

# Draft Healesville Structure Plan *and action plan*



February 2016



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### **Acknowledgement of Country**

We respectfully acknowledge the Traditional Owners, the Wurundjeri People, as the custodians of this land.  
We also pay respect to all Aboriginal community Elders, past and present who have resided in the area and have been an integral part of the history of this region.

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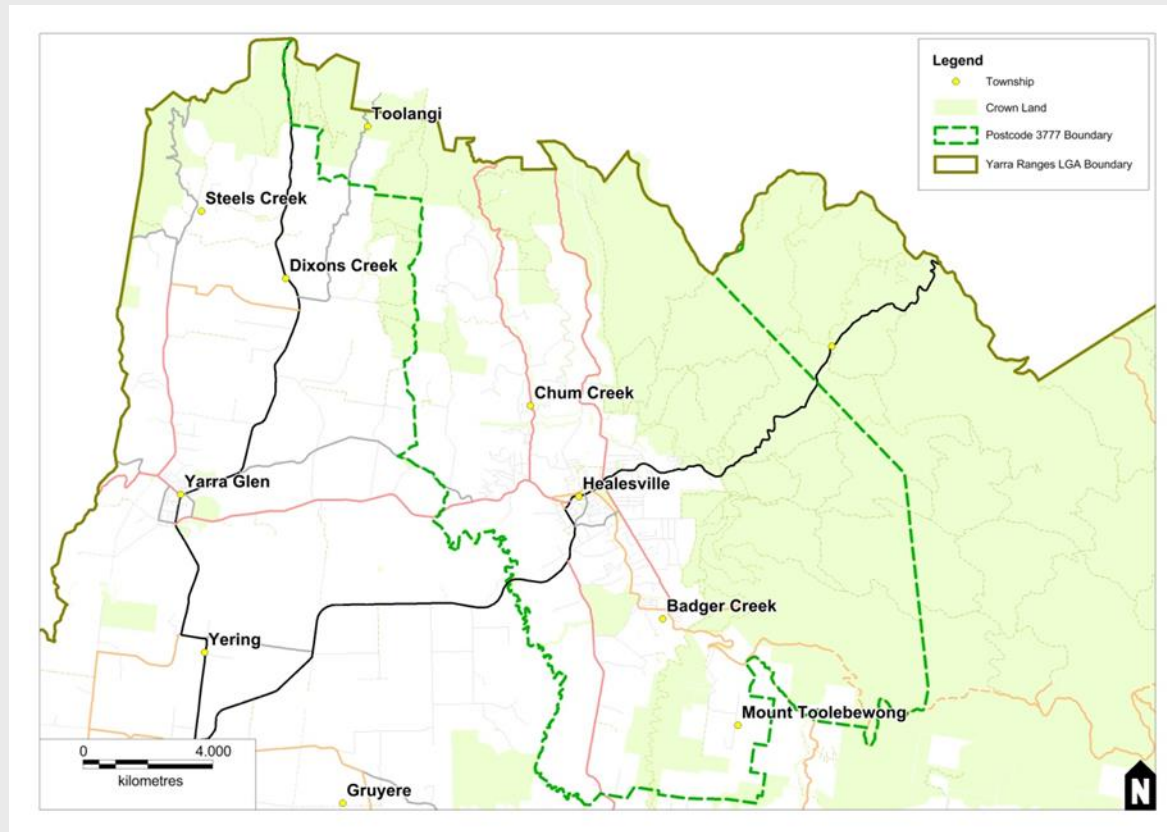
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## Part 1 – Background & Context



# 1 Introduction

Map 1: 3777 postcode area



Healesville is an important regional centre in Yarra Ranges, serving the surrounding settlements of Badger Creek, Castella, Chum Creek, Mt Toolebewong and Toolangi. It is also a popular tourist destination for metropolitan Melbourne.

Due to these roles there are a range of development pressures and planning issues affecting Healesville. The preparation of a comprehensive strategic plan is a way of addressing these issues.

The purpose of the Structure Plan is to establish a framework for the future land use, development and urban design for the Healesville township over the next 20 years.

It is primarily focussed on the Healesville township and its town centre but also considers some issues in the broader 3777 postcode area (see Map 1).

It is intended that key elements of the Structure Plan be incorporated into the Yarra Ranges Planning Scheme.

### **What is a Structure Plan?**

A Structure Plan sets a strategic land use policy direction for a locality, place or township having regard to the broad objectives of:

A sense of place and community

Greater housing choice and affordable places to live

An accessible, functional and vibrant town centre

Local employment and sustainable business activity

Better transport options

Environmentally sustainability energy use

A more resilient community

Accessible, integrated and adaptable community infrastructure.

It considers the aspirations and concerns of the residents, land owners and business operators of a neighbourhood or township and the broader policy context in which a place must function.

Through establishing a clear land use planning framework and identifying capital expenditure priorities, the Structure Plan provides a means for Council to achieve

identified objectives and to meet obligations under the Local Government Act and Planning and Environment Act.

These principally involve endeavouring to achieve the best outcome for the local community and to improve the overall quality of life for present and future generations.

### **How will it be used?**

Once adopted, the Structure Plan would become an adopted Council Policy that will help Council to:

Ensure an appropriate land supply for future residential, commercial and community uses

Provide guidance to landowners and investors about preferred future development opportunities and constraints

Guide the future provision of infrastructure, traffic, parking and services in the township

Guide Council's consideration of proposed planning scheme amendment requests and permit applications

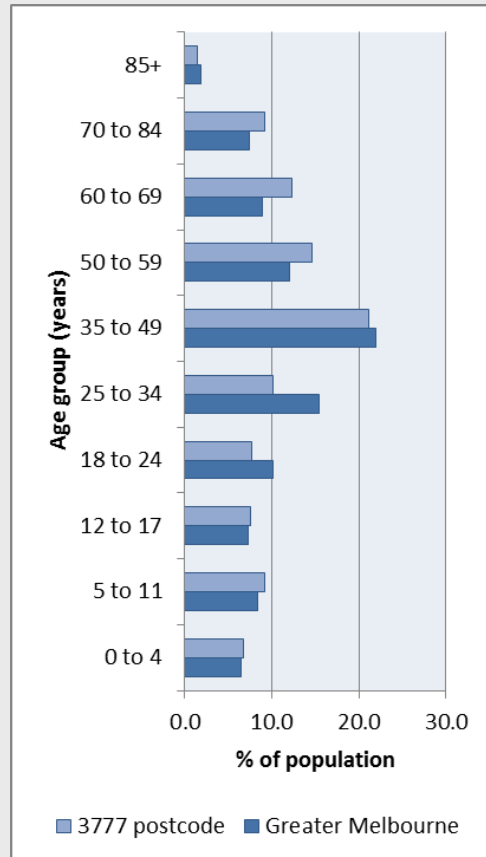
Assist Council in determining and allocating its annual Budget and in longer term financial planning

Support Council's advocacy program to the State and Federal governments

Assist in coordination between the public and private sectors and the different levels of government and its agencies.

## 2 Healesville district snapshot

Figure 1: Age Structure



Source: Australia Bureau of Statistics, Census of Population and Housing &



### Healesville population

At the most recent census (2011), the population of the 3777 postcode area was 9,583, with the majority of residents living in Healesville, Chum Creek and Badger Creek.

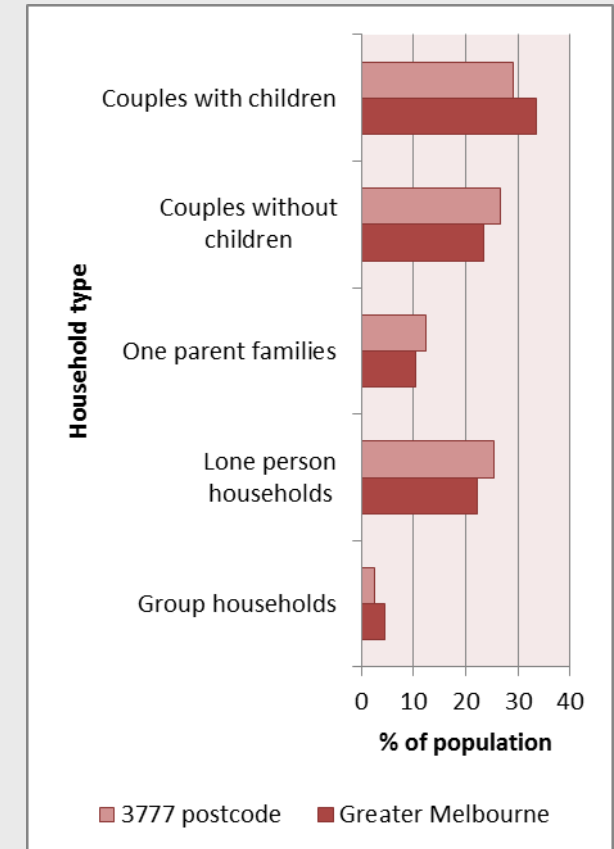
Compared to Greater Melbourne, the area had an above average number of residents aged 50 years or more (37.6%) and a high number of children and teenagers aged 0-17 (23.4%) (see Fig. 1).

This is typical of a rural township where many young people studying or intent on becoming financially independent relocate for education, work and lifestyle reasons, but may return to the area in later years.

Population forecasts predict a substantial increase in the number of residents aged 65 and over as the population ages and a drop in the 5-24 age group. The number of adults aged 40-50 is also forecast to drop substantially.

Also in comparison to Greater Melbourne the postcode area had an above average number of lone person households (25.5%) and single parent families (12.4%)(see Fig. 2).

Figure 2: Household type



Source: Australia Bureau of Statistics, Census of Population and Housing &



### Indigenous population

In 2011 2.7% of the Healesville district's population identified themselves as being either Aboriginal or Torres Strait Islander. This is significantly higher than the Victorian population, which in 2011 was 0.7%.

Yarra Ranges has the highest population of Indigenous peoples in the Eastern Metropolitan Region of Melbourne and the third highest Indigenous population in the Melbourne metropolitan area.

The hub of the Indigenous community within the municipality of Yarra Ranges is located in the Healesville district.

The Wurundjeri are the Traditional Owners of Yarra Ranges and have lived in the area for at least 35,000 years.

Healesville is also home to the Coranderrk Aboriginal Mission Station land widely regarded as the spiritual home of Aboriginality in Victoria.

In the mid to late 1800s the Coranderrk Aboriginal Mission was home for not only the Wurundjeri people but also Aboriginal people from across Victoria. Coranderrk was closed in 1924 with most of the surviving residents

re-located to Lake Tyres Aboriginal Reserve in East Gippsland.

Healesville's Indigenous population today consists of local traditional owners and Aboriginal groups from across Australia. This broad representation of different Aboriginal nationalities, aided by the legacy of Coranderrk, has created a great diversity within the Indigenous community of Healesville.

