 52.</p> <p><b>Community activity node</b></p> <p>25. Amend the Plan to include additional text about the central area of Toolangi being the focus for community activities.</p> <p>26. Amend the Plan to show a link to Toolangi Oval from the community node.</p> <p><b>Pathways</b></p> <p>27. Consider suggestions on additional paths and amend the Plan where appropriate.</p> <p><b>Further community consultation</b></p> <p>28. As a separate process to finalising the Plan, additional community engagement be undertaken with the Toolangi and Castella communities to address the issues not directly connected to the Plan including road side vegetation and road maintenance.</p>

Brief summary of topic area raised by submitters	Recommendation
<p><b>11. Opposed to the proposed Development Investigation Area in Kinglake Central</b></p> <p>A number of submitters were opposed to the proposed development investigation area in Kinglake Central. Their concerns included:</p> <ul style="list-style-type: none"> <li>• The undermining of the rural setting.</li> <li>• The loss of agricultural land.</li> <li>• Negative impact on farming.</li> <li>• Negative environmental impacts.</li> <li>• Lack of community infrastructure or services.</li> <li>• High fire risk.</li> <li>• Replacement of existing community facilities does not justify rezoning the land.</li> <li>• Lack of strategic justification.</li> <li>• Better alternative locations for residential development.</li> <li>• Soil contamination.</li> </ul> <p>Slow and incremental residential growth is expected to occur across the Kinglake Ranges.</p> <p>Anticipating limited population growth, the Plan distributes incremental population growth within existing settlement boundaries using the existing capacity of zoned land and Development Investigation Areas subject to further studies and community consultation. The timing of the different Development Investigation Areas is outlined within the consultation report</p> <p>In the longer term Kinglake Central has been identified for further investigation to accommodate expected population growth.</p> <p>The timing is indicative and dependant on the demand for and supply of land.</p> <p>Resolving the precise nature and design of development within the Development Investigation Areas would be the subject of further detailed studies and planning considering a number of matters including bushfire risk, land capability, landscape and site character, environmental assets, appropriate land uses etc. These studies will shape the final form of development on the land and lot density.</p> <p>Community consultation will be part of resolving the final development outcome for the land.</p>	<p>29. Amend the Plan to highlight that population growth is expected to be limited and incremental.</p> <p>30. Amend the Plan to highlight the location and timing of population growth in particular accommodating immediate growth within existing townships, short to medium term growth focussed on Kinglake and longer term growth potentially at Kinglake Central.</p> <p>31. Amending point 1 on pg 24 of the Plan to:</p> <ul style="list-style-type: none"> <li>– <i>Population growth is expected to be slow and incremental. Initially population growth will be met within existing zoned land in Kinglake West/Pheasant Creek and other townships. In the short to medium term population growth will be focused around Kinglake. In the longer term Kinglake Central has been identified for further investigation to accommodate expected population growth.</i></li> </ul> <p>32. Amend the Plan to emphasise that resolving the precise nature and design of development within the Development Investigation Area would be the subject of further detailed studies and planning considering a number of matters including bushfire risk, land capability, landscape and site character, environmental assets, appropriate land uses.</p> <p>33. Amend the Plan to emphasise that further community consultation will be part of resolving the precise nature and design of development within the Development Investigation Area.</p> <p>34. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</p>

