



7.0 Residential Framework

7.1 Overview

Opportunities for residential development in Yarra Ranges vary from housing in rural townships to large redevelopment sites with excellent access to transport and services. The purpose of this section is to set out a framework for how Yarra Ranges can effectively accommodate a variety of new housing over the next 15 years. This framework identifies specific geographic areas for varying levels of change, to respond to the following factors:

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- The amount of new housing required to fulfill Yarra Ranges' role in accommodating Melbourne's future population growth.
- The need to plan for future changes in the demographic make-up of Yarra Ranges over time, and changing housing needs.
- Focusing increases in housing density in locations with excellent access to activity centres, so that new housing is prioritised where there is good access to shops, parkland, public transport, employment and services.
- Achieving a more diverse and affordable housing mix, with an increased proportion of smaller dwellings encouraged in targeted locations.
- Ensuring new development responds to valued neighbourhood character and landscape attributes.



7.1.1 Overview of Urban Activity Centres

In determining change areas across Yarra Ranges, it is important to consider the scale and role of each activity centre as described below in Table 3, to ensure that the level of residential intensification proposed near each centre is appropriate.

Table 3. Activity Centre Hierarchy

Activity Centre Type	Major Activity Centres
Example	Chirnside Park and Lilydale
Role <p>The expectation for these centres is to provide for a large, diverse and intensive mix of retail, commercial, entertainment, cultural and other uses.</p> <p>These centres have strong public transport links, serve a large regional-sized catchment, and are priority locations for future private and public sector development.</p> <p>Land within and adjoining these centres is the preferred location for additional and more diverse residential development.</p> <p>However, it is also important to identify the differences between these two centres. Lilydale provides a range of retail, community, recreational and civic facilities and services, and health and education services, set around an attractive, tree lined main street, with significant heritage buildings and open spaces. Lilydale has good public transport options, with the new train station bringing bus and train services into one consolidated terminal in the centre of town. Lilydale is well positioned to accommodate increased residential densities.</p> <p>In contrast, Chirnside Park is a car-based centre dominated by retail uses, bulky goods retail and fast-food outlets positioned along the highway. The highway is wide and presents a significant barrier to pedestrian movement, creating a fragmented centre. There is less provision of open space, facilities and services for the current and future communities, and public transport is limited to bus travel with a terminal located at the shopping centre. Due to its context and characteristics, Chirnside Park is therefore less suited to significant increases in residential growth than Lilydale and will need considerable future investment in community infrastructure and open space as it develops. Developer contributions from Strategic Development Sites will be key to achieving required infrastructure.</p> <p>Therefore, development of Strategic Development Sites is the preferred means to achieve increases in residential development rather than infill development of existing residential areas.</p>	

Activity Centre Type	Large Neighbourhood Activity Centres
Example	Belgrave, Healesville, Kilsyth, Monbulk, Mooroolbark, Mount Evelyn, Seville, Yarra Glen, Yarra Junction
<p>Role</p> <p>Smaller in floor space terms than Major Activity Centre, these centres have a retail mix that is focussed on convenience and grocery shopping. They also provide a range of community services to the surrounding communities.</p> <p>Some of these centres, which serve a catchment that extends into outlying rural-residential areas, perform a significant role in the provision of community and civic services, with some also providing a range of facilities and services for tourists.</p> <p>Land within and adjoining these centres is generally an appropriate location for additional housing, particularly in Mooroolbark and Kilsyth which are centres in the main urban area of Yarra Ranges.</p> <p>Mooroolbark has an attractive village-like setting, with retail, offices, health services, a library and community centre, significant open space, and its transport role has been improved by the recent level crossing removal with a new train station and multi-level car park. Mooroolbark has good potential to accommodate further increases to residential density in and around the commercial area, as recommended by its 2011 Structure Plan.</p> <p>Kilsyth is dominated by neighbourhood convenience retail, and has no fixed rail, relying on buses for public transport options. However, it has a number of well-located community and recreational facilities in and around the commercial centre, and some supporting strip shopping areas in residential areas near the town centre. Kilsyth can absorb further residential development in well located areas near the activity centre, but to a lesser degree and intensity than Mooroolbark.</p>	

Activity Centre Type	Small Neighbourhood Activity Centres
Example	Coldstream, Montrose, Mount Dandenong, Olinda, Sassafras, Tecoma., Upwey, Wandin North, Warburton, Woori Yallock.
<p>Role</p> <p>These centres have a more limited role in providing convenience retailing and community facilities for an immediate surrounding catchment.</p> <p>Usually, they have a small supermarket as the main anchor tenant. In some cases they serve a tourist market. The range of commercial and other land uses in these centres does not support substantial residential growth.</p>	

Activity Centre Type	Local Activity Centres
Example	Colby Drive - Belgrave South, Monbulk Road Silvan and Switchback Road - Chirnside Park
<p>Role</p> <p>These generally consist of a small group of shops that serve a local walk-in catchment and provide for the daily convenience and 'top up' needs of local residents and passing motorists.</p> <p>Some of these centres contain a limited number of community facilities and other uses.</p>	

The Residential Framework Plan shown in Figure 22 shows land identified for the following levels of change:

Substantial Change Areas that are activity centre commercial areas in Lilydale and Mooroolbark, where there are opportunities for multi-level buildings that can comprise a proportion of residential development alongside allowance for ground level retail, commercial, office or other land uses.

Surrounding these activity centres, Substantial Change Areas also extend to nearby residential areas with excellent access into centres, where housing growth and diversity are encouraged. Land in these areas is well provided with physical and community infrastructure, and there is good walking access to shops and services.

Increased Change Areas allow for smaller and more diverse housing options in the large neighbourhood centres of Mount Evelyn, Yarra Junction, Yarra Glen and Healesville, on land which has good access and proximity to these centres. This will provide opportunities for ageing in place and downsizing for residents of these towns and their outlying rural-residential areas. Future development will need to respond to neighbourhood and landscape character adequately by providing space around future built form for planting opportunities, and minimising bulk of upper levels.

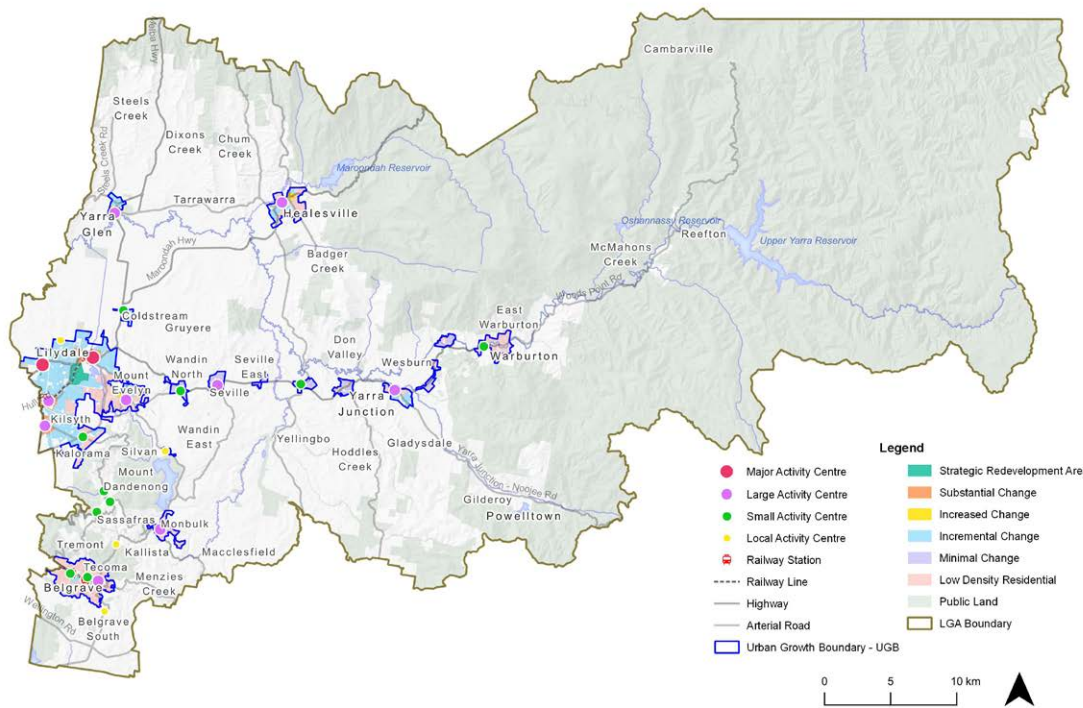
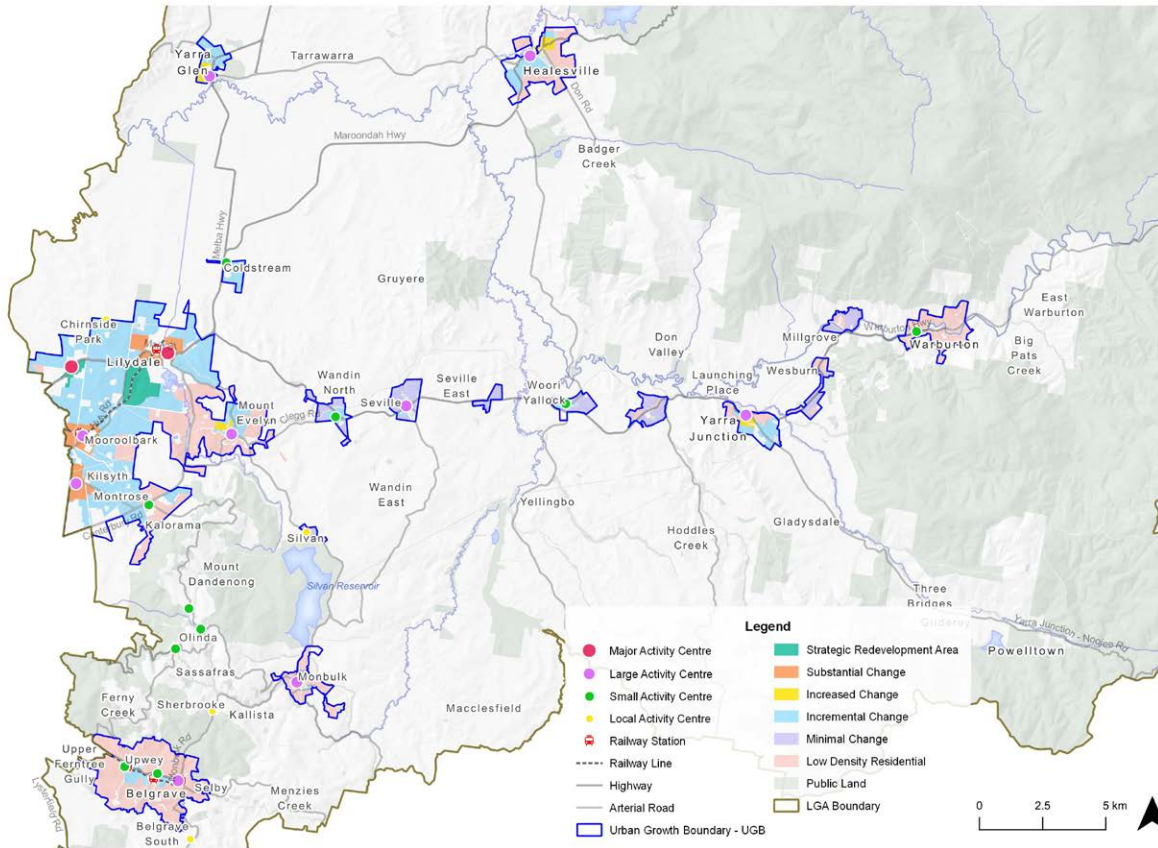
Minimal Change Areas occur in rural townships far from the urban area and large townships, where future buildings will need to maintain the existing character of low-density residences set within a strong landscape context.