### Housing

At the 2011 census there were 4,164 private dwellings in the Healesville area.

Most of these dwellings are in the form of separate houses (over 90%) although it is noted that between 1991 and 2011 medium density housing (villa units and similar) increased from 4.9% to 7.3%.

Of these dwellings, 66% are connected to the internet via broadband while 20% have no connection.

Based on the current planning controls, it is estimated that there are 1394 residential lots available which represents around 16 years supply based on current development rates.





## Business

The town centre is mainly focussed on convenience retailing and the visitor market. There is a high occupancy rate with approximately 5% of shopfront commercial floor space vacant.

The estimated total retail floor space in Healesville is in the order of 13,500m<sup>2</sup> with one major full line supermarket.

The retail trade area for the Healesville district includes around 10,000 residents. It is estimated that 47% of the spending of residents is captured by shops in the trade area. Visitors to Healesville play a major role in supporting local businesses and account for around \$25-35 million of the retail spend per year which represents around 33% of the total retail sales per year (\$81 million).

Tourism plays a major economic role in Healesville. Major attractors include the Healesville Sanctuary, which had 329,000 visitors in 2011-12.

Other key tourist attractions include the TarraWarra Museum of Art, Yarra Valley Railway, RACV Country Club and the Healesville racetrack. There are also a many nearby wineries and restaurants.

Healesville is also close to a number of recreational and bushwalking areas including the Cathedral Ranges, Maroondah Dam and the Yarra Ranges National Park.

There are two industrial areas in Healesville, located in the Hunter Road area and on the entrance to Healesville at Heritage Lane. These areas mainly serve the local community and comprise small engineering and construction firms, auto servicing and other local manufacturing industries.

It is estimated that there is around one hectare of vacant industrial zoned land in the Hunter Road precinct. Based on current development levels this represents around 10 years supply.

## Heritage, built form, recreation & public spaces

The presence of significant heritage buildings along with heritage trees in the main and adjoining streets make an important contribution to the character of Healesville town centre.

This distinctive character is recognised and protected in the planning scheme through design guidelines (Design and Development Overlays and Heritage Overlays).

Healesville is also characterised by a range of residential dwellings some of which date back to the early 1900s or earlier. The more significant residential and commercial properties are recognised under the Heritage Overlay.

The main active open spaces for Healesville are Queens Park and the Don Road Recreation Reserve. Master Plans have recently been adopted for these parks and the recommendations are being progressively implemented.

The district caters for a range of recreational pursuits including golfing (RACV Country Club), cycling both on and off road, picnicking and bushwalking.

### **Natural environment**

Healesville is located on the junction of the Watts River and Grace Burn. The Yarra River is south-west of the township. Other waterways include Myers, Donnellys, Chum, Wirrup Yaluk and Coranderrk Creeks.

The waterways in the area have important environmental and cultural values. Many provide important habitat for the iconic Platypus and threatened fish species such as the River Blackfish and Mountain Galaxia.

There are areas of remnant indigenous vegetation around the township, notably forming part of the Coranderrk Bushland and Healesville Sanctuary to the south.

Forested land to the north and east is mainly associated with the Yarra Ranges National Park, Kinglake National Park, Melbourne Water catchments and timber harvesting areas managed by the State owned business VicForests.

Part of this forested land is included in a community led proposed national park known as the Great Forest National Park proposal.

These extensive areas of forests, together with abutting private land provide important habitat for a range of threatened species including the Leadbeater's Possum, Yellow Bellied Glider, Greater Glider and Powerful and Sooty Owls.

Much of the lowlands of the Yarra River to the west and south of Healesville are devoted to agriculture, although the Yarra River and its tributaries are major wildlife corridors.

The scenic landscape setting of Healesville is a key factor in the township's popularity for new residents and visitors.





### **Community facilities & services**

Healesville and the surrounding settlements are supported by a broad range of services and associated facilities, including a number of active community service organisations.

Within Healesville, and the nearby settlements of Chum Creek and Badger Creek, there are a range of educational centres including four primary schools, Healesville High School and Worawa Aboriginal College. Education is also provided at the Healesville Living and Learning Centre.

Healesville is home to the only hospital in the Shire. It provides valued health services for the Healesville district and beyond. It has been an attractor for other health providers.

Relevant health issues identified in Council's Health and Wellbeing Strategy include a relatively high prevalence of diabetes in the community. Healesville's ageing population is also an issue which can lead to higher needs for health services.

There are also pockets of relative socio-economic disadvantage within Healesville and surrounding areas. This is a key risk factor for poor health outcomes.

Other important community organisations and services include Healesville Inter-Church Community Care, Healesville Indigenous Community Services Association, Healesville Environmental Watch, the library and the Memorial Hall (the Memo).

### **Environmental constraints**

Significant areas of land are subject to environmental constraints including:

- Land subject to flooding along the Yarra River and its tributaries

- Lack of connection to reticulated water and sewerage

- Land with steeper slopes and or landslip potential

- Areas prone to bushfire

- Areas that do not have ease of access, via an existing or potential road that is of an adequate width and manageable gradient.

- Many areas within and around Healesville have environmental, neighbourhood character and landscape significance.

### **Bushfire**

Significant bushfires have impacted on the Healesville district including the most recent

2009 'Black Saturday' fires. These fires generally occur on days of Extreme or Code Red fire danger, and after extended periods of drought.

Neighbourhood Safer Places are located at Queens Park and the RACV Country Club. There is no designated community fire refuge.

A significant amount of fuel management is carried out in the Healesville study area.

This includes mechanical fuel reduction of Council owned land and road reserves by Council. Public land managed by the State government or Melbourne Water is covered by Fire Operations Plans and most is designated for planned burning.

### **Physical services**

Reticulated services including water, gas, electricity and sewerage are provided to most of Healesville and parts of Badger Creek and Chum Creek.

Some areas in Healesville and Chum Creek remain unsewered and are part of Yarra Valley Water's ongoing sewer backlog program. Other areas, due to the terrain and the limitations of the sewer capacity, will not

have reticulated services in the foreseeable future.

### **Transport & parking**

Maroondah Highway is the major arterial road connecting Healesville to metropolitan Melbourne. Other roads in the Healesville area recognised as main roads are Don Road, Badger Creek Road, Healesville-Kinglake Road and Healesville-Yarra Glen Road.

Typically Maroondah Highway carries in the order of +10,000 vehicles per day (vpd) and Healesville Kinglake Road 7,500 - 10,000vpd.

Peak traffic volumes generally occur on the weekends, particularly around 11am on Sunday market days.

The traffic investigations carried out for the Structure Plan indicates that the main road infrastructure and intersections are operating adequately. Queues are highest at the Maroondah Highway and Don Road/St Leonards Road intersection. Significant through traffic occurs along the highway on weekends.

On-street and off-street parking is available in the township with a mixture of short and long-term spaces provided. Key parking areas

include those at the Healesville Walk (Coles) shopping centre and along River Street.

Parking surveys conducted in 2013 indicate that the provision of parking in the activity centre is sufficient to meet current demands across all days and times of the week. However, on market days some parking areas are nearing capacity.

A regular bus service operates from Healesville to Lilydale and there are local services connecting the town centre to Healesville Sanctuary and Chum Creek.

Shared walking/bike trails exist along River Street, part of Crowley Road and parts of Don Road and Healesville-Kinglake Road.

### 3 Policy context



#### Council planning policy

The Municipal Strategic Statement (MSS) forms part of the Yarra Ranges Planning Scheme.

It is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving these objectives.

Key land use directions of the Healesville Structure Plan will be incorporated into the MSS.

#### Other Council policy

Vision 2020 is the Yarra Ranges community's vision for the future. It seeks to enhance the built environment, foster strong, healthy and connected communities, protect our precious environment and provide a safe and accessible Shire.

The Healesville Structure Plan will play an important role in implementing the long term vision for Yarra Ranges.

For the built environment, key Vision 2020 objectives are:

Agricultural and environmentally sensitive land is protected from urban growth

A range of suitable housing options is available to suit changing community needs

Infrastructure is more sustainable and suitable to community needs

Pedestrian and riding paths link townships, improving access, safety and social connectedness

New developments adopt sustainable design principles, reinforce a strong sense of identity and protect and enhance neighbourhood character.

It is intended that the Structure Plan form part of Council's policy framework which seeks to implement Vision 2020.

Other Council strategies and plans considered in the development of the Structure Plan include:

Activity Centre Network Strategy

Built Environment Framework

Child & Youth Strategy

Equity, Access and Inclusion Strategy

Economic Development Strategy  
Environment Strategy  
Health and Wellbeing Strategy  
Housing Strategy  
Municipal Emergency Management Plan  
Reconciliation Policy.

### **Regional policy**

The Upper Yarra Valley & Dandenong Ranges Regional Strategy Plan also influences land use in the municipality and seeks to protect the special features and character of the region.

Compliance with the Regional Strategy Plan is an important consideration in any assessment of an Amendment to the Yarra Ranges Planning Scheme.

The State Government also recently introduced a requirement for the preparation of a Localised Planning Statement for Yarra Ranges.

Localised Planning Statements are long-term policies for areas identified as having significance to the broader Victorian community.

Each Localised Planning Statement will include an overview and outline of valued characteristics of the area as well as objectives and strategies to protect and enhance the area in the future.

They are intended to provide a basis for State level policies, objectives and strategies in the planning system that ensure important and valued attributes are appropriately planned for.

### **State policy**

The State Government oversees land use planning in Victoria through the Planning and Environment Act 1987.

The Act allows for each municipality in Victoria to regulate its land use through a local planning scheme. These schemes are based on a set of model controls known as the Victoria Planning Provisions.

Local planning scheme content must be consistent with State policy, including the metropolitan strategy: Plan Melbourne.

Plan Melbourne sets out the State's strategic vision for Melbourne. It is intended to guide Melbourne's housing, commercial and industrial development through to 2050. In this context Melbourne includes townships

such as Healesville, which are at the perimeter of metropolitan Melbourne.

The Plan identifies objectives based on the themes of:

Jobs and investment  
A more connected Melbourne  
Housing choice and affordability  
Liveable communities and neighbourhoods  
Environment and water.

Relevant planning directions identified in the Plan include:

Plan for jobs closer to where people live  
Facilitate the supply of affordable housing  
Increase local travel options to increase social and economic participation  
Protect and restore natural habitats in urban and non-urban areas  
Deliver a permanent boundary around Melbourne.

After the last State election the incoming government announced a review of the Plan which is currently proceeding.

## 4 Community consultation



Extensive consultation with the community and stakeholders has been undertaken as part of the development of the Structure Plan. This has taken place over a two year period with the main consultation being:

2013: Discussion Paper release  
2014: Community workshop  
2014: Community Survey  
2013-2015: Community Reference Group.

### Community Reference Group

Sixteen community members were appointed to the Community Reference Group (CRG) (see Appendice 1) . Members represented a diverse range of local groups and individuals.