Brief summary of topic area raised by submitters	Recommendation
<p><b>12. Suggest parameters for development in Kinglake Central</b></p> <p>Some submitters have suggested various parameters for development in Kinglake Central including:</p> <ul style="list-style-type: none"> <li>• Limiting density to rural residential or small farms.</li> <li>• Rezoning to facilitate business enterprises.</li> <li>• Availability of community facilities.</li> <li>• Additional land that could be included in the development investigation area.</li> </ul> <p>Resolving the precise nature and design of development within the Investigation Area would be the subject of further detailed studies and planning considering a number of matters including bushfire risk, land capability, landscape and site character, environmental assets etc. These studies will shape the final form of development on the land and lot density.</p> <p>Appropriate community consultation will be part of resolving the final development outcome for the land.</p>	<p>35. Amend the Plan to emphasise that resolving the precise nature and design of development within the Development Investigation Areas would be the subject of further detailed studies and planning considering a number of matters including bushfire risk, land capability, landscape and site character, environmental assets and appropriate land uses.</p> <p>36. Amend the Plan to emphasise that further community consultation will be part of resolving the precise nature and design of development within the Development Investigation Areas.</p> <p>37. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</p>
<p><b>13. Support proposed Development Investigation Area in Kinglake Central</b></p> <p>Some submitters support the proposed housing development at Kinglake Central because:</p> <ul style="list-style-type: none"> <li>• The location is safer.</li> <li>• The community needs to grow to support facilities and activities.</li> <li>• Viable agricultural activity is economically challenging.</li> <li>• Environmental impacts are mitigated.</li> <li>• Utilisation of community infrastructure is maximised.</li> </ul> <p>Suggestions were also made on additional land to include in the investigation area.</p> <p>Anticipating limited population growth, the Plan distributes population growth within existing settlement boundaries and Development Investigation Areas subject to further studies and community consultation.</p> <p>The timing of the different Development Investigation Areas is outlined within the consultation report.</p> <p>In the longer term Kinglake Central has been identified for further investigation to accommodate expected population growth.</p> <p>The timing is indicative and dependant on the demand for and supply of land.</p> <p>Resolving the precise nature and design of development within the Development Investigation Areas would be the subject of further detailed studies and planning considering a number of matters including bushfire risk, land capability, landscape and site character, environmental assets, appropriate land uses etc. These studies will shape the final form of development on the land and lot density.</p> <p>Community consultation will be part of resolving the final development outcome for the land.</p>	<p>38. Amend the Plan to highlight that population growth is expected to be limited and incremental.</p> <p>39. Amend the Plan to highlight the location and timing of population growth in particular accommodating immediate growth within existing townships, short to medium term growth focussed on Kinglake and longer term growth potentially at Kinglake Central.</p> <p>40. Amending point 1 on pg 24 of the Plan to:</p> <ul style="list-style-type: none"> <li>– <i>Population growth is expected to be slow and incremental. Initially population growth will be met within existing zoned land in Kinglake West/Pheasant Creek and other townships. In the short to medium term population growth will be focused around Kinglake. In the longer term Kinglake Central has been identified for further investigation to accommodate expected population growth.</i></li> </ul> <p>41. Amend the Plan to emphasise that resolving the precise nature and design of development within the Development Investigation Area would be the subject of further detailed studies and planning considering a number of matters including bushfire risk, land capability, landscape and site character, environmental assets and appropriate land uses.</p> <p>42. Amend the Plan to emphasise that further community consultation will be part of resolving the precise nature and design of development within the Development Investigation Area.</p> <p>43. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</p>

Brief summary of topic area raised by submitters	Recommendation
<p><b>17. Pheasant Creek Industrial area</b></p> <p>Submitters were generally concerned about the poor amenity and possible expansion of the Pheasant Creek Industrial Area. Initiatives to improve the appearance and manage environmental impacts were welcomed.</p> <p>The Plan proposes to improve the amenity of the area around the industrial zone in Pheasant Creek. The proposed Industrial 3 zone will assist in achieving this outcome.</p>	<p>44. No change to the Plan.</p>
<p><b>18. Seeks rezoning - Pheasant Creek supermarket</b></p> <p>A submitter sought a zoning change for 1 Pheasant Creek Road Pheasant Creek to enable the reestablishment of a viable and well structured business proposition.</p> <p>Immediately after the 2009 bushfire, changes were made to planning schemes to facilitate recovery and reconstruction of homes, businesses and communities.</p> <p>The Planning Scheme includes provisions that protect existing use rights where a use ceases for a period of time or is damaged by fire. These existing use provisions do not anticipate the scale and extent of damage that 2009 bushfire caused nor the time that recovery and rebuilding can take in these circumstances.</p> <p>The two year existing use rights on this property have now lapsed. In order to retain the capacity to rebuild the commercial premises and assist community recovery it would be necessary to provide a site specific amendment to the Planning Scheme.</p>	<p>45. That Council continue to work with the landowner to resolve the site specific redevelopment potential of the land.</p>
<p><b>19. Seeks rezoning for residential development - 98 Whittlesea-Kinglake Road Kinglake</b></p> <p>A submitter sought a zoning change for 98 Whittlesea-Kinglake Road Kinglake to enable residential development pointing to:</p> <ul style="list-style-type: none"> <li>• The suitability of the land for residential purposes based on location, accessibility, services, size and shape of the land, clearance of native vegetation, form of the site and site features.</li> <li>• The benefits of additional population growth.</li> <li>• The existing farms lack of viability.</li> </ul> <p>In addition to the site specific investigation submitted, it is noted that other submitters in commenting on the Kinglake Central Development Investigation Area have pointed to this land as a more suitable alternative for residential growth.</p> <p>Subject to further detailed investigation the site may have potential to accommodate future population growth.</p>	<p>46. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</p>