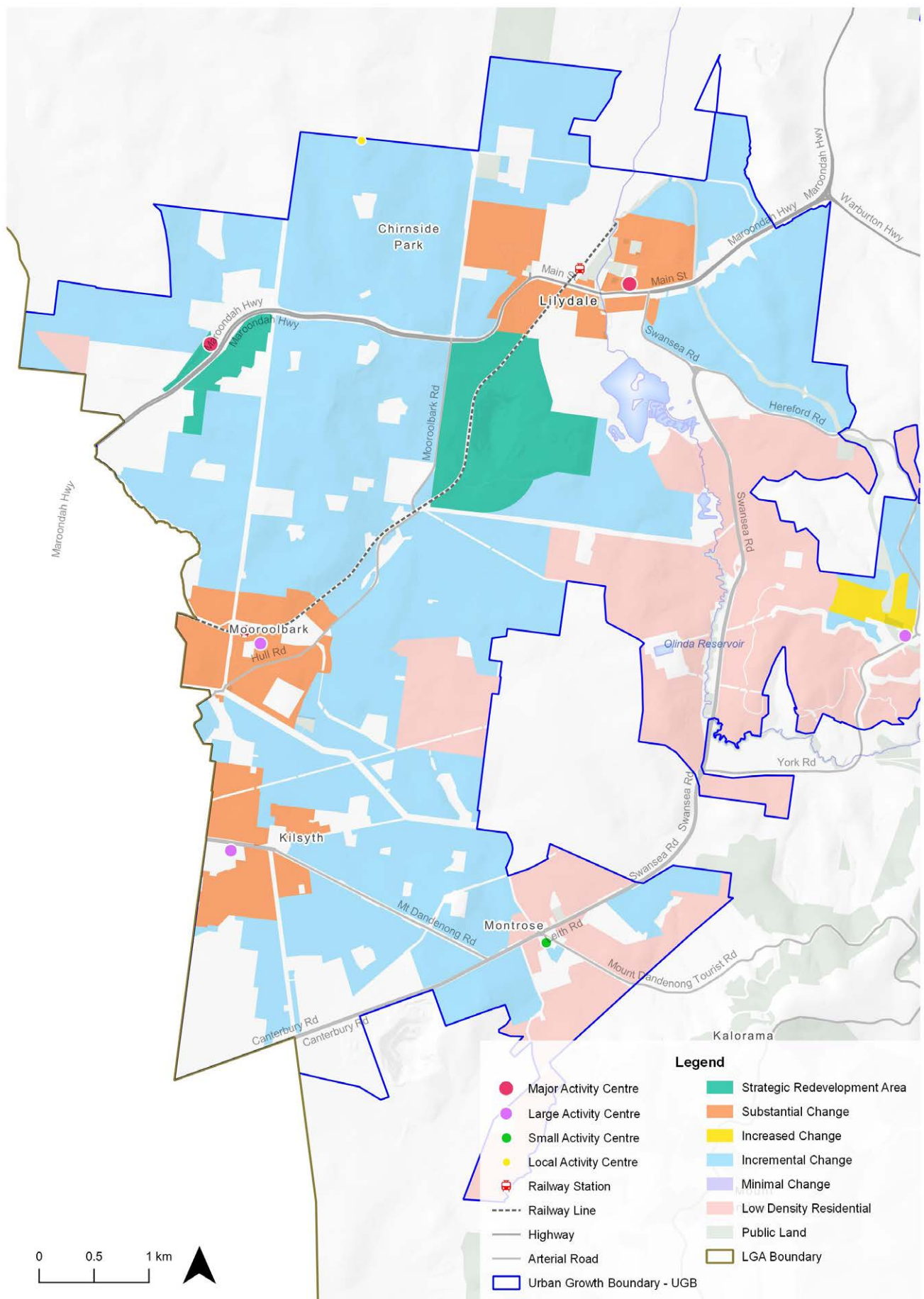
Incremental Change Areas allow for moderate levels of change in parts of Yarra Ranges' main urban areas of Lilydale, Chirnside Park, Mooroolbark and Kilsyth that do not have easy walking access to the activity centres. This category also applies to residential land in large townships. While some unit and townhouse development can occur in these areas, it would be less bulky and intensive than in the Substantial and Increased Change categories, and more spacious in nature to allow for stronger protection of neighbourhood and landscape character.

Strategic Redevelopment Sites that are specific sites where there is a good opportunity for significant quantity and scale of new housing. These are sites with excellent proximity to activity centres and infrastructure, and where a range of housing types can be accommodated including detached dwellings, townhouses, and multi-level apartments in some cases.

The above change categories will be translated into revised planning controls, according to the expectations provided in this chapter on the level of change, combined with the recommendations of Chapter 8 regarding how future development across Yarra Ranges' residential areas can respond to valued neighbourhood character attributes. No changes will occur to current planning controls for Strategic Redevelopment Sites.

Figure 22. Residential Framework Plan





7.2 Substantial Change Areas

Substantial Change areas will provide for housing growth at increased densities in Lilydale, Chirnside Park, Mooroolbark and Kilsyth, where there is good access to public transport options, shops and services.

The objectives for Substantial Change areas are to:

- ✓ Encourage the development of high and medium density housing types, including townhouses, units, and apartments,
- ✓ Ensure design responds appropriately to the valued character of Yarra Ranges' distinctive neighbourhoods,
- ✓ Encourage a diversity of housing types, including 1- and 2-bedroom dwellings,
- ✓ Encourage affordable housing outcomes,
- ✓ Encourage the planning and provision of physical and social infrastructure,
- ✓ Encourage site consolidation for more intensive built form.

7.2.1 Lilydale and Mooroolbark Activity Centres

Future residential development on commercially zoned land in activity centres will occur in the future and change the housing mix. This will take the form of:

- Multi-level apartment buildings.
- Shop-top housing.
- Mixed use buildings combining residential with other land uses, such as providing an active retail use at ground level, with residential apartments above.
- Intensive townhouse development around the edges of commercial precincts.

To date this type of development has not happened in Yarra Ranges in any significant degree, however it is encouraged through planning scheme policy in both Lilydale and Mooroolbark. As property prices rise in Yarra Ranges over time, it is anticipated this type of development will become more economically attractive to property developers. The following describes the future vision for residential development in the Lilydale and Mooroolbark Activity Centres, with some potential dwelling yield indicative figures provided.

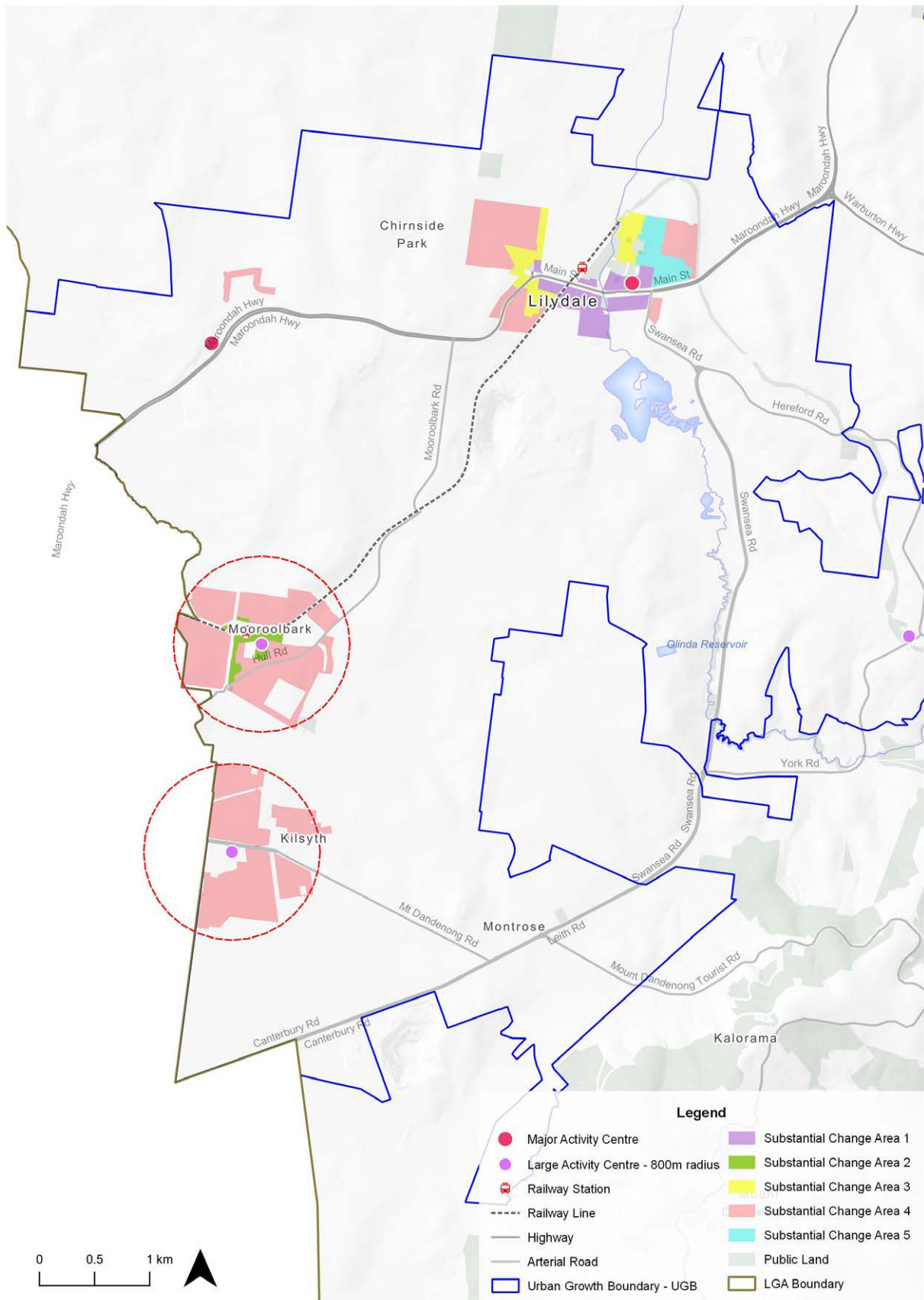
7.2.1.1 Substantial Change Area 1 - Lilydale Town Centre

A new Structure Plan for Lilydale was adopted by Yarra Ranges Council in August 2022, replacing the previous 2006 plan.