The role of the CRG is to:

Comment on drafts of the main project documents  
Provide information relevant to the project  
Assist Council in developing community consultation processes  
Provide a response to community input.

The group have met on seven occasions to date and have made a significant contribution to the community consultation

and engagement process and the development of the draft Structure Plan.

### Community Workshop

A facilitated community workshop, attended by 86 people was held in March 2014. All members of the community and local business owners were invited.

Discussions at the workshop centred around the following questions:

1. What is the [community] feedback [on the Discussion Paper] and our own experience telling us about where we're at and what we face?
2. How do we want Healesville to look and feel in 20 years time?
3. What ideas do we have about how to realise our aspirations for the future?

In responding to Q1 participants were asked to identify key issues and challenges being faced and key opportunities we can see.

For Q2 participants were invited to choose a theme of interest to them, and to view the future of Healesville through the lens of this theme. The responses are summarised in Table 1.

The how of achieving aspirations for the township was the focus of Q3.

**Table 1: Community workshop Q2 outcomes**

Businesses for locals & tourists	Open space, recreation & pathways	Townscape, look & feel		Transport & parking	Community pride & participation	Caring for our community (health & accommodation)	Council processes & communication
Unique individually owned businesses	Extensive pathway network	Town development contained	Spectacular gardens & trees – not all natives	We will have improved traffic management	Strong sense of community (health, connected)	Meet health needs of community – hospital, medical clinics, HICCI, Allied Health	Less red tape Less Council bureaucracy
Variety of shops Vibrant town	Meet recreation, leisure needs – fitness, tracks, sport clubs, aquatic centre, youth centre, footpaths, bike tracks	Maintain rural feel – no change to zoning, no multi-storey developments	Green, leafy experience	Parking – more time, more disabled, more spaces	Community pride	Seniors housing – granny flats, retirement villages, ageing in place	Better local infrastructure (ie Council) Less input by Planning Dept
Tourist town	More passive open recreation space	Maintain heritage, arts & culture whilst embracing high quality new development	European & indigenous environment, streetscapes; be fire safe	Train to Lilydale	More community representation & input		
Retail area relevant to locals	Pathways (bike & walk) connecting all communities	Fully serviced residential streets (drainage, footpaths, sealed roads etc)	Pristine waterways	Rail Link			
Stronger business & tourism (viability & linkages)	Central park	It will be known as a clean, tidy town	Maintenance by Council (where is it?)	Transport access to employment, education Bypass			
	Quality recreational facilities – parks, bike/ walking, aquatic						

## Community Survey

In August 2014, a letter was sent to approximately 6,000 owners and occupiers within the 3777 postcode, inviting participation in the community survey.

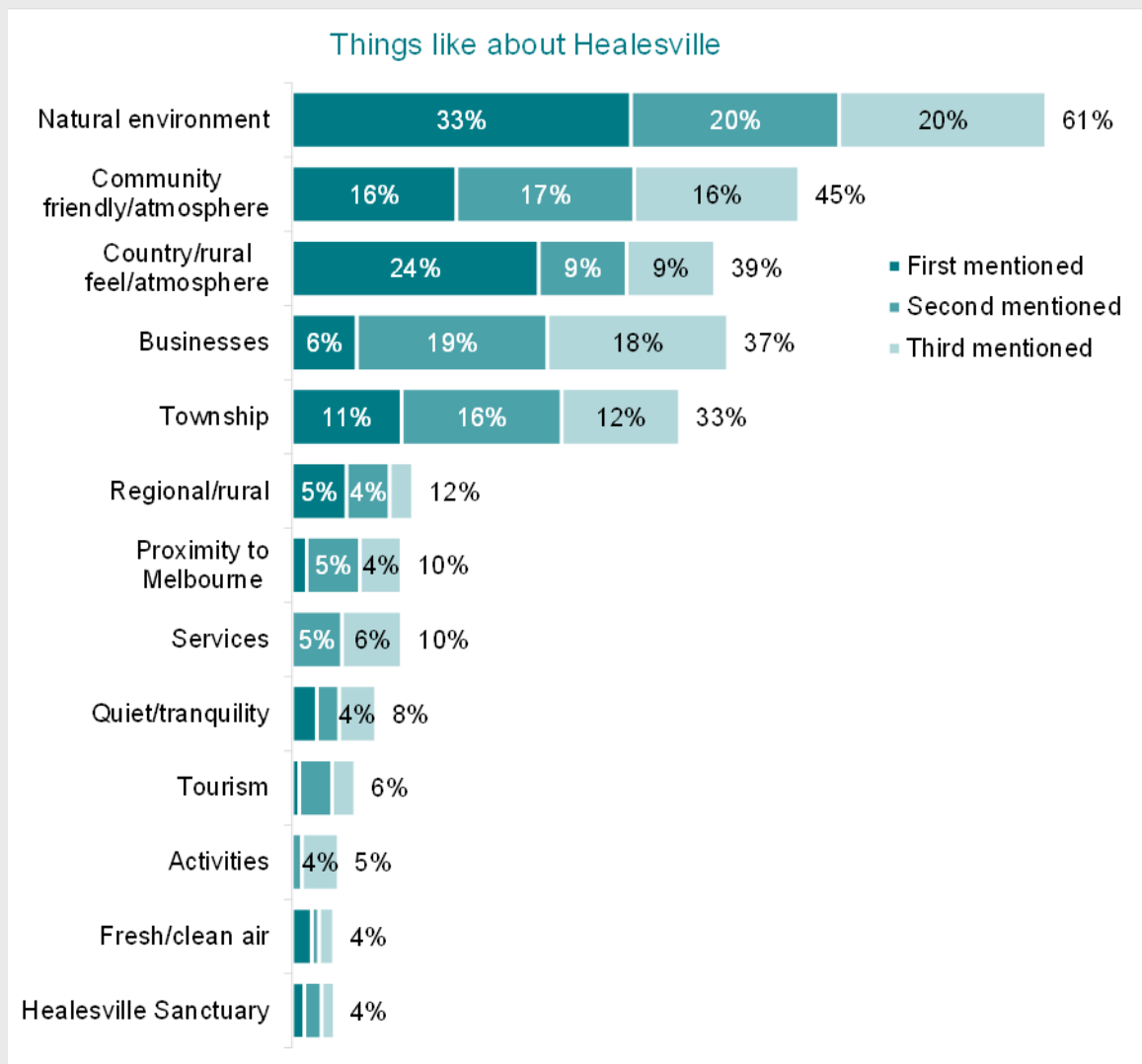
Findings suggest that the majority of the Healesville community highly values the country town feel of the region and appreciates living in a friendly community, surrounded by natural beauty (see Fig. 3).

In terms of opportunities for change, these mostly stem from a desire to maintain a country charm and character through avoiding inappropriate development: both residential (high density) and commercial.

There were also opportunities expressed for improving the local roads (bypass and maintenance), increasing the range of shops (more diversity so that people can shop for all their needs locally) and upgrading local services (emergency department at the hospital, aquatic centre and tip services).

While half of the respondents supported the predicted level of housing growth for Healesville, there was a strong sense that planning for this growth needs to be sensitive to the character of the township.

Figure 3: Things liked about Healesville



The majority of respondents clearly dislike high density housing, as it is perceived to diminish the rural charm of the region.

The two primary options put forth by the survey for growth (increase by 10-14% - about 500 houses and increase by more than 15% - 600+ houses) were both rejected by one third of those surveyed.

Instead, some residents suggested the predicted increase in population be accommodated through creating acreage subdivisions, rather than higher density.

In addition, there was a call for infrastructure and services to improve in line with population increase to adequately cope with additional people: in particular roads, the hospital and recreational facilities (specifically an upgraded aquatic centre).

#### **Additional consultation**

Other consultation was also undertaken including discussions with the Aboriginal community, the Chamber of Commerce, high school students and senior citizens.

All of the consultation feedback was considered in the preparation of the draft Structure Plan.

*Its casual village feel supported by a great community*

*Friendliness of the place and its people*

*Country feel so close to the city*

*Being so close to the mountains*

*Set in a beautiful natural environment*

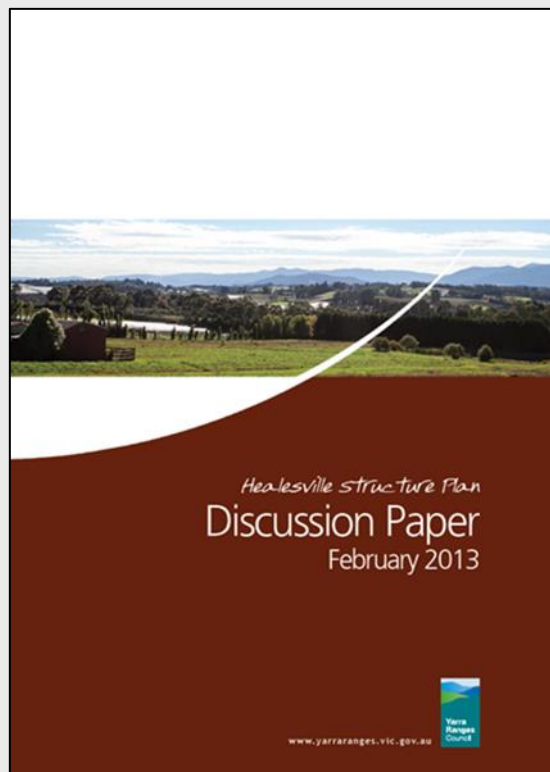
*The choice of restaurants and cafes that fill the town*

*Main street old style lighting, bluestone walls and trees lining roadside*

*Its isolation from surrounding towns and built up areas*

*The fact that there is a primary school, high schools, library, hospital and swimming pool all in the same area.*

## 5 Structure Plan inputs



In addition to the community consultation, the Structure Plan is based upon a substantial body of work. This includes a discussion paper and six project studies.

### Discussion Paper

The Discussion Paper was released at an early stage of the project. It provides an overview of the Healesville district and consider the planning context, demographic profile and future plans and projects.

The Paper examined Healesville based on seven themes: housing, business, heritage, built form and public spaces, natural environment, community facilities and services, physical infrastructure and transport and parking.

It also posed a series of questions relevant to the Healesville Structure Plan including:

Should Healesville get any bigger? If so, where should the extra housing be located?

Are all of Healesville's housing needs being met? Is more of a particular type of housing needed?

What would further support commercial and industrial activities in Healesville?

How could the natural environment of Healesville be enhanced? What are the priority projects?

Are there any traffic or parking issues? If so, what improvements should be made?

Do you have any ideas that would enhance the town centre?

Is there anything else you would like to change in Healesville and why?

A total of 37 submissions were received in response to the Discussion Paper. They provided valuable information for the next stages of the Structure Plan work and were particularly important in developing the discussion themes for the community workshop.