Brief summary of topic area raised by submitters	Recommendation
<p><b>20. Seeks rezoning to Rural Living – 72 Messmate Road and 206 Moores Road, Flowerdale</b></p> <p>A submitter sought a zoning change for 72 Messmate Road and 206 Moores Road, Flowerdale to enable rural residential development pointing to:</p> <ul style="list-style-type: none"> <li>• The legitimate rural living role of Flowerdale.</li> <li>• Sparse vegetation cover and relatively moderate topography.</li> <li>• Proximity to community services in Flowerdale.</li> <li>• The opportunity for larger rural living lots in a safer location.</li> </ul> <p>The Plan has considered the investigation of this land for development and concluded that it is not a viable Development Investigation Area.</p> <p>Similarly previous strategic work to introduce amendment C12 considered potential rural living rezonings and did not include the subject site.</p> <p>A number of other key sites, including the subject site were also investigated as part of the proposed planning scheme amendment C19, all were discounted.</p>	<p>47. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</p>
<p><b>21. Seeks rezoning to low density residential – 268 Glenburn Road Kinglake East</b></p> <p>A submitter sought a zoning change for 268 Glenburn Road Kinglake East to enable low density residential development pointing to:</p> <ul style="list-style-type: none"> <li>• The lands inclusion in the 2003 <i>Kinglake Flowerdale Integrated Strategy Plan</i>.</li> <li>• Consistency with the Plan’s directions.</li> <li>• The logical extension of the Kinglake settlement.</li> <li>• Close proximity to George Street township, Kinglake Meadows estate, and facilities of Kinglake township.</li> <li>• Increased housing choice.</li> <li>• Opportunity to enhance landscape character.</li> <li>• Need for more low density residential development.</li> </ul> <p>In addition to the site specific investigation submitted, it is noted that other submitters have pointed to this general area as a suitable for residential growth.</p> <p>This land was identified as ‘future residential potential’ in the strategic plan, <i>Kinglake Flowerdale Integrated Strategy Plan</i>, adopted in 2003.</p> <p>Part of this land is immediately to the north of the Development Investigation Area shown in the Plan.</p> <p>Subject to further detailed investigation the site may have potential to accommodate future population growth.</p>	<p>48. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</p>

Brief summary of topic area raised by submitters	Recommendation
<p><b>22. Seeks rezoning to low density residential – 119 McMahons Road Kinglake East</b></p> <p>A submitter sought a zoning change for 119 McMahons Road Kinglake East to enable low density residential development pointing to:</p> <ul style="list-style-type: none"> <li>• The lands inclusion in the 2003 <i>Kinglake Flowerdale Integrated Strategy Plan</i>.</li> <li>• Consistency with the Plan’s directions.</li> <li>• The logical extension of the Kinglake settlement.</li> <li>• Close proximity to George Street township, Kinglake Meadows estate, and facilities of Kinglake township.</li> <li>• Increased housing choice.</li> <li>• Opportunity to enhance landscape character.</li> <li>• Need for more low density residential development.</li> </ul> <p>In addition to the site specific investigation submitted, it is noted that other submitters have pointed to this general area as a suitable for residential growth.</p> <p>This land was identified as ‘future residential potential’ in the strategic plan, <i>Kinglake Flowerdale Integrated Strategy Plan</i>, adopted in 2003.</p> <p>Subject to further detailed investigation the site may have potential to accommodate future population growth.</p>	<p>49. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</p>
<p><b>23. Seeks rezoning to Township Zone – 2950 Heidelberg-Kinglake Road, Kinglake</b></p> <p>A submitter sought a zoning change for 2950 Heidelberg-Kinglake Road, Kinglake to a Township Zone to facilitate a mixture of uses on the land. In support of the request the submitter points to:</p> <ul style="list-style-type: none"> <li>• The lands inclusion in the 2003 <i>Kinglake Flowerdale Integrated Strategy Plan</i>.</li> <li>• Opportunities on the land including permanent potable water supply and a reticulated sewerage treatment plant.</li> <li>• The capacity to contribute to the viability and sustainability of Kinglake</li> <li>• Much needed release of land for a mix of housing types.</li> <li>• Potential for a small number of retail, business and community uses.</li> </ul> <p>A large part of 2950 Heidelberg-Kinglake Road, Kinglake is already included in a Development Investigation Area.</p> <p>The land may have potential for a range of land uses and development including some commercial or other compatible land uses. However the specific changes requested by the submitter are premature given the need to do more detailed studies to resolve the development outcome for the land.</p>	<p>50. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</p>