The new vision for Lilydale encourages a vibrant and walkable town centre focused on the lower-lying part of town between Olinda Creek and the new train station with buildings of up to six storeys and a mix of land uses including retail, food and drink, commercial, and office, complemented by substantial opportunities for high-density residential development.

To implement the land use recommendations from the new Structure Plan, a planning scheme amendment will be required to enable greater building heights in identified areas. The planning scheme changes are currently under preparation and will require further public consultation.

Figure 23 – Substantial Change Areas



7.2.1.2 Substantial Change Area 2 - Mooroolbark Town Centre

The Mooroolbark Structure Plan was adopted by Council in 2011 and encourages medium and high density residential development in order to improve housing diversity, given Mooroolbark's location near a railway station and with excellent access to services, parks, community facilities, employment opportunities and schools.

The intention is to increase housing choices and diversity in a way that assists to reinvigorate the commercial area by concentrating population in the core of the centre. Particular focus areas for higher residential density are the key sites shown in Figure 24 below, with surrounding residentially zoned land also identified as suitable for medium density residential development. Current planning controls limit the heights of the identified sites as shown in Figure 24.

7.2.1.3 Estimated Residential Yield

Based on the Structure Plans the following dwelling yield may be achieved.

Table 4.

	Medium density	High density	Total
Lilydale			
• Existing zones	0	1,516	1,516
• Via potential rezonings	0	254	254
Mooroolbark	30	237	267
Total	30	2,007	2,037

Assumptions

- Net developable area is 75% of gross land area
- Medium density is delivered at an average of 40 dwellings per net developable hectare
- High density development is delivered at an average of 100 dwellings per net developable hectare

Figure 24. Mooroolbark Structure Plan medium and high-density residential development opportunities



7.2.2 Building Heights and Application of Zones

Residential areas surrounding town centres (Substantial Change Areas 3-5) will undergo relatively high change, and will see a new built form and neighbourhood character emerge. There will be a mix of townhouses and detached dwellings, and in some areas opportunities for low rise apartments. Building heights in most areas will be limited to three stories (11 metres). However, for some specific sites where opportunity exists to consolidate land to achieve larger development areas, four storeys will be possible (14 metres).

These areas are well served by infrastructure, and are not affected by significant physical development constraints or restrictive planning controls. They are areas appropriate for a diverse mix of housing sizes and types, to provide for a varied housing mix, consistent with the preferred future neighbourhood character discussed further in Chapter 8.

The Activity Centre Zone (ACZ) and the General Residential (GRZ) will be applied to residential areas identified for substantial change, which are the following areas:

Table 5. Application of Substantial Change Areas

Area	Application Basis	Proposed Zone
Substantial Change Area 1 Lilydale Town Centre	Commercially zoned land between Cave Hill Road (west) and Anderson Street (east) (now zoned Commercial 1 Zone or Commercial 2 Zone)	ACZ1
Substantial Change Area 2 Mooroolbark Town Centre	Commercially zoned land in Mooroolbark (now zoned Commercial 1 Zone or Commercial 2 Zone)	No change – to remain C1Z and C2Z
Substantial Change Area 3 Lilydale Proposed Activity Centre Zone Investigation Area	Land with excellent walking access to the Activity Centre identified by the Lilydale Structure Plan, 2022 as being suitable for high and medium density development.	ACZ2
Substantial Change Area 4 Increased density areas of Lilydale, Chirnside Park, Mooroolbark and Kilsyth	In Lilydale, land identified by the Lilydale Structure Plan as suitable to be rezoned to General Residential Zone. In Chirnside Park, land bordering the Activity Centre currently zoned GRZ. In Mooroolbark and Kilsyth, a roughly 800 metre walkable catchment measured via established walking routes from the edge of the Commercial 1 Zoned land, representing a 10-minute walk on relatively flat land.	GRZ
Substantial Change Area 5 Lilydale historic streets	In Lilydale, the historic area of the town centred on Castella Street and Anderson Street.	GRZ

7.2.2.1 Substantial Change Area 3 – Lilydale Proposed Activity Centre Zone (ACZ) Investigation Area

This area includes small pockets of Lilydale's residential area with excellent walking access to the town centre, as shown in Figure 25 below. These areas are identified in the Lilydale Structure Plan as having potential for higher densities than other nearby land, such as apartment development.

For most of the residential area, allowable heights would be limited to 3 stories (11 metres), similar to other nearby residential land. However, there are some large sites and sites with potential for land consolidation to achieve

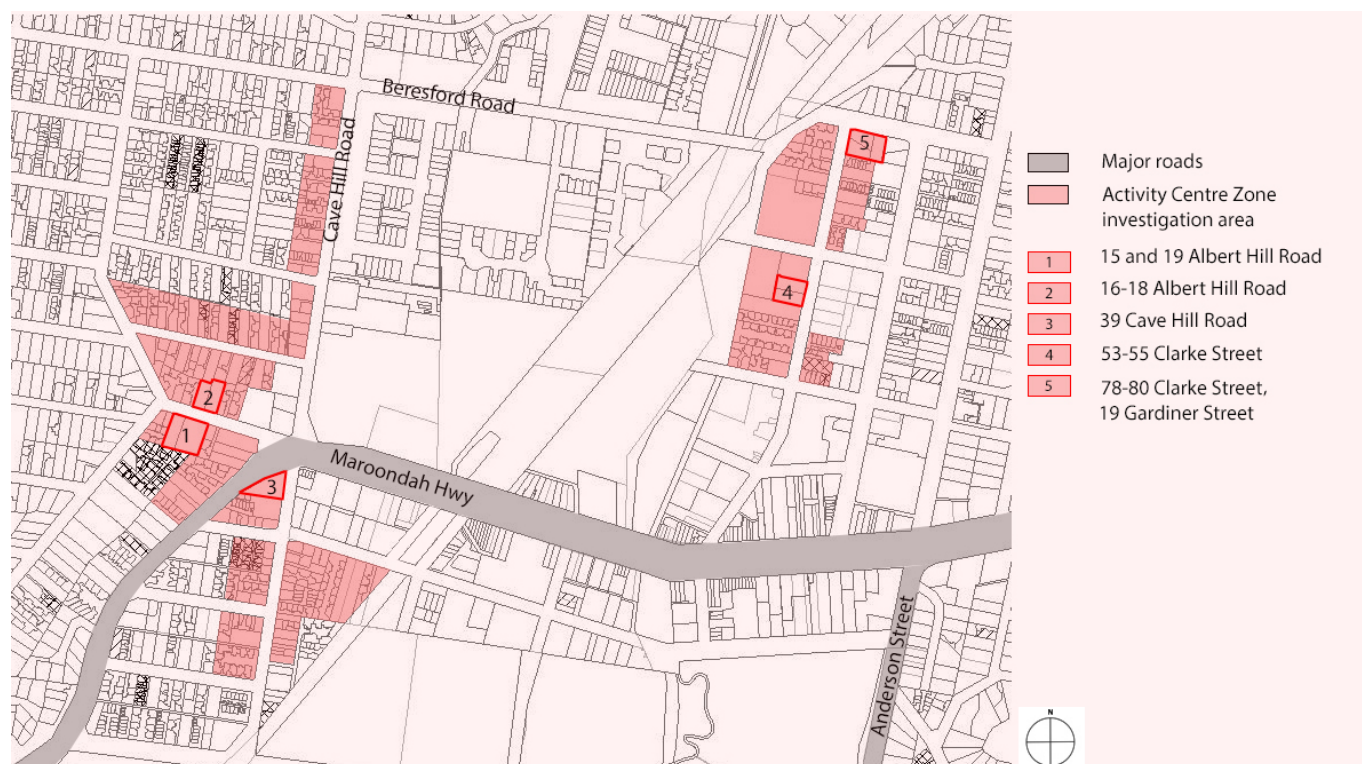
larger development sites, where there would be an allowance for low-rise apartment development with a four storey (14 metre) height limit. These sites are shown below in Figure 26.

In Yarra Ranges, land consolidation is a key opportunity to achieve more diverse housing outcomes in way that respects residential amenity of nearby properties, by concentrating height and building mass to the centre of sites and separating built form from boundaries to allow for landscape responses. The capacity to utilise land consolidation potential is not currently reflected in existing planning controls, and is a key opportunity identified in this Housing Strategy (Section 1.6.5).

Figure 25. Land areas for ACZ investigation



Figure 26: Large sites and sites with land consolidation potential in Lilydale



7.2.2.2 Substantial Change Area 4 – Increased density areas of Lilydale, Chirnside Park, Mooroolbark and Kilsyth

Other residential parts of Lilydale in proximity to the town centre are currently zoned Residential Growth Zone (RGZ) which is the highest-order residential zone that can be applied. A recommendation of the Lilydale Structure Plan is to rezone these areas to General Residential Zone (GRZ), in order to achieve better spacing between built form elements, and sense of landscaping throughout development sites, by requiring less built site cover. The areas recommended for rezoning to GRZ are shown in Figure 27 below.

In these areas, site cover would be limited to 50% (compared to the 60% that now applies). Height would be limited to 3 storeys (11 metres), as described in the draft Neighbourhood Character Study, 2021.

In well located areas of Chirnside Park, Mooroolbark, and Kilsyth (currently zoned GRZ as shown in Figure 23), it is intended to maintain the current GRZ zoning,

but to apply revised settings for site cover, landscaping, and setbacks, to achieve improved neighbourhood character outcomes as discussed further in Chapter 8. Revised planning controls will seek to achieve improved architectural and landscape outcomes by reducing the site cover of buildings and achieving additional garden areas for landscaping.

7.2.2.3 Substantial Change Area 5 –Lilydale Historic Streets

In Lilydale, the historic part of the town around Castella Street and Anderson Street (shown in Figure 28) is also intended to be zoned General Residential Zone (GRZ). However, the settings for future development will differ from Section 7.2.2.2 above. The approach to built form will further reduce building and subdivision intensity to better respond to the historic character of this area. Buildings here will have less walls located on property boundaries, and garden areas will be encouraged at ground level (rather than exclusive use of balconies) by planning policy.