### Project Studies

Six studies focussing on different aspects of Healesville were prepared as part of the development of the Structure Plan:

- Land use planning
- Economy
- Environment

Transport and parking  
Bushfire  
Community infrastructure.

The studies provide an independent assessment of the planning issues relevant to Healesville and a strong foundation for the development of the Structure Plan.

The key findings of the studies are set out below.

### **Land Use Planning**

The town's role as a centre for commercial and industrial activities, other than tourism, is not a major direction for growth. It nevertheless makes an important contribution to the local economy.

A number of opportunity sites have significant redevelopment potential to contribute to the local economy and to be redesigned to improve their streetscape presentation. Council could take an active role in engaging with landowners to discuss options for redevelopment.

It is recommended that the Design and Development Overlay (DDO) for Healesville is revised to include more detailed design guidance specific to the town and its key features and opportunity sites.

For Healesville, a more specific DDO would include reference to:

The historic character of Healesville and its many heritage/character buildings, centred around the main street spine of Nicholson Street.

The township's location on Grace Burn and the importance of improved visual and physical connections with waterways in the town.

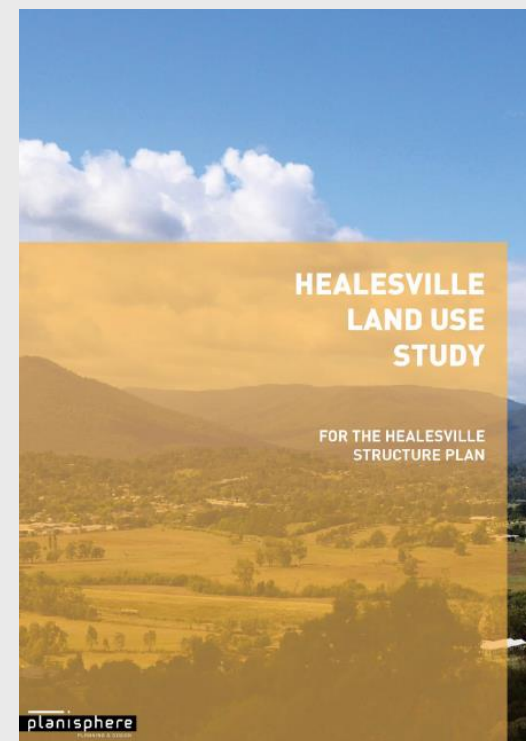
The sense of the township set in a valley, with a spectacular mountain backdrop.

The role that a high quality of built form plays in supporting the town as a great place to live and an important Yarra Valley tourist destination.

The DDO requirements should address:

The need for development along River Street to provide a stronger interface with Watts River and the potential for River Street to become an active part of the town centre.

Recommended approaches to the detailed design of ground floor levels in view of Land Subject to Inundation Overlay requirements for these to be elevated.



Improved connections to, and interface with, Queens Park.

Improved connections along Nicholson Street between the east and west parts of the township.

Contribution of new development to small public spaces on the street or pocket parks, such as Green Street.

Improved expression of key corner sites.

The potential for laneway activation, such as Taber Lane.

Retention of views to surrounding mountains.

Development opportunities on key sites and in gateway locations.

Development opportunities within the railway station precinct and interfaces with this precinct.

Four gateway corridors into Healesville are identified that warrant additional built form consideration and streetscape works. These include the east and west entrances along Maroondah Highway, the Don Road entrance and the St Leonard's Road entrance.

Analysis of the study area shows that there are many constraints to residential growth.

The various options for growth show that the current land supply will meet the projected future demand of 717 dwellings up to 2036 (approximately 32 dwellings per year).

However, once the rate of development is applied it could be seen that housing options are more limited and may not be adequate to meet projected demand.

In a 'do nothing' scenario, over time, market demand would increase the development rate to make more housing options available.

The incremental change areas in the Neighbourhood Residential Zone have significant potential for infill development.

The design and siting requirements of the existing Design and Development Overlay and Significant Landscape Overlay controls will greatly assist in achieving positive outcomes for infill development and retention of Healesville's 'country town' character.

The consolidation area introduced by Amendment C97 to the Yarra Ranges Planning Scheme, near the corner of St Leonards Road and Maroondah Highway, provides opportunities for a greater level of development, within a confined area.

Extension of the consolidation area could be considered for Smith Street, which has experienced considerable redevelopment of large sites for small unit development, of around 300m<sup>2</sup>.

Given the valued 'country town' character of Healesville and the existing capacity of the incremental growth areas, no other expansion of the consolidation area is recommended.

Overall from the analysis undertaken facilitating additional development within the current Urban Growth Boundary would potentially enable improvements to community and physical infrastructure and support local employment. This option is preferable to expanding the footprint of Healesville into sensitive green wedge land.

### **Transport and parking**

Intersection capacity analysis of five major intersections in the activity centre suggests that there are no requirements from a capacity perspective to upgrade any of the key intersections in the activity centre in the short term.

Key vehicle circulation in the activity centre is concentrated around the main activity area in Precinct 2. Existing traffic conditions suggest that intersections in the main activity area

are currently operating satisfactorily. No changes are recommended in the immediate short term to facilitate key circulation routes. Parking demands in Precinct 2 on a Sunday (market) have increased between 2008 and 2013 from approximately 65% occupancy levels at the 2008 peak hour compared to approximately 80% occupancy levels at the 2013 peak hour.

On market day, vehicles are parking in a number of locations near the market site that are not permitted under the road rules and causing operational and safety issues.

Additional parking controls extended to a Sunday could alleviate some of the parking problems on market days.

There are number of footpath missing links adjacent to roads providing a connection to the main activity centre.

Improvements to pedestrian crossings at key locations should be considered along with additional bicycle parking opportunities along Maroondah Highway in the town centre.

The provision of adequate footpath infrastructure connecting minor bus stops to an existing footpath network, specifically on Healesville-Kinglake Road should also be investigated.

Bus coverage is satisfactory on the major arterial roads in the study area but there is a lack of bus coverage on the local road network.

Introduce a bicycle link between Precinct 2 and Precinct 3, either on Maroondah Highway or in the form of off-street bicycle paths or combining with existing pedestrian paths to form a shared path.

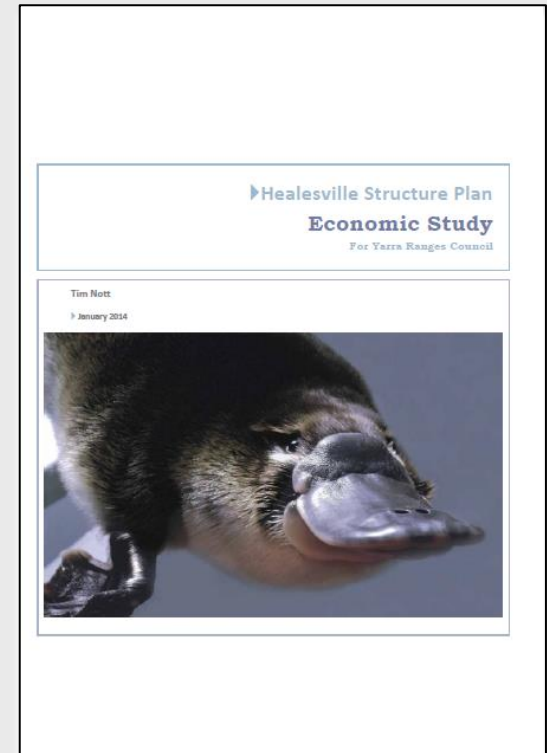
Provide additional bicycle parking opportunities along Maroondah Highway in the main activity area.

### **Economy**

There are some further opportunities for tourist accommodation in specific sectors.

If the tourist railway operations expand as expected, visitors to the town will substantially increase with a corresponding increased demand for tourist services.

There is scope to further reduce escape expenditure from Healesville and to capture additional trade from visitors. There is a current unmet demand of 1,100m<sup>2</sup> retail space. By 2036 this is expected to increase by 2,200m<sup>2</sup>.





The establishment of a new small to medium supermarket would meet current unmet retail demand. An additional larger supermarket (+3000m<sup>2</sup>) could be accommodated in the longer term to meet anticipated demand but would cause significant disruption to existing food and grocery shops in the short term.

Overall, Healesville town centre will need to accommodate an extra 12,300m<sup>2</sup> of activity space (retail, non- retail, community) by 2036.

The additional demand for activity space could be met within the town centre in a number of ways including redevelopment of key sites and take up of existing vacant and underdeveloped space.

Based on current development and employment trends, it would be prudent to provide an extra 1.7 hectares of industrial land in addition to the 1.1 hectares that is currently vacant.

Expansion of existing industrial precincts is preferable but is potentially difficult based on environmental and policy constraints.

### Environment

Opportunity exists for the formation of viable wildlife corridors along the waterways of the

study area, creating habitat links to the Yarra River downstream.

The creation of a continuous band of moderate to high quality indigenous vegetation connecting streams including Grace Burn, Watts River, Chum Creek, Coranderrk Creek and Picanniny Creek to the Yarra River downstream is a long-term strategy that will enhance biodiversity.