Brief summary of topic area raised by submitters	Recommendation
<p><b>24. Seeks rezoning for rural residential development – 305 Whittlesea-Kinglake Road Kinglake Central</b></p> <p>A submitter sought a zoning change for 305 Whittlesea-Kinglake Road Kinglake Central to enable rural residential development.</p> <p>In support of the request the submitter points to:</p> <ul style="list-style-type: none"> <li>• Agriculture no longer being viable.</li> <li>• Large lot rural residential meeting the objectives of the framework plan.</li> <li>• Cleared nature of the land.</li> <li>• Existence of fire buffers.</li> <li>• Ready road access.</li> <li>• Proposed land use that compliments existing and proposed tourism facilities.</li> </ul> <p>The Plan has considered the investigation of this land for development and concluded that it is not a viable Development Investigation Area.</p> <p>Similarly previous strategic work did not include the subject site.</p> <p>Compared to other locations the site is not in close proximity to existing townships or community facilities.</p>	<p>51. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</p>
<p><b>25. Seeks rezoning to low density residential – 92 Orchard Rd, Lot 42b and Lot 41c McMahons Rd Kinglake</b></p> <p>A submitter sought a zoning change for 92 Orchard Rd, Lot 42b and Lot 41c McMahons Rd Kinglake to enable low density residential development pointing to:</p> <ul style="list-style-type: none"> <li>• The lands inclusion in the 2003 <i>Kinglake Flowerdale Integrated Strategy Plan</i>.</li> <li>• Consistency with the Plan’s directions.</li> <li>• The logical extension of the Kinglake settlement.</li> <li>• Close proximity to existing residential development.</li> <li>• Increased housing choice.</li> <li>• Opportunity to enhance landscape character.</li> <li>• Need for more low density housing.</li> </ul> <p>92 Orchard Road, Kinglake is within a Development Investigation Area in the Plan.</p> <p>Lot 42c (the submitters Lot 41c) McMahons Road Kinglake and land to its north were identified as ‘long term community leisure precinct’ in the <i>Kinglake Flowerdale Integrated Strategy Plan</i>.</p> <p>Subject to further detailed investigations these sites may have potential to accommodate future population growth and community facilities.</p> <p>Lot 42b located further to the east was also identified as ‘future residential potential’ in the <i>Kinglake Flowerdale Integrated Strategy Plan</i>. However given the additional investigations areas added to the development framework, Lot 42b should not be required to accommodate expected population growth.</p>	<p>52. Recommendations in response to this matter will be finalised once the implications of the new bushfire mapping and planning assessment has been completed.</p>

Brief summary of topic area raised by submitters	Recommendation
<p><b>26. Objection to rezoning – Toolangi Tavern</b></p> <p>Submitters objected to designation of the Toolangi Tavern as an activity node and the proposed rezoning to a Rural Activity Zone.</p> <p>Concerns included:</p> <ul style="list-style-type: none"> <li>• Undesirable development would be possible in the future.</li> <li>• Negative amenity impacts from the existing activity could be exacerbated by further development.</li> <li>• Selection of this site for rezoning when other sites offer better access and amenity protection</li> </ul> <p>The site has been the focus of commercial activity in Toolangi for some time.</p> <p>The proposed Activity Node recognizes an existing use however the Farming Zone doesn't reflect the current use and places limitations on future commercial potential.</p> <p>The Rural Activity Zone provides an appropriate level of flexibility but does limit many shop activities considered inappropriate in a rural setting.</p> <p>Any development proposals on the site would be the subject of appropriate notification.</p>	<p>53. No change to the Plan ie. retain designation of Toolangi Tavern as an Activity Node and the proposed rezoning to Rural Activity.</p>
<p><b>27. Objection - Proposed sewerage treatment plant Kinglake West</b></p> <p>A submitter objected to the installation of a sewerage treatment plant at 70 Burtons Road, Kinglake West by Yarra Valley Water.</p> <p>However no planning permit is required under the planning scheme to construct the facility.</p>	<p>54. No change to Plan.</p>
<p><b>28. Horse riding trials</b></p> <p>Submitters suggested that more horse riding trails and facilities constructed.</p> <p>The Plan at A7.2 pp58 makes reference to constructing off road pedestrian, cyclist and bridle trails within and between settlements and to natural attractions.</p>	<p>55. No change to the Plan.</p>