Figure 27. Land recommended for rezoning to GRZ by the Lilydale Structure Plan



Figure 28. Historic area of Lilydale identified for greater built form protection



7.3 Increased Change

Increased Change areas will provide for modest growth of additional housing near Yarra Ranges large neighbourhood activity centres of Mount Evelyn, Yarra Junction, Healesville and Yarra Glen

The objectives for Increased Change areas are to:

- ✓ Encourage the development of medium density housing types in residential areas with good walking access to the townships of Mount Evelyn, Yarra Junction, Healesville and Yarra Glen,
- ✓ Provide opportunities for ageing in place and downsizing for residents of Mount Evelyn, Yarra Junction, Healesville and Yarra Glen, and their outlying rural-residential areas,
- ✓ Encourage a design response that emphasises restricted site cover, landscape values and planting opportunities,
- ✓ Ensure design responds appropriately to the valued character of Yarra Ranges' distinctive neighbourhoods,
- ✓ Encourage more affordable housing outcomes,
- ✓ Encourage the planning and provision of physical and social infrastructure.

Compared to the Substantial Change category, there is a need in these areas to balance growth more strongly with the existing neighbourhood and landscape character. As set out by the Neighbourhood Character Study, 2021, residential development in these areas needs a robust response to the landscape characteristics of these townships, with ample setbacks and ground level open space to provide for significant landscaping opportunities.

Housing change will be in the form of unit or townhouse developments. A maximum height of 9 metres (2 stories) will apply, except on large sites over 1500 m² where an additional storey will be possible. This will encourage site consolidation for improved design outcomes, so that additional height on larger sites can be well set back from side and rear boundaries.

How will the increased change areas be applied?

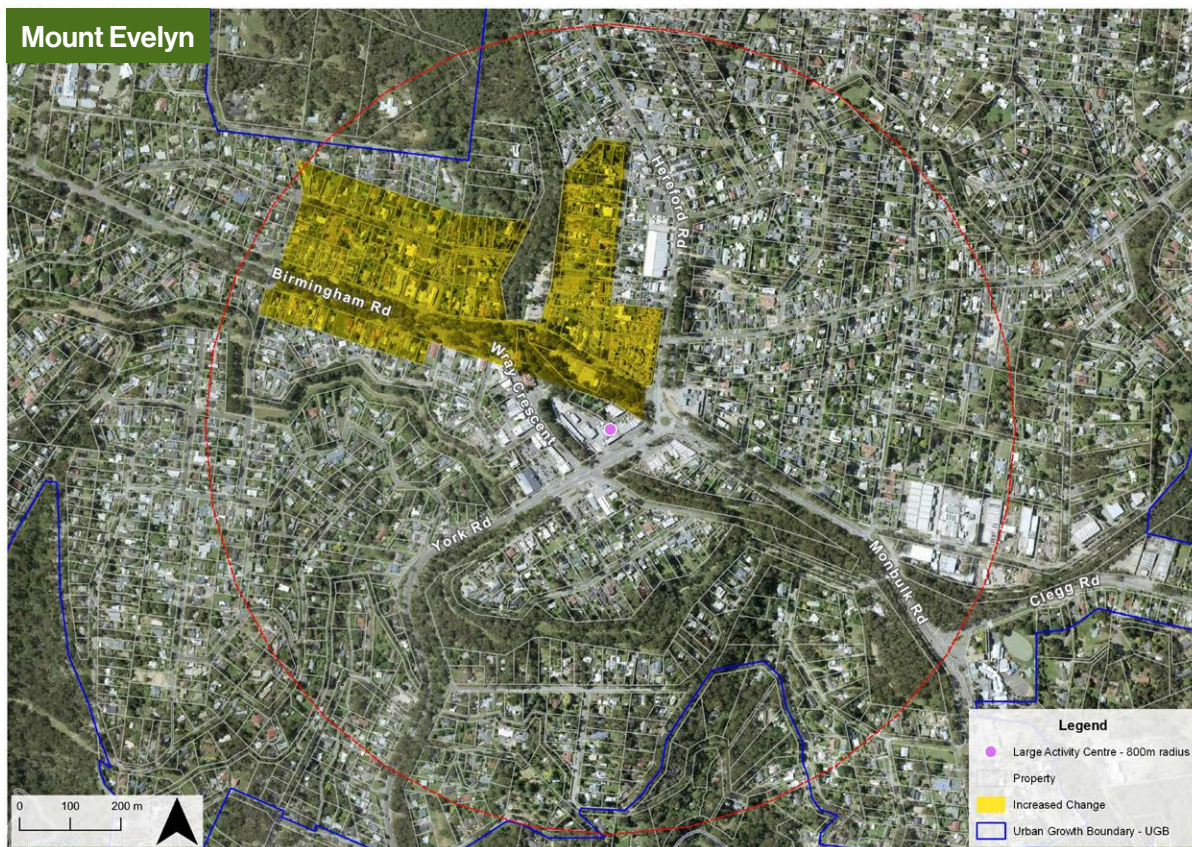
The General Residential (GRZ) will be applied to residential areas identified for increased change, which are suburban areas in these townships with excellent walking access to the Activity Centre, within a roughly 600 metre walkable catchment measured from the edge of the Commercial 1 Zoned land, representing a 7-8-minute walk on relatively flat land.

The General Residential Zone (GRZ) is the appropriate zone for land where buildings of up to three storeys are envisaged. This is also the zone that currently applies to most of this land.

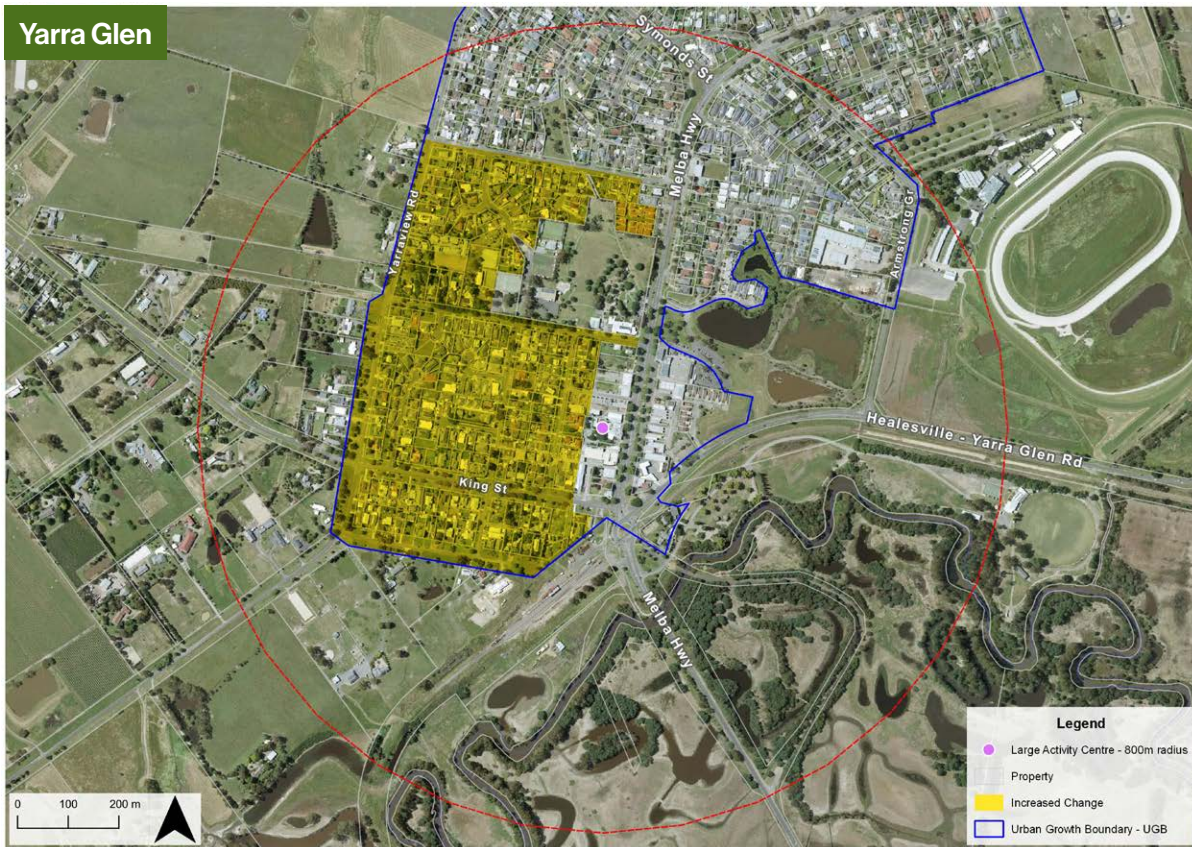
Unlike most Substantial Change areas, private open space will be encouraged at ground level (rather than on balconies), with large garden areas providing spacious surroundings and landscape context for new development. Planning policy will discourage 'boundary-to-boundary' development.

In response to Mount Evelyn's heavily treed character and environmental values, there will be more site area needed for permeable surfaces (as opposed to buildings, roofs, and driveways), compared to the other townships.

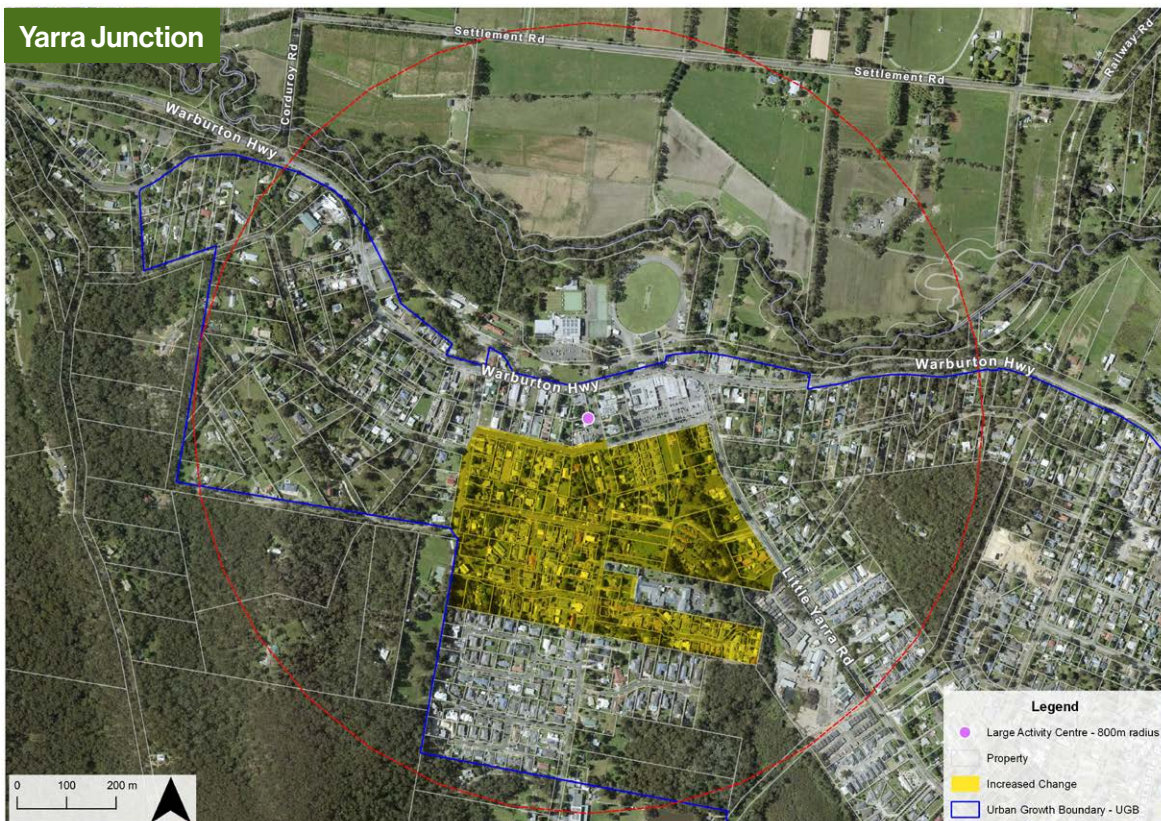
Figure 29. Increased change areas



Yarra Glen



Yarra Junction



7.4 Incremental Change

Incremental Change areas will provide for lower housing growth and densities in urban areas, townships and master planned estates.