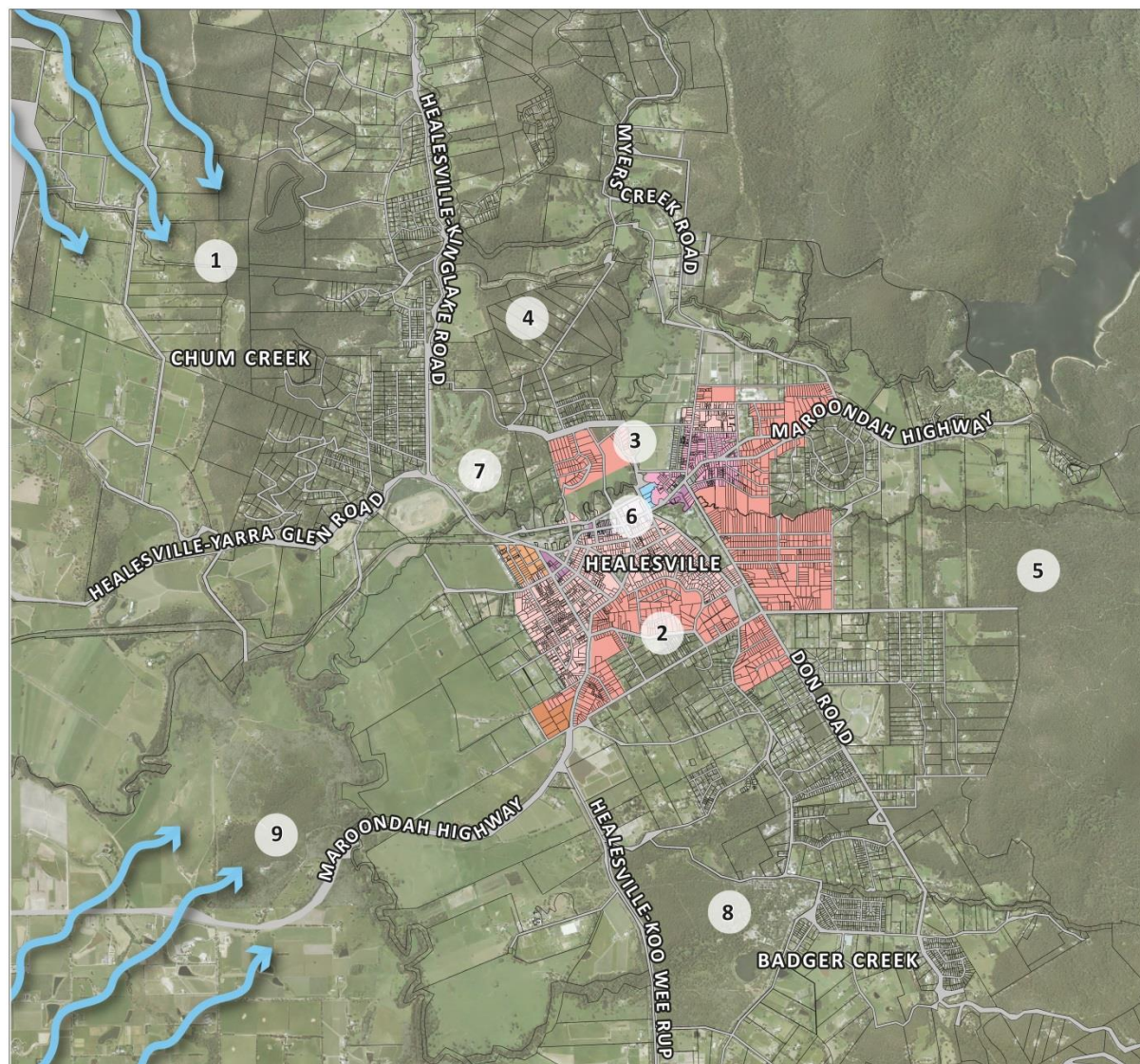
In areas identified as high priority, emphasis should be on retaining existing ecological values intact. In particular, it is important to prevent clearance of vegetation that would lead to fragmentation of significant habitat or loss of significant understorey.

Weed control is required to restrict the spread of the highly invasive species that will prevent indigenous flora from establishing.

Two areas of high ecological priority abutting Don Road in the vicinity of Andrea Court and Nigel Court (refer Fig. 4 of the Study) are identified. It is recommended that controls be applied to these areas to prevent clearance of vegetation that would lead to fragmentation or degradation of habitat.

### Bushfire

The bushfire risk assessment for the Healesville District is depicted on Map 2.



- 1 The greatest bushfire risk to life and property is from a fire starting some distance to north-west under Code Red weather conditions and north-westerly winds.
- 2 Potential for the entire study area, including the urban part of Healesville, to be impacted by ember attack.
- 3 Where creeks pass through residential areas care should be taken with planting to avoid creating an unacceptable fuel hazard.
- 4 Creation of more intensively managed Asset Protection Zones to the north of properties on Beverley Drive and south of Ryans Road.
- 5 Significantly lesser threat from forested mountains to the east of Healesville due to the direction of prevailing winds associated with severe fire weather.
- 6 Spot fires in the town centre are certainly possible but an ember storm that ignites multiple buildings and spot fires throughout the town centre is very unlikely.
- 7 The lower threat areas of open land to the north provide a valuable buffer between the urban area and the forest. Existing land uses to be retained.
- 8 Consider an ecologically appropriate fire regime in the Coranderrk Reserve, to provide bushfire protection to the Badger Creek settlement.
- 9 Healesville could also be impacted by a bushfire burning under the influence of the south-westerly wind change typically associated with the end of a spell of hot weather.

**MAP 2: BUSHFIRE RISK ASSESSMENT**





Significant parts of the study area are suitable for coverage by one or more schedules to the Bushfire Management Overlay.

Creation of more intensively managed Asset Protection Zones to the north of the privately owned properties on Beverley Drive and south of Ryans Road would provide a level of protection to, and facilitate any re-development of, the existing properties in this neighbourhood.

The 'lower' threat areas of market gardens and grazed pasture to the north and west of Healesville provide a valuable buffer between the urban area and the forest. It is recommended that these existing land uses be retained and that residential growth be provided by intensification of development within the current urban footprint rather than allowing the residential area to expand towards the forested mountains.

The long-term objective of creating high quality linkages from these rivers and creeks to the Yarra River is not considered to pose an unmanageable bushfire risk.

Where the creeks pass through residential areas, care should be taken to avoid the creation of unacceptable fuel hazards whilst still improving environmental quality.

## Community Infrastructure

No new items of infrastructure are required, other than potentially some local parks in the residential consolidation area proposed by the Land Use Planning Study.

Council's focus should be on:

- Enhancing pedestrian and bicycle movement in the Healesville District

- Achieving greater service integration

- Optimising the capacity of existing infrastructure

- Enhancing the accessibility of existing community infrastructure

- Achieving Council's preferred service/facility models and provision standards for community infrastructure

- Rationalising infrastructure where there is an oversupply

- Providing infrastructure where there is, or could, be a deficit in supply

- Meeting the deficits in service provision in Healesville District - mental health services, drug and alcohol programs, additional residential aged care capacity and improved public transport services.

Council should pursue the following works/projects/actions:

Develop a path/trail link from the CBD to the large residential area located to the immediate north of the Healesville Yarra Glen Rd and the immediate west of the Healesville Kinglake Rd

Explore the feasibility of developing a shared trail which connects the residential areas to the Health-Education Precinct

Upgrade the existing trail network to the physical standards identified in the Open Space Strategy

Explore the need and options for the provision of local parkland in the proposed residential consolidation areas near the intersection of Maroondah Hwy and Crowley Rd and Maroondah Hwy and Heritage Lane

Implement the Queens Park and Don Rd Recreation Reserve masterplans.

Develop an aquatic centre/fitness centre in Queens Park

Complete the redevelopment and upgrade of the Railway Precinct

Continue to improve the public realm in the Healesville District

Introduce natural elements to the play spaces at Queens Park and the Railway Precinct

Install a play space at the Don Rd Recreation Reserve

Discuss with the HLLC, EACH and HICSA their facility needs plans and explore the feasibility of consolidating the facilities in an integrated community hub

Continue to work with HICSA to progress the establishment of a permanent 'Belonging Place' in the Healesville District

Give consideration to the profile of Council owned kindergartens that should be provided in the future, including opportunities to integrate the facilities with other appropriate infrastructure.

Review the provision of maternal and child health facilities in Healesville, including the option of consolidating the facilities at one location

Explore funding and location options in Healesville for a dedicated occasional child care service

Explore options for providing additional childcare capacity to meet future demand

Encourage Parks Victoria to upgrade the facilities at Maroondah Reservoir Park

Advocate for the provision of mental health services, drug and alcohol programs, additional residential aged care capacity and improved public transport services in the Healesville District.

## 6 Priority issues and opportunities



The project studies and community consultation provide a strong basis for the identification of priority issues and opportunities for the Healesville district.

### **Residential & rural residential**

Healesville and surrounding settlements have a distinct and valued character that needs to be retained.

There is a limited residential land supply  
There is a need for increased housing diversity and affordability and specialised accommodation.

There is limited opportunity or reason to further expand the boundaries of the town and surrounding settlements.

The varied housing forms and lot sizes provide a unique character.

The existing residential zones and combination of Design and Development Overlays and Significant Landscape Overlays provide a robust framework in guiding residential development in Healesville's residential areas.

### **Commercial, industrial & special use**

There is demand for some additional industrial land although there are limited opportunities to expand existing industrial areas.

There are a number of strategic redevelopment opportunities and underutilised sites.

The two important sites at the southern entrance to Healesville, which are in the Special Use Zone, provide unique tourism potential including enabling development of overnight accommodation and other features.

### **Civic & community**

There is little physical recognition of the rich Indigenous history of the area

The establishment of a Belonging Place would be of significant benefit to the Indigenous community

There is a lack of dedicated occasional childcare

Kindergarten facilities are ageing

Some further clustering of health facilities around the hospital would be beneficial

Health care provision should respond to community needs

There is a need for a significant upgrade of the existing aquatic facility.

### **Built form, heritage, parks & public spaces**

A revitalisation of the town centre is needed to ensure the public realm is attractive, functional and safe

There are opportunities for the activation of the areas at the rear of the shops along River Street

The Healesville character could be reinforced by integrating traditional European planting and indigenous vegetation into future landscaping and streetscapes

There is limited planning scheme protection for Healesville's gateways

There are opportunities to improve connections along Grace Burn and between Queens Park and Coronation Park.

### **Environment**

There are opportunities for further enhancement of waterways through Council, agency and community partnerships

There is a need to move towards environmental sustainability by embracing alternative energy sources

There is an opportunity to capitalise and build on Healesville's location and its environmental and recreational assets.

### **Risks**

There is a need to further consider ways to minimise the impact of bushfire at the local level

Climate change is heightening the need to prioritise actions to minimise risks associated with bushfire and flooding.

### **Transport, parking & infrastructure**

Footpaths are lacking in the main settlement areas

There are parking pressures in the town centre, particularly on Healesville market days

There is significant opportunity to revitalise the River Street car parking area and surrounding commercial properties and open space

There are opportunities to increase traffic and pedestrian safety

The provision of physical infrastructure needs to keep pace with any future development

Maroondah Highway can be a significant pedestrian barrier.

## Part 2: The Structure Plan



## 7 Vision & principles

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Healesville will maintain a friendly country atmosphere in a natural setting and be a place where community and business can thrive

To support this vision the following overarching principles are adopted.

- Support the strong community values and spirit
- Recognition and support for the special connection of the Indigenous community to the Healesville area
- Continuing enhancement of community resilience
- Maintenance of the existing rural town character of Healesville
- Protection of the rural residential character of Chum Creek and Badger Creek
- Protection of important heritage values
- Provision of limited, incremental opportunities for additional residential land within the current town boundaries
- Integration of new housing into existing neighbourhoods
- Encouragement of a range of housing types to suit different households, age groups and abilities
- Support for Healesville's status as a premier tourist destination
- Continuing maintenance of the vibrancy of the town centre
- Ongoing support for business activities within the district
- Enhancement of the valued natural environment
- Mitigation of the bushfire and flood risks to the extent possible
- Continuing enhancement of recreational opportunities for community members and positive tourist recreational experiences
- Adequate physical and community infrastructure.

## 8 Strategic directions

Objectives and strategies to achieve the vision for the Healesville district are based upon the wishes and aspirations of the Healesville community and the extensive structure plan investigations.

The directions seek to provide a way forward which balances a range of views to achieve a net community benefit.

Following the adoption of the Structure Plan by Council the objectives and strategies will be incorporated into the Yarra Ranges Planning Scheme. They will provide strategic guidance for future development of the area.