Brief summary of topic area raised by submitters	Recommendation
<p><b>29. Other Comments about the plan</b>  Submitters raised a broad range of other issues related to:</p> <ul style="list-style-type: none"> <li>• Infrastructure</li> <li>• Service</li> <li>• Other facilities</li> <li>• Need for self sufficiency</li> <li>• Clearance of road side vegetation</li> <li>• Maintenance of road side vegetation</li> <li>• Walkability and trail connections</li> <li>• History</li> <li>• Implementation concerns</li> <li>• More information</li> <li>• Proposed community and culture facility</li> <li>• Other general matters</li> </ul> <p>Infrastructure provision and the nature of nearby services will be one of the factors that shape the final outcome within Development Investigation Areas.  Similarly walkability and trail connections are emphasised in the Plan.  The heritage study is currently being finalised.  Implementation of the Plan will involve further detailed work including the preparation of planning scheme amendments and supporting documentation.  Some of the matters raised are outside the scope of the Plan to influence eg. enforcement of Council bylaws.</p>	<p>56. No change to the Plan.</p>
<p><b>30. Various Corrections</b>  Submitters suggested a number of corrections to various street names and features.  The suggested corrections are noted.</p>	<p>57. That those submissions suggesting corrections be referred to the consultant for consideration and the Plan be altered where appropriate.</p>
<p><b>31. Consultation process</b>  Submitters raised a number of comments about the Plan's consultation process including the extent, timing and attendance.  Extensive consultation has been undertaken and community consultation is a vital and valued part of preparing the Plan.  The comments about timing of consultation are noted.  The need for a strategic plan was identified by Community Recovery Communities and consultation has been mindful of the special circumstances confronting communities in the study area.</p>	<p>58. No change to the Plan</p>
<p><b>32. Yarra Ranges Council</b>  Yarra Ranges Council's submission notes a number of policy areas that it would like to see addressed in the Plan.  The comments have been noted.</p>	<p>59. No change to the Plan.</p>
<p><b>33. Goulburn Murray Water</b>  Goulburn Murray Water makes a number of positive statements about the Plan.  The comments have been noted.</p>	<p>60. No change to the Plan.</p>

Brief summary of topic area raised by submitters	Recommendation
<p><b>34. Goulburn Broken Catchment Authority</b> Goulburn Broken Catchment Authority generally makes a number of positive statements about the Plan and then comments in detail on various aspects of the plan including some corrections. The comments have been noted.</p>	<p>61. Amend the Plan to reflect significance of King Parrot Creek and additional comments of the CMA.</p>
<p><b>35. Parks Victoria</b> Parks Victoria generally makes a number of positive statements about the Plan and then comments in detail on various aspects of the plan including some corrections. The comments have been noted.</p>	<p>62. No change to the Plan.</p>
<p><b>36. Department of Sustainability and Environment</b> The Department of Sustainability and Environment generally makes a number of positive statements about the Plan and then comments in detail on various aspects of the plan including some corrections. The comments have been noted.</p>	<p>63. Amend the Plan to reflect comments of DSE. 64. Amend Action 3.6 to investigation of innovative responses to waste water treatment at Flowerdale and Hazeldene.</p>
<p><b>37. Environment Officer Murrindindi Shire</b> The Environment Officer of Murrindindi Shire comments generally on the need to be clear on the meaning and statements within the Plan especially those related to managing vegetation but also other matters. The comments have been noted.</p>	<p>65. Amend the Plan to clarify particular phrases within the document.</p>