The objectives for Incremental Change areas are:

- ✓ Encourage the development of low and medium density housing with a design response that emphasises retention of landscape values,
- ✓ Ensure design responds appropriately to the valued character of Yarra Ranges' distinctive neighbourhoods,
- ✓ Encourage increased diversity in housing types including units and townhouses,
- ✓ Encourage more affordable housing outcomes.

Incremental Change areas encompass a large portion of Yarra Ranges' established residential areas, and allows for a variety of housing types, with detached dwellings continuing to be the dominant housing form.

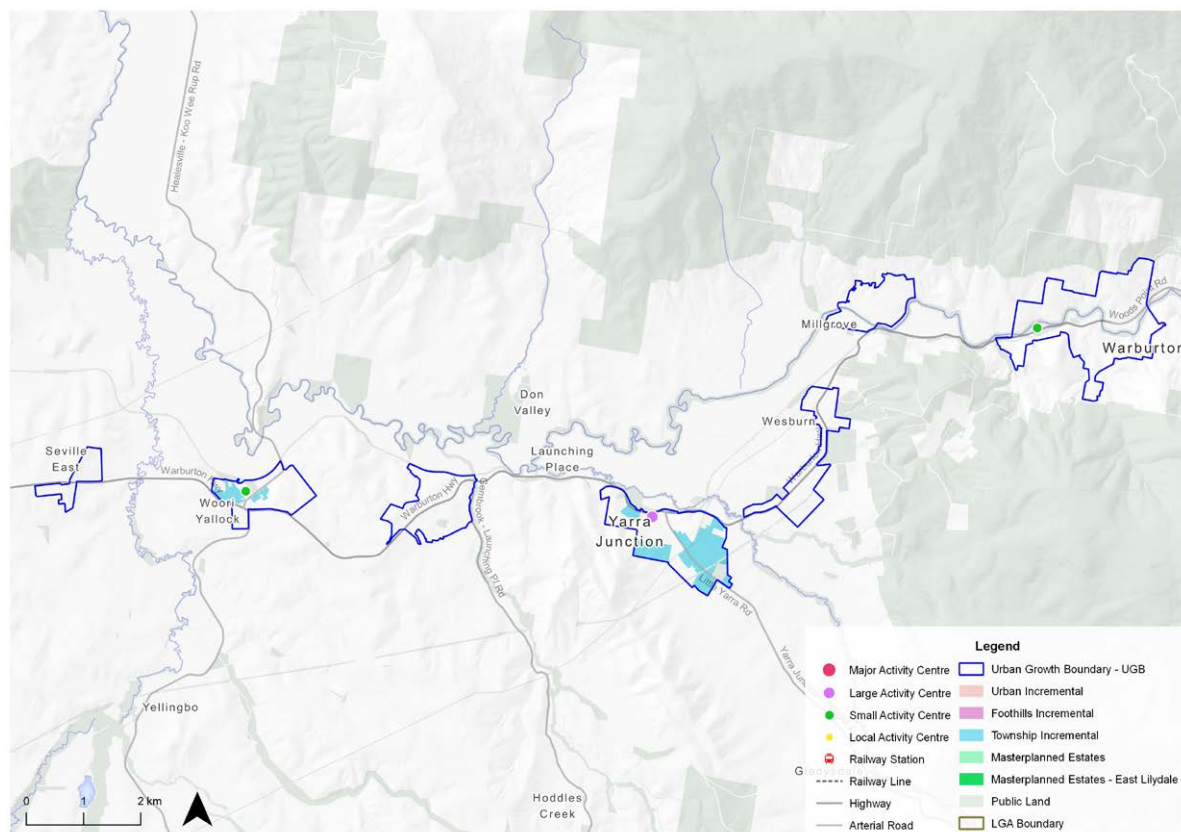
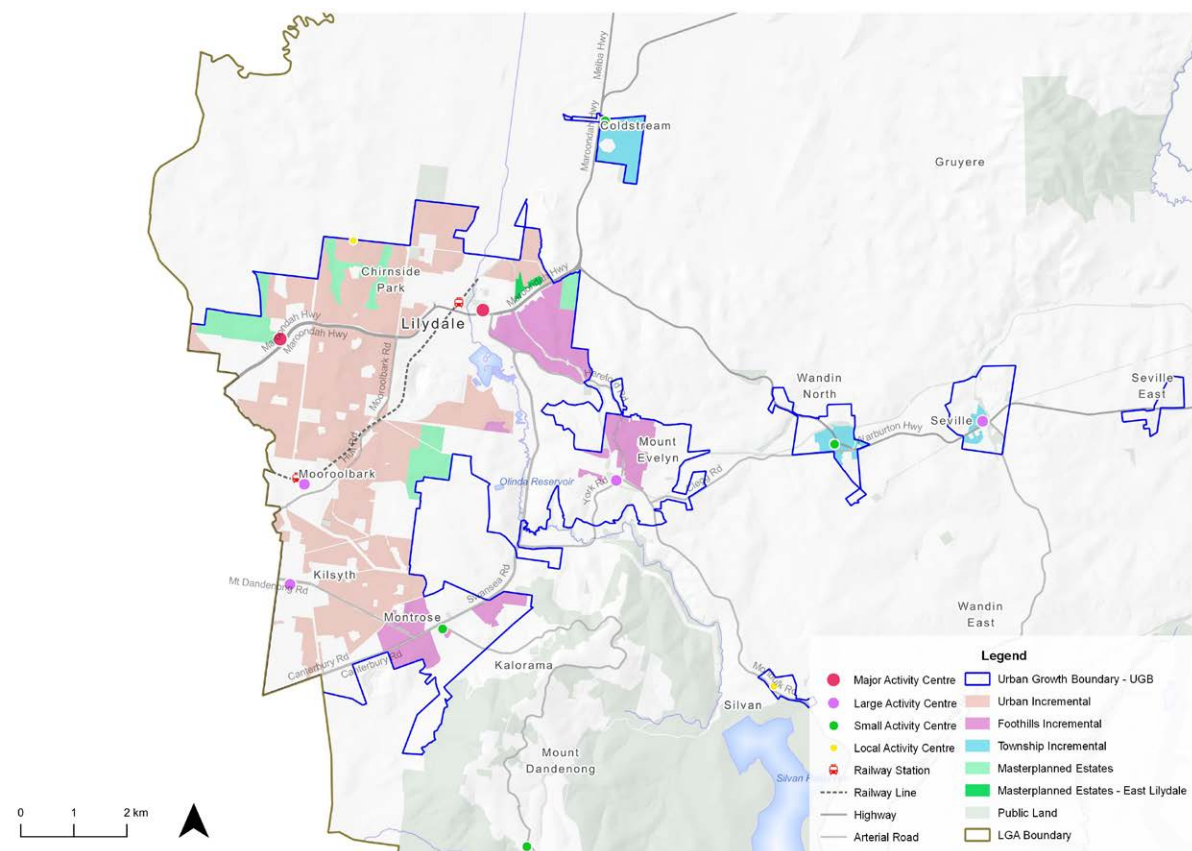
Many of these areas are accessible to larger activity centres by road or public transport, and can provide for greater housing diversity, albeit at a lesser scale than the higher change categories. In these areas, units and townhouses will be allowable, however they will be significantly less intensive than in the higher change categories, with more garden area and landscaping requirements to make buildings a less prominent feature in the landscape.

A maximum height of 9 metres (2 stories) will apply, with restrictions for on-boundary development. There will be planning policy to avoid reverse living designs. Each unit/townhouse created will need to have generous ground level open space with requirements for landscaping.

The Neighbourhood Residential Zone (NRZ) is proposed to apply, which is the appropriate zone for land where there is no anticipated height change to the predominantly single and double-storey character.

Within the Incremental Change category, the following subcategories and requirements are proposed:

Figure 30. Incremental Change areas



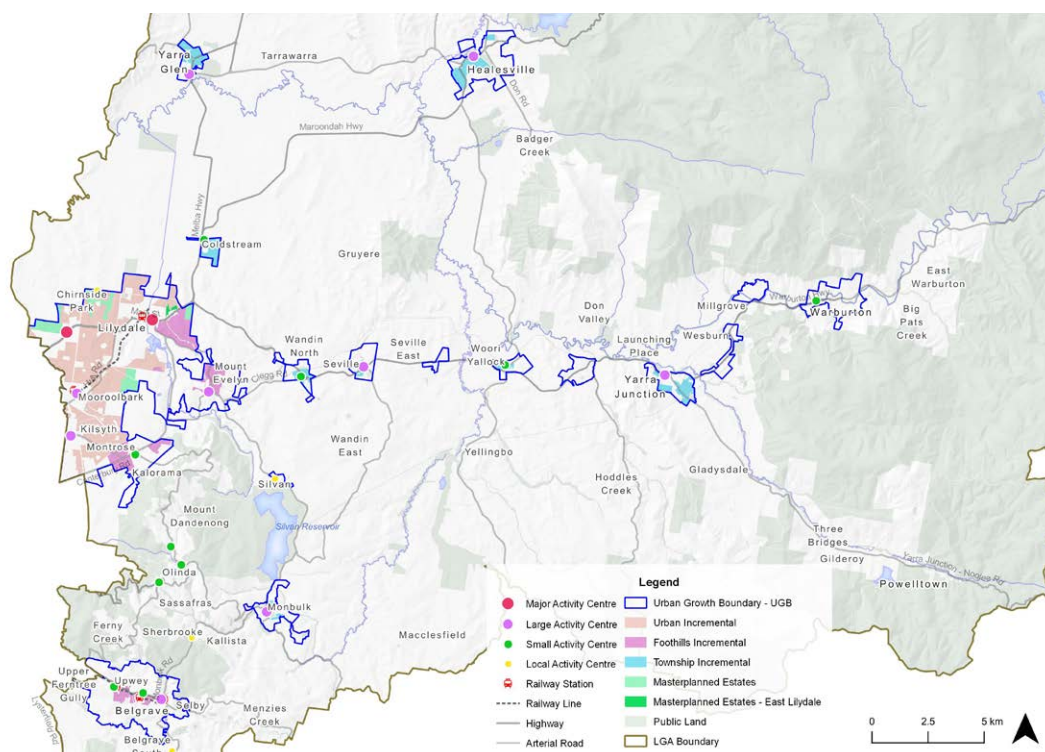


Table 6. Application of Incremental Change Areas

Change Category	Application	Requirements
Urban Incremental	Lilydale Chirnside Park Mooroolbark Kilsyth	<ul style="list-style-type: none"> Building site cover of 40% Ground level open space to each new dwelling of minimum 60m²
Township Incremental	Coldstream Healesville Yarra Glen Wandin North Seville Woori Yallock Yarra Junction Monbulk	<ul style="list-style-type: none"> Building site cover of 30% Generous side and rear setbacks of 3 and 7 metres respectively Ground level open space to each new dwelling of minimum 80m²
Foothills Incremental	Lilydale Mount Evelyn Montrose Belgrave Upwey Tecoma	<ul style="list-style-type: none"> Building site cover of 30% Generous side and rear setbacks of 3 and 7 metres respectively Ground level open space to each new dwelling of minimum 80m²
Master Planned Estates	Lilydale Chirnside Park Mooroolbark	<ul style="list-style-type: none"> Standard Rescode requirements

7.4.1 Monbulk

The Township Incremental category is proposed to apply in Monbulk, for well-located land near the town centre which would be rezoned from Low Density Residential Zone (LDRZ) to Neighbourhood Residential Zone (NRZ) based on the Monbulk Structure Plan, 2017.