In addition, Council will undertake a series of actions to support the vision for the Healesville district.

Some actions will be delivered through changes to the planning scheme. Other means include physical works, forming partnerships with other stakeholders and advocacy to the Federal and State governments.

Each action has been assigned to specific operational areas of Council responsible to

deliver and report on the action (see Appendice 2).

The progress of each action will be monitored and reported to the community annually over the next 4 years.

### 1. Land use

One of the fundamental strategic directions for Healesville is to maintain the existing urban footprint of the town and to focus additional residential development opportunities within the existing township boundaries.

This is based on consideration of environmental constraints, policies supporting retention of green wedge land for non-urban uses, the current supply of residential land and community feedback.

Further greenfield development is not supported and the land use directions make limited provision for some further residential development. This is to occur within the existing township boundaries and will maintain the overall valued rural township character.





For non residential uses, the land use directions provide for some additional commercial development within the town centre that complements the strong and vibrant strip shopping precinct.

There are also significant opportunities to enhance the tourism offering, including overnight stays.

The land use directions seek to facilitate some additional land for industrial/employment generating uses. These uses are best located adjacent to the existing industrial precincts, on land that does not form part of one of the Healesville's gateways and is not constrained.

The following objectives, strategies and actions are adopted.

## **Residential**

### *Objectives*

Limited further residential growth within the township which maintains the valued character of the township and district

Continued higher density residential development in locations close to services and facilities

A greater diversity of housing which meets the needs of the local population.

### *Strategies*

Support the State Government in maintaining the current urban growth boundaries and subdivision minimums in green wedge areas

Provide for limited additional residential development within the existing urban growth boundary that retains the existing residential character

Maintain the current boundary of the housing consolidation area identified by Design and Development Overlay Schedule 8

Accommodate any further housing development within existing residential areas

Minimise land use conflicts between residential and rural uses by maintaining a rural residential buffer between rural and residential properties

Ensure that any future subdivision of low density residential areas protects the existing residential character of Healesville.

### *Actions*

1. Amend planning scheme to accord with the proposed residential zonings shown on Map 5 (p. 49).
2. Amend the planning scheme to rezone 140 Healesville Yarra Glen Road, from a Special Use Zone to Rural Conservation (RCZ1).
3. Advocate for-and facilitate proposals for residential aged care facilities in locations that are within the town urban boundary.

### **Retail and Business**

#### *Objectives*

A strengthened role for the town centre

Build on Healesville's tourism appeal and environmental features

Businesses that cater to local residents as well as tourists.

#### *Strategies*

Facilitate development/redevelopment on identified key sites

Ensure new development complements the main street retail shopping strip

Focus additional commercial activity and development within the existing town centre shopping strip

Discourage out of centre retail proposals

Support limited expansion of industry, preferably adjacent to an existing industrial location and on land which is not visually prominent.

### *Actions*

4. Amend planning scheme to accord with the proposed commercial zonings shown on Map 5 (p. 49).
5. Amend the planning scheme to rezone 17-25 Maroondah Highway, Healesville from Industrial 3 Zone to Neighbourhood Residential Zone and apply a Design and Development Overlay (DDO6)
6. Amend the planning scheme to apply an Environmental Audit Overlay to 17-25 and 265-269 Maroondah Highway, Healesville
7. Support the Yarra Valley Railway as their planned expansion continues and consider the implications for the railway precinct and town centre





8. Facilitate the redevelopment of key commercial sites that are identified in the town centre strategic framework plan (Maps 4 (p. 48).
9. Consider options for the identified land in the Special Use Zone 2 – Major Tourist Facility (which fronts Maroondah Highway) to ensure new development complements the vision, principles and objectives of the structure plan. Options to include rezoning to Green Wedge or changes to the Special Use Zone
10. Encourage additional retail activity, including a medium sized supermarket within the town centre shopping strip
11. Investigate the potential to rezone Green Wedge zoned land abutting Argoon Road and opposite the Council depot land to an Industrial 3 Zone
12. Continue to support key tourism attractions in Healesville, including the Healesville Sanctuary, TarraWarra Museum of Art, Healesville Amateur Racing Club and RACV Club.

## 2. Civic, cultural and community

One of Healesville's strengths is its strong, diverse and connected community which is complemented by a range of civic, cultural

and community facilities. As a large rural centre, some distance away from metropolitan Melbourne, Healesville plays an important role in not only providing services and facilities to local residents but also to the wider district.

A key direction of the Structure Plan is to identify whether there are specific areas that need attention to improve the quality of life of residents and to strengthen community resilience.

Of significance is the need to ensure existing community facilities and services are retained. Where it is demonstrated through evidence based research, these facilities and services should be improved and upgraded.

### *Objectives*

Adequate civic, cultural and community services appropriate to the community's needs

Facilities are integrated and accessible to the community.

### *Strategies*

Ensure community services and facilities match community needs.

Ensure adequate telecommunications are available for both personal and business use

Provide resources to support the development of projects that strengthen the economic, social and cultural fabric of the district's Indigenous community.

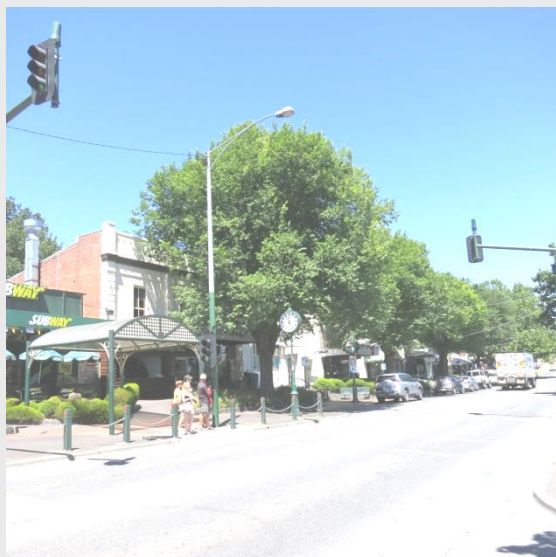
#### *Actions*

1. Support the redevelopment of the Memorial Pool to establish an aquatic and community centre
2. Advocate for improvements to telecommunications and internet access and capability. This includes ensuring the timely and effective roll out of the National Broadband Network (NBN)
3. Consider actions can be taken to further recognise indigenous history in the Healesville town centre and district
4. Advocate for and provide strategic support to the Healesville Indigenous Community Services Association in the planning and establishment of an indigenous Belonging Place in Healesville
5. Support the rejuvenation of the historic Coranderrk site through advocacy, advice, support for funding bids and

facilitation for the aspirations of the local Traditional Owners to restore the land and engage the local community in a range of heritage and cultural activities on the site

6. Explore the potential for a viable occasional care program to be re-established in Healesville
7. Identify opportunities for the further integration of community facilities such as kindergartens, preschools and child and maternal health centres as part of any reviews of community service provision/infrastructure upgrades in the Healesville District
8. Amend the planning scheme to encourage further clustering of allied health services facilities around the Healesville District Hospital
9. Continue to advocate for and facilitate proposals for public and community housing and specialised accommodation consistent with planning scheme strategic directions
10. Review zoning of all Council owned land in the Healesville District and, where needed, correct to reflect the current use/s.





### 3. Built form, heritage & public spaces

Protecting Healesville's rural character has been a defining theme throughout the preparation of the Structure Plan.

The strategic direction identified builds on this aspiration but also seeks to define and formalise a Healesville character and express this through design requirements for new development and public space improvement works.

With the recent acquisition of land at the rear of Nicholson Street, there is a significant opportunity for Council to improve the River Street car parking areas and connections to Nicholson Street and to the Yarra Valley Railway.

#### *Objectives*

Streetscapes and public spaces in the town centre maintain the rural town character

Important heritage places are appropriately protected.

#### *Strategies*

Ensure that building forms and height are compatible with surrounding development

Facilitate attractive design that is site responsive

Encourage greater activation at rear of town centre along River Street.

Discourage visually intrusive development in Healesville's gateways.

#### *Actions*

1. Amend the planning scheme to refine the current Design and Development Overlay Schedule 12 applying to the commercial parts of the town to incorporate key features and characteristics of Healesville consistent with the findings of the Land Use Planning Study
2. Undertake a review of the town centre's public spaces with a view to enhancing public infrastructure, including street furniture, landscaping, bicycle facilities and way finding signage
3. Develop and formalise a Healesville landscaping/streetscape character, incorporating traditional European and indigenous species
4. Investigate the feasibility of undergrounding the power lines in the main commercial strip of Nicholson Street
5. Introduce planning provisions that recognise Healesville's gateways,

prioritising entrances along Maroondah Highway and Healesville Kinglake Road, and ensuring responsive design and landscaping as part of any future development

6. In consultation with the relevant State government agencies and the Yarra Valley Railway, develop a precinct plan for the area around Railway Park and adjacent commercial land having regard to existing, planned and potential uses (refer Map 4 p. 48)
7. Investigate the feasibility of purchasing the VicTrack land on the corner of Green Street and River Street or entering into a long term lease to provide an open space area abutting the River Street carpark
8. In consultation with adjoining landowners, traders and users develop a masterplan for the Council owned land and abutting properties along River Street to improve traffic flow, pedestrian access and landscaping. Also investigate funding options, including a Special Charge Scheme
9. Assess the adequacy of footpaths in the town centre in regard to safety and maintenance.

#### **4. Open space, recreation and environment**

A key focus of the Structure Plan is to recognise and protect the natural features and assets of Healesville and in particular Healesville's abundant waterways. It is clear that many people who live, work or visit Healesville appreciate the environment around them and are keen to see these values not only protected but enhanced.

There is an opportunity to strengthen links to the natural environment through open space improvements, protecting ecologically important areas, addressing weed invasion and encouraging environmental sustainability initiatives.

The Structure Plan also recognises that living in a treed landscape surrounded by forest increases the risk of bushfire and this has been a major consideration when planning for the future growth and development of the town.

##### *Objectives*

Open space and recreational facilities which are appropriate to the community's needs

A valued environmental character in the district, including waterways

Encourage a more environmentally sustainable future





Recognition of environmental hazards, including bushfire and flood, applicable to the district.

#### *Strategies*

Identify further opportunities to maintain and enhance the existing environmental character

Identify further ways in which the bushfire risks present in the district can be mitigated

Identify ways to improve and extend the open space network

Support initiatives that lead to environmentally sustainable outcomes.

#### *Actions*

1. Investigate the opportunity to create a link between Queens Park and Coronation Park that includes potential acquisition of land along the Grace Burn
2. Create a trail along Grace Burn extending from Queens Park to the Council reserve at Silverleaf Place
3. Undertake additional planting and weed management on public land and waterways in the Healesville district having regard to the Healesville Structure

Plan Environment Study and Bushfire Study findings

4. Amend the planning scheme (Amendment C148) to introduce additional planning protection to identified waterways, biolinks and remnant vegetation within the Healesville district.
5. Advocate to Parks Victoria and Melbourne Water for improved and additional walking trails on public land in the Healesville district, including Donnelly's Weir and Badger Creek
6. Advocate to Melbourne Water for improvements to planting, facilities and maintenance at the Maroondah Dam reserve
7. Continue to implement Master Plan actions for Queens Park and Don Road Recreation Reserve
8. Amend the planning scheme (Amendment C148) to encourage larger scale development to incorporate sustainable design features.
9. Review the Bushfire Management Overlay applying to Healesville, having regard to the findings of the Bushfire

Study, to improve bushfire protection and assist planning permit applicants in meeting the requirements.

10. In consultation with relevant organisations, agencies and the community, work to increase community disaster preparedness and resilience in the Healesville district
11. Advocate in support of the Country Fire Authority's proposal to establish a new station in Healesville
12. Consider the opportunity and need to establish a community fire refuge when planning a new community facility
13. Continue to advocate for the development of the Yarra Valley Trail linking Lilydale to Warburton via Healesville.

## **5. Movement and transport**

Healesville is a busy and vibrant town. While traffic congestion can be an issue at times, it is also a positive sign of Healesville's success as a regional centre and an important tourist destination.

No major upgrades to roads or intersections are proposed as this can lead to a loss of the valued rural character.

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Rather the focus is on improving liveability by addressing pedestrian and cycling connections within Healesville and surrounding communities, car parking, road safety and improved public transport services.

### *Objectives*

Where practical, construct roads, footpaths and trails in materials that reflect Healesville's rural character

An efficient road network and adequate car parking

Active alternatives to vehicular transport.

Improve pedestrian and traffic safety.

### *Strategies*

Improve the pedestrian network in Healesville and its connection to surrounding settlements

Extend the recreational cycle network by providing a safer on-road experience and extending off-road opportunities

Continue to advocate for improvements to the public transport provision.



Healesville Structure Plan

### *Actions*

1. Construct footpaths in accordance with the Structure Plan priorities (see Map 7 p. 51)
2. Consider options, including an underpass, and then advocate for the preferred option to VicRoads for pedestrian improvements at the Maroondah Hwy / Badger Creek Rd intersection
3. Investigate the need for speed management treatments in Crowley Road
4. Advocate to VicRoads for traffic safety improvements at the River Street and Healesville Kinglake Road intersection
5. Investigate the need for improvements to pedestrian safety along Healesville-Yarra Glen Rd within the Healesville district
6. Explore options to optimise parking provision in the town centre, including changes to parking hours and upgrades to public carparks at the corner of Church St and River Street and in Coronation Park opposite Green Street
7. Investigate opportunities to provide additional unobtrusive car parking that

has good pedestrian access to the town centre

8. Establish a planning framework for consideration of parking dispensations for development within the town centre, including how night time activities are assessed. Also consider whether there is benefit in preparing a parking precinct plan
9. Continue to advocate for improved bus and taxi services and associated infrastructure for Healesville.



## 9 Strategic framework



The strategic framework illustrates key elements of the Healesville district and actions that will be taken to enhance and strengthen these elements.

### **Strategic framework - district**

(see Map 3 p. 47)

This framework identifies actions in the broader Healesville district.

Two sites in the south-west gateway to Healesville are recognised as having rural/tourist development potential. There is an opportunity to work with the respective landowners to review the appropriateness of the current planning provisions for each site.

Planning controls will be developed to protect Healesville's gateways. The gateways of Maroondah Highway and Healesville - Kinglake Road carry significant vehicular traffic and are a high priority.

A parcel of land in Argoon Rd is recognised as having the potential for industrial use. This land is currently outside the Urban Growth Boundary but provides a logical extension to the existing commercial/industrial precinct that is relatively accessible and visually unobtrusive from the Maroondah Highway.

The Don Road Reserve masterplan provides for the upgrade of important sporting facilities. Key trail connections are also identified to Maroondah Dam, Donnelly's Weir and to Healesville Sanctuary.

Advocacy will be undertaken for the upgrade of amenities and maintenance at Maroondah Dam in addition to seeking the provision of additional bushwalking opportunities within Parks Victoria managed land.

### **Strategic framework – town centre**

(see Map 4 p. 48)

The framework identifies potential upgrades to the infrastructure in the main street, the carpark areas fronting River Street and their interface.

Important sites which are vacant or have significant redevelopment potential are also identified. Development of these sites should complement the existing commercial centre of Healesville. In order to maintain a busy and vibrant commercial centre, retail uses should not extend beyond Glenfern Road to the west and St Leonard's Road to the east.

Council will work with landowners to encourage uses on key sites which

complement and enhance existing business and community services.

The development of a precinct plan for the area surrounding the railway station will allow for the integration of existing facilities and activities. It will also acknowledge the significant increase in the volume of visitors that will occur as the Yarra Valley Railway further develops.

The Queens Park masterplan provides for the upgrade of key town centre recreational facilities.

Identified initiatives to provide better links from Queens Park to Coronation Park and a riparian trail along Grace Burn will further improve these important open spaces.

The Healesville District Hospital is an important community asset and provides an anchor for allied health services to locate close by. Planning policy will encourage the clustering of allied health facilities around the hospital.

Potential traffic calming, intersection upgrades and improvements to overall pedestrian/cycling connectivity are also identified. Improving pedestrian connections across Maroondah Highway around Queens Park is a priority. All public works need to

ensure that they are in keeping with the rural character of Healesville.

### **Planning scheme changes - built environment**

(see Map 5 p. 49)

Table 2 and the rezoning plan describe and show the proposed rezonings to be initiated as part of the Structure Plan.

While some changes facilitate additional development over time, others apply a zone more suited to the existing development and do not change the subdivision potential.

For some of the land currently zoned Low Density Residential the change would allow further subdivision (subject to a planning permit) where the land is connected to reticulated sewerage.

Land at the corner of Maroondah Highway and Heritage Lane is recommended to be rezoned from industrial to residential to avoid out of centre retail proposals and facilitate a positive design response that is not visually intrusive at the Healesville town entrance.

Other land in the Commercial zones is proposed to be rezoned from Commercial 2



**Table 2: Planning scheme changes – built form**

**Inside Urban Growth Boundary**

Area	Location/s	Proposed change	Justification
<b>1</b>	Holland St, Maroondah Highway/ Heritage Lane, McGrettons Road	Rezone to Neighbourhood Residential Zone - Schedule 2 and apply a Design and Development Overlay - Schedule 6	<p><i>Holland Street:</i> The objectives and planning controls relating to the Rural Living Zone are better suited to rural/residential land. The proposed zone for this land recognises the land has been recently developed for housing and adjoins land zoned for rural purposes.</p> <p><i>Maroondah Highway/Heritage Lane:</i> The proposed zoning recognises that this land is unlikely to be developed for industrial purposes. A range of rezoning options were examined but residential use is considered the most appropriate in this prominent location.</p> <p>Subject to a planning permit, the proposed change will allow subdivision of the land into residential lots with a minimum lot size 500m<sup>2</sup>. This minimum is appropriate having regard to surrounding development, topography and vegetation. A buffer to the industrial areas to the west will needed considered as part of any residential development proposal.</p> <p>The proposed Environmental Audit Overlay recognises that the land is potentially contaminated due to its former use as a sawmill &amp; that remediation for a sensitive use may required.</p> <p>It is recognised that there is currently a permit issued for the development of the site for commercial purposes and that this may be acted upon prior to the approval of the planning scheme amendment that would implement the Structure Plan.</p> <p><i>McGrettons Road:</i> The land contains a house which is currently occupied. The proposed zone is consistent with other land zoned for residential purposes in the immediate area.</p>
<b>2</b>	Low Density Residential Areas	Introduce a schedule into the Low Density Residential Zone to allow subdivision of the land identified on Map 5 (p.49) into lots with a minimum size of 2000m <sup>2</sup> .	<p>In 2013 the former state government introduced changes to the Low Density Residential Zone (LDRZ), which allow land connected to reticulated sewerage to be subdivided providing each lot is a minimum of 2000m<sup>2</sup>.</p> <p>At the same time it introduced an interim control in Yarra Ranges which maintained a minimum lot size of 4000m<sup>2</sup>. This enabled Council to review LDRZ land to ensure an appropriate minimum lot size would be applied. Following extensive community consultation Council advised the State Government that it generally supported the changes.</p>

Area	Location/s	Proposed change	Justification
			<p>Since that time a new State Government has been elected and this change has not, as yet, been implemented.</p> <p>Further review for the Structure Plan has refined this work in the Healesville district. Lot sizes in the nominated areas are considered compatible with a 2000m<sup>2</sup> minimum having regard to slope and other environmental constraints.</p> <p>While reticulated sewerage is not currently available to all land, Yarra Valley Water is undertaking a sewerage backlog program.</p> <p>The proposed change will allow subdivision of the larger lots to be considered. This will facilitate a modest increase in housing over time.</p>
<b>3</b>	Maroondah Hwy/Don Rd & Maroondah Hwy/Church St	Rezone from Commercial 2 to Commercial 1 Zone and make minor adjustments to the zone boundaries	<p>The Commercial 1 and 2 Zones were introduced by the State Government in 2013 replacing the Business 1-5 Zones.</p> <p>As compared to the Commercial 1 Zone, the Commercial 2 Zone has a greater manufacturing, industry and bulky goods focus. In these locations a greater retail focus is considered to be warranted.</p>
<b>4</b>	Maroondah Hwy/Wilson St	Apply Environmental Audit Overlay	<p>It is proposed that an Environmental Audit Overlay be applied to this land. This is in recognition that the land is potentially contaminated due to its former use as a dry cleaning business. The requirements of this overlay would only need to be complied with if a residential use is proposed at ground level.</p>

### Outside Urban Growth Boundary

Area	Location/s	Proposed change	Justification
<b>5</b>	Healesville-Yarra Glen Rd/Kalamundah Terrace	Rezone from Special Use Zone (Schedule 2) to Rural Conservation (Schedule 1)	<p>This site has been previously used as a restaurant and was placed in a Special Use Zone to facilitate that use. The land is no longer used for that purpose. The proposed zone is consistent with that applied to surrounding land.</p>

to Commercial 1 to better reflect desired use and development of the sites.

An Environmental Audit Overlay is to be applied to two sites that are potentially contaminated.

The remaining zone changes take a best fit approach to ensure the planning objectives for the district are met and, in some cases, greater flexibility to landowners in pursuing specific use and development proposals is provided.

#### **Planning scheme changes - natural environment**

(see Map 6 p. 50)

The protection of significant vegetation in the Healesville district will be implemented through a municipal wide planning scheme amendment (Amendment C148), which is proposed to be exhibited in 2016.