Land in the Low Density Residential Zone (LDRZ) and has very limited potential for subdivision and medium density housing, and the Structure Plan identified an opportunity for some land to be rezoned to allow for this, enabling ageing in place and affordable housing options.

This is based on a place-specific analysis of development opportunities in Monbulk following the recent connection of the town to reticulated sewer to the town, which included consideration of:

- Walkable distances to the town centre for medium density development outcomes
- Bushfire and environmental risk
- The need for ageing in place options, and dwelling diversity

Further detail of this is available in Appendix 2.

The proposed areas in Monbulk for rezoning to NRZ are shown above in Figure 30.

7.4.2 Masterplanned Estates

Yarra Ranges contains numerous estates developed since the 1990s, as shown in Figure 30 above. As these areas were often built around the same timeframe, architectural styles and built form within each estate are generally homogenous.

The scale of built form and residential density varies between estates. However, as the level of change for these areas over the next 15 years is expected to be relatively low, they are categorised within this Housing Strategy as Incremental Change.

The majority of these areas are currently in a Neighbourhood Residential Zone (NRZ), which will continue to apply, and development settings in these areas will not change.

Land in east Lilydale currently zoned Residential Growth Zone will be rezoned to General Residential Zone, consistent with the recommendations of the Lilydale Structure Plan, 2022. As this area is currently under development, an action of the Housing Strategy is to review planning controls after completion of development based on the emergent neighbourhood character. This land includes:

- 435-437 Maroondah Highway
- 441A Maroondah Highway
- 443 Maroondah Highway
- 12A and 12B Janson Place

7.5 Minimal Change

Minimal Change areas will provide for limited residential development of low density in rural townships that are outside a reasonable walk to a town centre, or subject to environmental hazard constraints.

The objectives for Minimal Change areas are:

- ✓ Ensure any new dwelling design is complementary to the existing low density, spacious and highly landscaped character.
- ✓ Limit development to a maximum of two storeys, with low site cover to minimise the appearance of buildings in the landscape.
- ✓ Encourage the retention of existing housing that positively contributes to the preferred neighbourhood character.
- ✓ Retain opportunities for household types and sizes that may require larger dwellings, garden spaces and/or adaptable spaces.

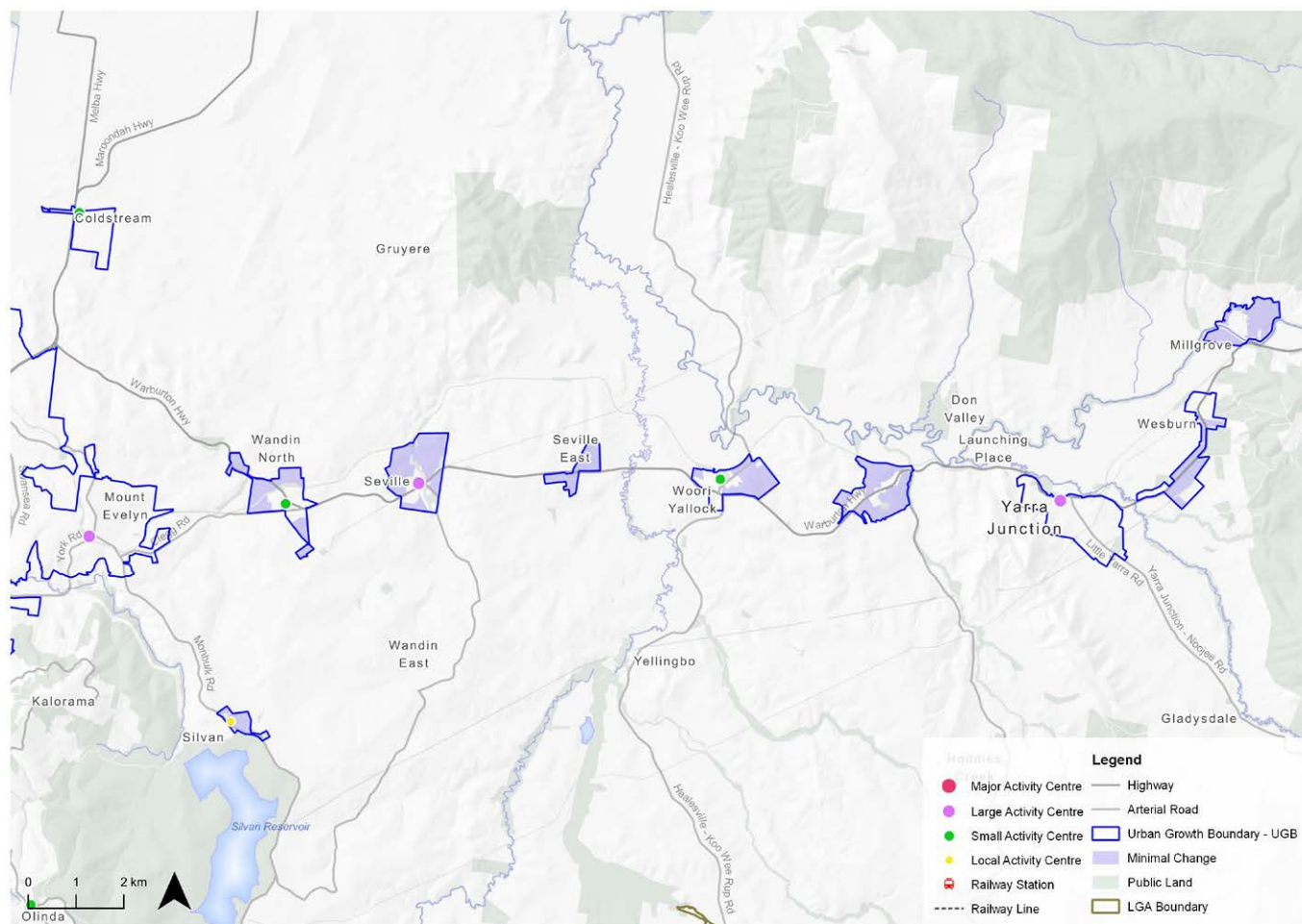
Minimal Change areas are located in areas without walking access to activity centres and comprise areas which have limited ability to accommodate future residential development due to environmental and landscape significance. In many areas, environmental risk factors such as bushfire, flood or landslip affect development capacity.

These are areas where there is an expectation that the existing spacious, rural character will not change, typified by dwellings of one and two storeys in a landscape setting that preserves views and the dominance of vegetation in the landscape. Housing change will be minimal, and the existing low-scale, low-density building design and siting will continue.

Existing subdivision rules in these areas will continue to apply, encouraging new lots of at least 1000m².

The Neighbourhood Residential Zone (NRZ) is proposed to apply, which is the appropriate zone for land where there is no anticipated height change to the predominantly single and double-storey character.

Figure 31. Minimal Change Areas



7.6 Strategic Development Sites

The **Analysis of Housing Demand and Supply, id Consulting, 2020** identified that a third of Yarra Ranges' estimated capacity for future residential development will occur in Strategic Development Sites, equating to 5,513 estimated additional dwellings^{11(p.73)}.

The largest of these sites is Kinley in Lilydale (former Lilydale Quarry), however significant sites also exist elsewhere. In particular, Chirnside Park Activity Centre has a number of key sites, well located and close to commercial land. The **Chirnside Park Urban Design Masterplan, 2010 and local policy in the planning scheme at Clause 11.03-1L-03** encourage residential use and development of these large sites.

Strategic development sites have a significant role to play in Yarra Ranges future housing mix, in achieving more compact, diverse housing such as apartments of varying scales, townhouses and mixed-use buildings. The role of these sites is further discussed below.

7.6.1 Kinley, Lilydale (Former Lilydale Quarry)

The former Lilydale Quarry, now known as Kinley, is located within the Lilydale Major Activity Centre and includes the 'Stage 1' area that is currently under development.

The 163 hectare site is well located between the established centres of Lilydale and Mooroolbark and is bisected by the Lilydale train line. There is potential for a future train station to be provided at Kinley subject to State Government approval, which would serve future residents transport needs and support a dense, walkable urban form in the central area of the site.

Due to the size and scale of Kinley, much of the required infrastructure for the new population is required to be provided by the land developer, including roads, open space, recreational facilities, a community centre, and walking and cycling paths. Kinley is intended to have strong connections to Lilydale town centre, and further support Lilydale's local economy and community.

Kinley is expected to add approximately 3,500 new dwellings to Yarra Ranges housing stock in a range of typologies and densities, varying from buildings of up to 12 storeys in the central area of the site, to mid-rise apartments (4-6 stories), townhouses (2-3 stories), and a variety of lower rise/density dwellings. There will be a significant proportion of medium and high-density dwellings across the site, although the precise details

are to be determined through future planning permit applications. Based on documents that supported the rezoning of the site to a Comprehensive Development Zone in the planning scheme^{24(p.32)} and the permit approvals for the Stage 1 area, an estimate of the housing mix is provided in Table 7 below.

Kinley is intended to be a vibrant urban neighbourhood, focussed around a small commercial area in the centre of the site with transport connections. It will have innovative reuse of the heritage features of the former quarry and encourage walking and public transport use. In particular, the central and northern areas of the site are intended for multi-level buildings that will locate high density residential alongside other land uses such as commercial, tourism and creative industries.

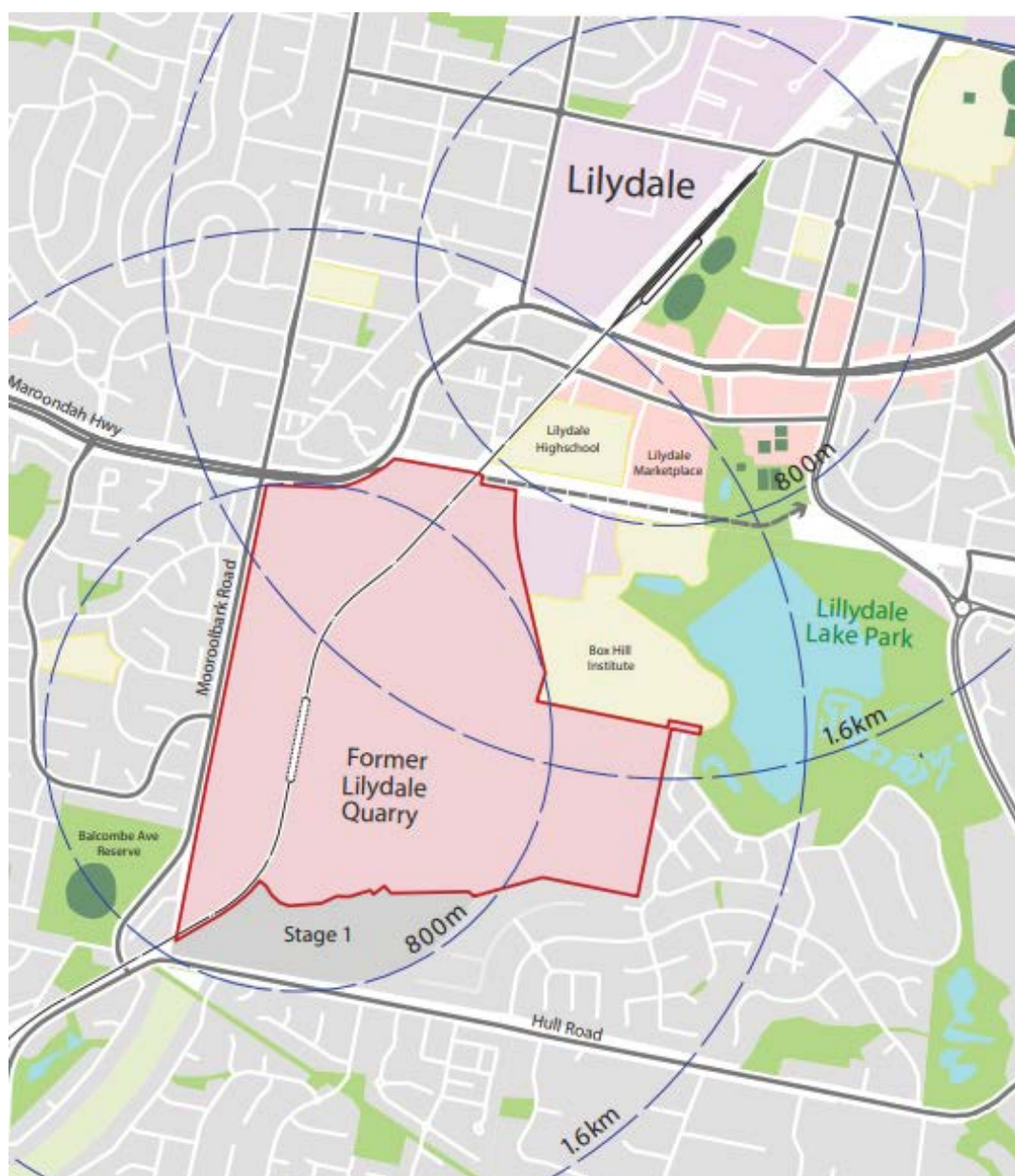
Kinley represents an excellent opportunity to add to the diversity of Yarra Ranges existing housing stock in a way that is comprehensively master planned (rather than the smaller infill development occurring elsewhere) and well supported by infrastructure.

Stage 1 is now under construction. Kinley is anticipated to be developed over a 15+ year timeframe.

Table 7. Estimated Kinley housing mix

	Low density	Medium density (1-2 beds)	Large medium density (3+ beds)	Apartments	Total dwellings
Comprehensive Development Zone	964	665	1,021	600	3,250
Stage 1	177	14	27	0	218
Total	1,414	679	1,048	600	3,468

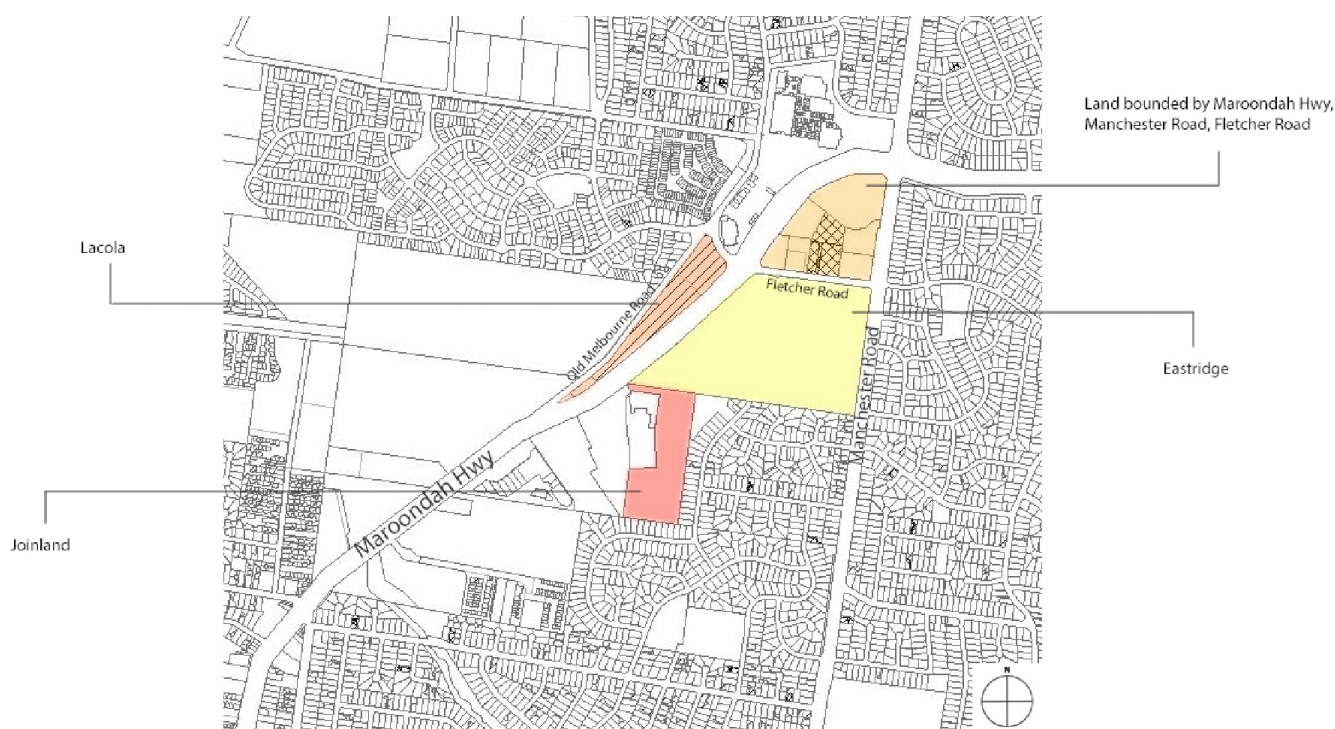
Figure 32. Kinley location^{22(p.5)}



7.6.2 Chirnside Park Sites

Chirnside Park contains four major sites with planning policy support for medium and high-density residential land uses. The locations of these sites are shown in Figure 33 below.

Figure 33. Chirnside Park Strategic Development Sites



7.6.2.1 Eastridge Site, 248-268 Maroondah Highway, Chirnside Park

Eastridge is Chirnside Park's largest redevelopment site at approximately 21 hectares.

Eastridge is partly already developed with a restaurant and office building, and subject to two significant recent planning approvals, both of which are now under construction:

- Summerset Village (Permit YR/2021/1040) is in the eastern portion of the site and allows for a significant retirement village of 192 independent living units and a main building with 100 aged care units. In addition, there are 79 apartments across two buildings, and 64 townhouses. This development is currently under construction, and will add needed capacity and diversity to Yarra Ranges' housing options, particularly for older residents.

- Permit YR-2021/22 is for the north-west part of the site and is a commercial development, with 10 retail premises, 3 convenience restaurants, 5 shops and a food and drink premises. This development will assist to support nearby residential development.

The south-west part of the site is undeveloped, and has the potential for further high density residential and mixed uses to complement the Summerset Village development.

The Analysis of Housing Demand and Supply, id Consulting, 2020 estimates Eastridge has a total capacity for 450 new dwellings^{11(p.86)}, however this is potentially an underestimate given the scale of the Summerset Village development. Yarra Ranges planning policy (Planning Scheme Clause 11.03-1L-03) encourages higher density development and mixed-use buildings on the site, in a way that complements the town centre, supports walking and cycling, and adds to housing diversity.

7.6.2.2 Land Bounded by Maroondah Highway, Manchester Road, and Fletcher Road, Chirnside Park

This land of approximately 9 hectares is made up of seven separate properties. All properties are zoned Mixed Use Zone to allow for a range of land uses including medium and high-density residential uses.

To date, there has been only one proposal for residential land use in this area, which resulted in a planning approval for a three-storey aged care facility with 144 rooms at 315 Manchester Road, Chirnside Park, which is now under construction.

The other properties in the area contain commercial uses, with an electricity substation also located on Fletcher Road. The area has vacant land and some under-utilised land which has the potential for significant future residential and mixed-use development.

7.6.2.3 Lacola Site, 30-50 Old Melbourne Road, Chirnside Park

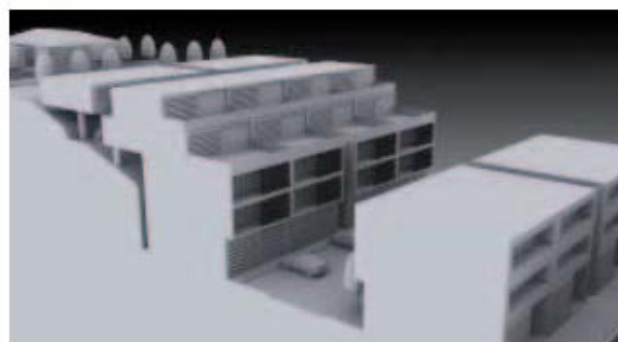
The Lacola site is a visually prominent site on the north side of Maroondah Highway of 4 hectares which has been vacant and awaiting development for a long period of time.

In 2014 a planning permit was approved to allow an apartment complex with shops and 46 dwellings, however the permit has not been acted on and has expired.

The site is zoned to allow for high density housing and mixed land uses including commercial, entertainment and retail.

The Chirnside Park Urban Design Masterplan, 2010 identified opportunities for high density residential built form which responds to the form of the escarpment on the site, to improve its appearance from the Maroondah Highway, as seen in Figure 34.

Figure 34. An example of how housing could be provided on the Lacola Escarpment



7.6.2.4 Joinland Site, 270 Maroondah Highway, Chirnside Park

The Joinland site, which is approximately 5.6 hectares, has never been developed and is currently zoned for industrial land use. The Chirnside Park Urban Design Masterplan, 2010 identifies a preferred future for the site as medium and high-density residential.

An application was formerly made to rezone the land for residential, with a draft development plan showing 131 new dwellings (76 apartments in a multi-level building, 30 two-storey townhouses, and 25 detached dwellings). However, issues raised in public consultation could not be acceptably addressed by the proponent. The proposal did not proceed and has now lapsed.

7.6.2.5 Summary of Approved Future Land Uses in Chirnside Park

Chirnside Park contains vacant and underutilised land with significant potential for future residential development, however it is unknown how much of this potential will be realised as opposed to other land uses which may be more attractive to land developers, such as bulky goods retail, and food and drink outlets.

A summary of approved residential land uses which are now under construction is provided in Table 8 below.

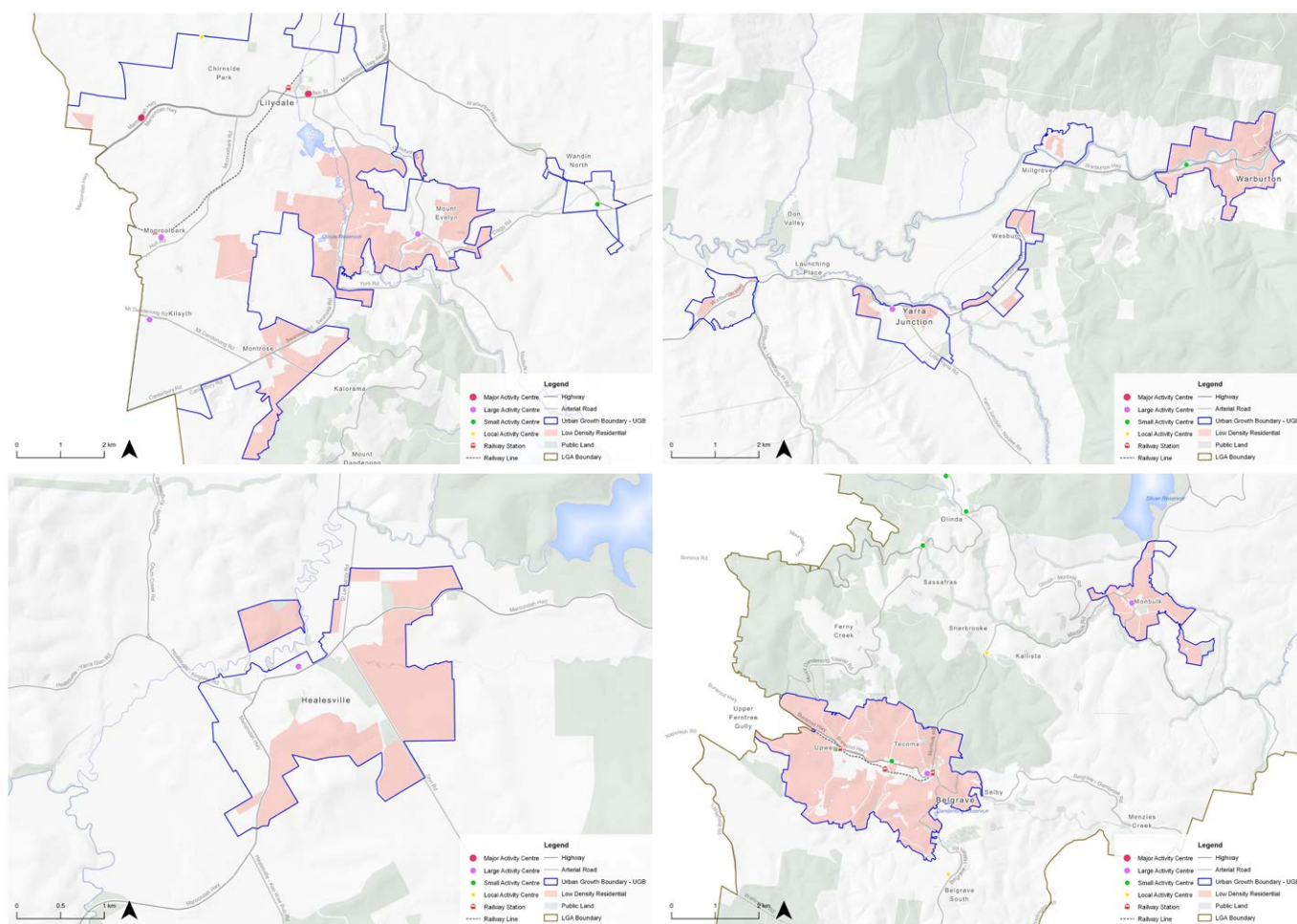
Table 8.

	Low density	Medium density (1-2 beds)	Large medium density (3+ beds)	Apartments (1-2 beds)	Apartments (3+ beds)	Retirement Living Units (Retirement Village)	Aged care apartments (assisted living)	Total
Eastridge (Summerset Village)	0	38	26	56	23	192	100	435
315 Manchester Road, Chirnside Park	0	0	0	0	0	0	144	144
Total	0	38	26	56	23	192	244	579

7.7 Low Density Residential Areas

Low Density Residential areas are generally areas without sewer connection, or with significant environmental constraints, or remote from activity centres. They have large land areas and are dominated by detached dwellings that appear as secondary to landscape and vegetation.

Figure 35. Low Density Residential Areas



These areas are zoned as Low Density Residential Zone (LDRZ) or Rural Living Zone (RLZ), and have restrictive requirements for subdivision which are intended as a means to regulate residential density in areas that are unsuitable for more standard residential zones.

It is not proposed to review the application of LDRZ or RLZ areas as part of the housing strategy as these areas require separate and detailed investigation.

7.7.1 Review of subdivision requirements in the LDRZ

Community feedback from consultation on the Housing Strategy Discussion Paper did however include comments that subdivision requirements are prohibitive to residents seeking to downsize in order to stay in their communities as they age²⁵. This is particularly relevant to LDRZ land, due to its larger subdivision lot size requirements in Yarra Ranges (4000sqm).

In 2013-2014, at the direction of the Minister for Planning, Council investigated the potential for lower subdivision lot sizes to apply to land in the Low Density Residential Zone (LDRZ), with a potential to specify a 2000m² minimum lot size as an alternative to the current 4000m² size requirement for the majority of LDRZ land. Council identified areas where it considered the application of a 2000m² size appropriate, with some areas to remain with a 4000m² size requirement for reasons relating to environmental risk, neighbourhood character values or heritage values.

This process was considered through Planning Scheme Amendment C143 and included extensive community consultation. The Minister subsequently appointed an Advisory Committee to provide advice on Amendment C143.

After considering the Advisory Committee's Report, the Minister wrote to Council in November 2017 advising that he had determined to refuse C143, primarily due to the need to prioritise the protection of human life from bushfire.

Other statements included in the Minister's letter to Council were:

- A recommendation for Council to review its housing strategy to identify the need for additional housing in specific towns or areas better suited for growth, rather than a broad application (of LDRZ changes) across most of Yarra Ranges' townships.
- If the Council develops an amendment in the future to allow additional subdivision in the LDRZ, it should review at a strategic level the appropriateness of locating more housing in this zone and any identified bushfire risk. This needs to be considered at a township level.

On the basis of the analysis presented in this Housing Strategy, there is no identified demand for additional future housing in LDRZ zoned areas. Yarra Ranges has a sufficient supply of residential developable land in urban areas and well-located parts of larger townships.

However, in order to address community concerns over aging in place options, there is potential to reassess subdivision provisions of the LDRZ across Yarra Ranges, consistent with the Minister's advice with a localised focus and bushfire analysis. This will form an action of this Housing Strategy.

7.7.2 Rural Living Zone

Some rural-residential land in Yarra Ranges, within the Urban Growth Boundary (UGB) are zoned Rural Living Zone (RLZ). This zone is no longer widely used in Victoria and has largely been replaced by the Green Wedge A Zone for land outside the UGB.

An action of the Housing Strategy will be to undertake a review of RLZ land, in order to provide clear direction, including through rezoning of land, for preferred future use and development.

7.7.3 Planning controls for vegetation removal

Due to the visual dominance of the landscape in LDRZ areas, a Significant Landscape Overlay (SLO22) was applied in 2013 to regulate vegetation removal in these areas, and protection of trees.

Due to the length of time since the SLO22 was introduced, and the diversity of low density residential contexts across Yarra Ranges, there is now a need to review the vegetation removal requirements in low density residential areas, which forms an action of this Housing Strategy.

7.8 Actions

- 1.** Amend Clause 16.01-1L (Housing) of the Yarra Ranges Planning Scheme to include a new Residential Framework.
- 2.** Amend Clause 02.03-6 (Housing), Clause 02.04-2 (Strategic Framework Plan), and Clause 11.01-1L-01 (Settlement) of the Yarra Ranges Planning Scheme to reflect the revised residential framework under the updated Clause 16.01-1L.
- 3.** Review the Yarra Ranges Planning Scheme to alter any contradictory or redundant provisions as a consequence of the implementation of the Housing Strategy.
- 4.** Translate the four housing change areas into the Neighbourhood Residential Zone (NRZ), General Residential Zone (GRZ), and Activity Centre Zone (ACZ) and introduce required schedules to the zones to reflect neighbourhood character and development objectives.
- 5.** Review and amend where required the following existing Design and Development Overlays (DDOs) for consistency with the revised residential framework:
 - DDO4 Lilydale Town Centre
 - DDO5 Least Change Areas
 - DDO6 Incremental Change Areas – Rural and Foothills Townships
 - DDO7 Lilydale Activity Centre Residential Areas
 - DDO8 Neighbourhood Centres and Rural Townships Consolidation Areas.
- 6.** Implement the actions of the Lilydale Major Activity Centre Structure Plan, 2022, relating to land rezonings, overlay and planning policy changes.
- 7.** Upon completion of development of sites in east Lilydale categorised as Incremental Change, review planning controls based on emergent neighbourhood character and built form, consistent with Section 7.4.2 of this Chapter.
- 8.** Prepare policy or planning scheme provisions to address how interfaces between housing change areas can be managed and designed to preserve residential amenity.
- 9.** Review the application and subdivision provisions of the Low Density Residential Zone.
- 10.** Review the application of the Rural Living Zone.
- 11.** Review the Significant Landscape Overlays applied to areas zoned Low Density Residential Zone and Rural Living Zone.