This amendment proposes a new Environmental Significant Overlay (ESO) that identifies significant remnant vegetation and strategic habitat links. It will replace the current ESOs. The proposed ESO is also applied along significant waterways to protect riparian habitat from inappropriate development.

Amendment C148 also proposes to apply a suite of Significant Landscape Overlays (SLOs) to rural areas. These SLOs are proposed to replace current building and works and vegetation controls (under Clause 53 of the planning scheme) and will complement the existing SLOs that are applied in the residential areas.

The proposed ESO will support the environmental objectives of the Structure Plan by providing additional planning protection for the Grace Burn, Watts River and Yarra River. This is aimed at protecting and enhancing the abutting riparian habitat which is important for providing wildlife corridors, protecting stream health and improving water quality.

The Structure Plan also proposes to create a walking track on the northern side of Grace Burn from Queens Park to a Council reserve at Silverleaf Place and extend public open space along Grace Burn from Queens Park to Coronation Park.

It also acknowledges that any revegetation and landscape planting within the township and the Queens Park Neighbourhood Safer Place needs to ensure that it will not increase the risk of bushfire.

#### **Pedestrian & bicycle network**

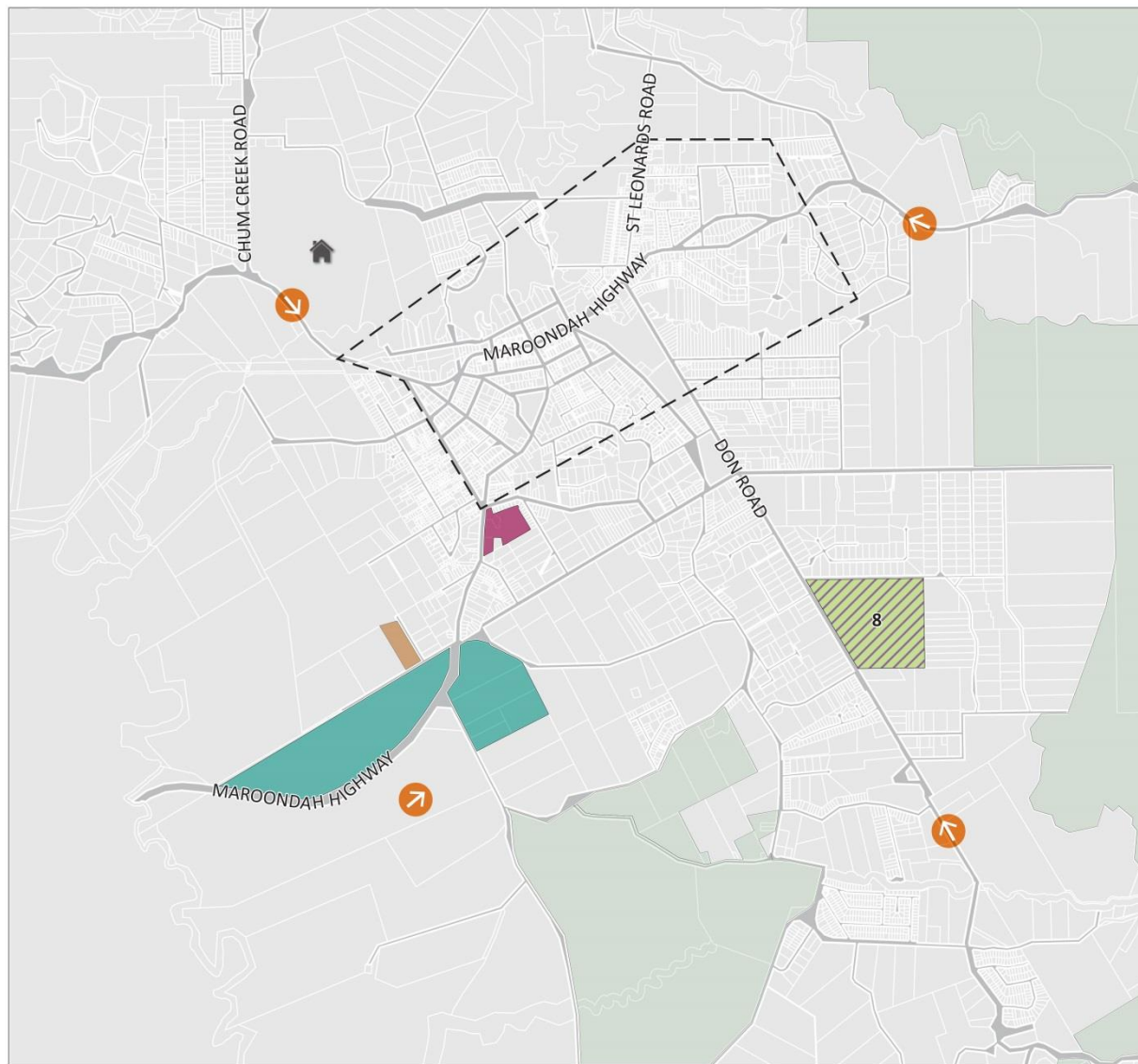
(see Map 7 p. 51)

Priorities for future footpath construction in the Healesville District have been developed using a Principal Pedestrian Network (PPN) methodology.

This methodology, developed by the Victorian State government, assesses population density and identifies key routes to local activity sites such as shops and schools and to transport hubs. Part of the methodology is to undertake on-site checks and assess the findings against identified local priorities.

Council's PPN program not only invests in footpaths but also signage, intersection improvements, new street furniture and shade tree planting. This creates a high quality walking environment.

The network of bike paths in the Healesville District will also be further developed.



#### LEGEND

- Town Centre structure plan area
- Park/Reserve
- Road/rail reserves

#### Strategic Directions

- Potential rural/tourist development sites
- Potential residential development site
- Potential industrial site
- 8 Recreation and tourist precinct
- Continue masterplan implementation
- ➔ Develop and implement planning controls to protect Healesville's gateways
- 🏠 Neighbourhood Safer Place

**MAP 3:  
STRATEGIC FRAMEWORK - DISTRICT**





#### LEGEND

— Roads

— Watercourses

#### Strategic Directions

1 Town Centre precinct

2 Education precinct

3 Health precinct

4 Community precinct

5 Family precinct

6 Potential CFA Station upgrade

7 Potential development sites

8 Recreation and tourist precinct

9 Proposed aquatic development

Continue masterplan implementation

Traffic calming

Potential main street upgrade

Investigate options for long-term lease/  
purchase of site

P Potential car park upgrade

Key town centre footpath connections

Potential land acquisition along Grace Burn

Potential link between Queens Park &  
Coronation Park

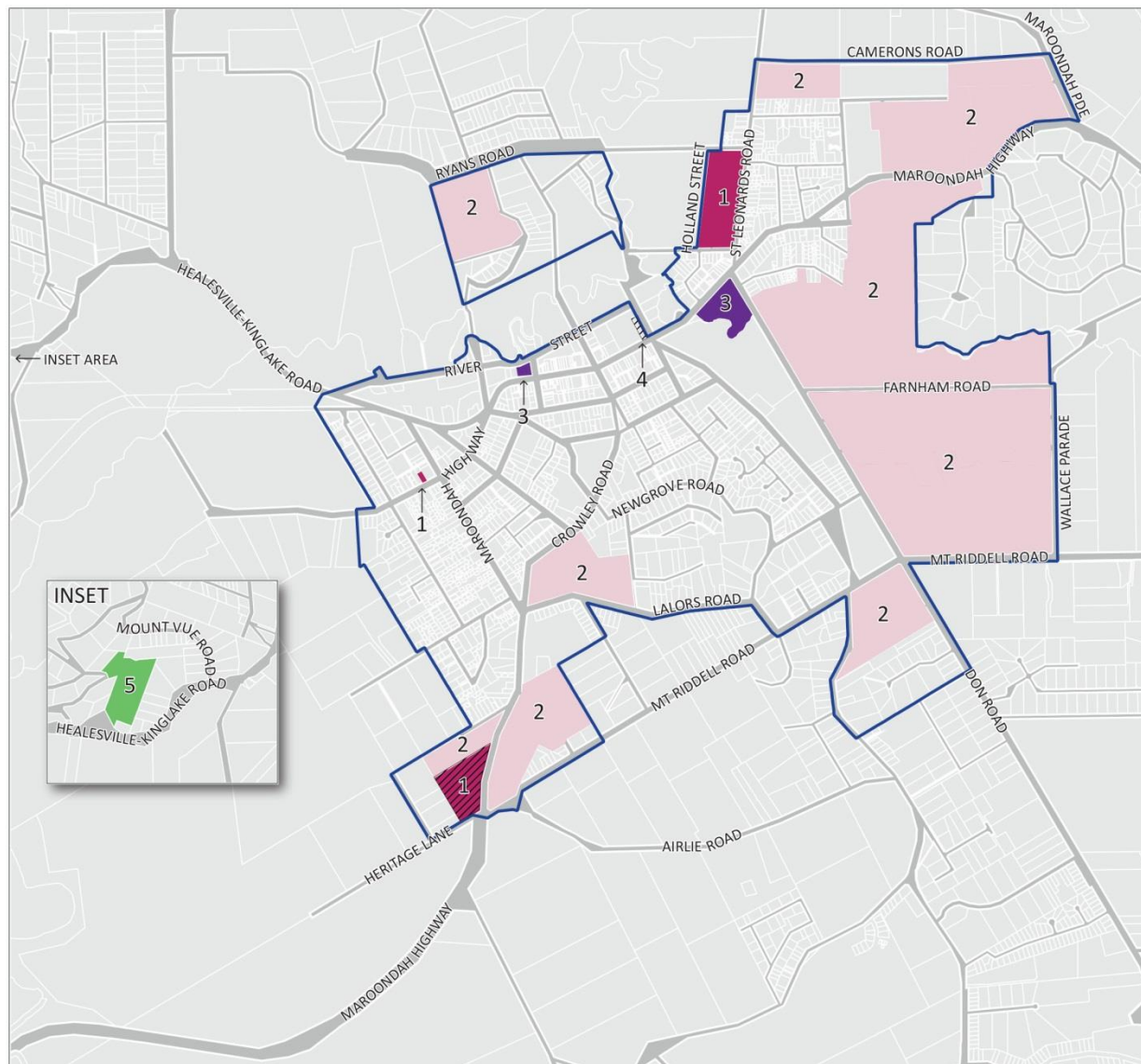
Potential intersection upgrades

Neighbourhood Safer House

**MAP 4: STRATEGIC FRAMEWORK -  
TOWN CENTRE**

0 500m





#### LEGEND

- Urban Growth Boundary
- Roads

#### Proposed Planning Controls

- Neighbourhood Residential Zone (NRZ2), Design and Development Overlay (DDO6)
- Low Density Residential Zone (LDRZ), (0.2 ha minimum lot size)
- Rural Conservation Zone (RCZ1)
- Commercial Zone (C1Z)
- ▨ Environmental Audit Overlay (EAO)

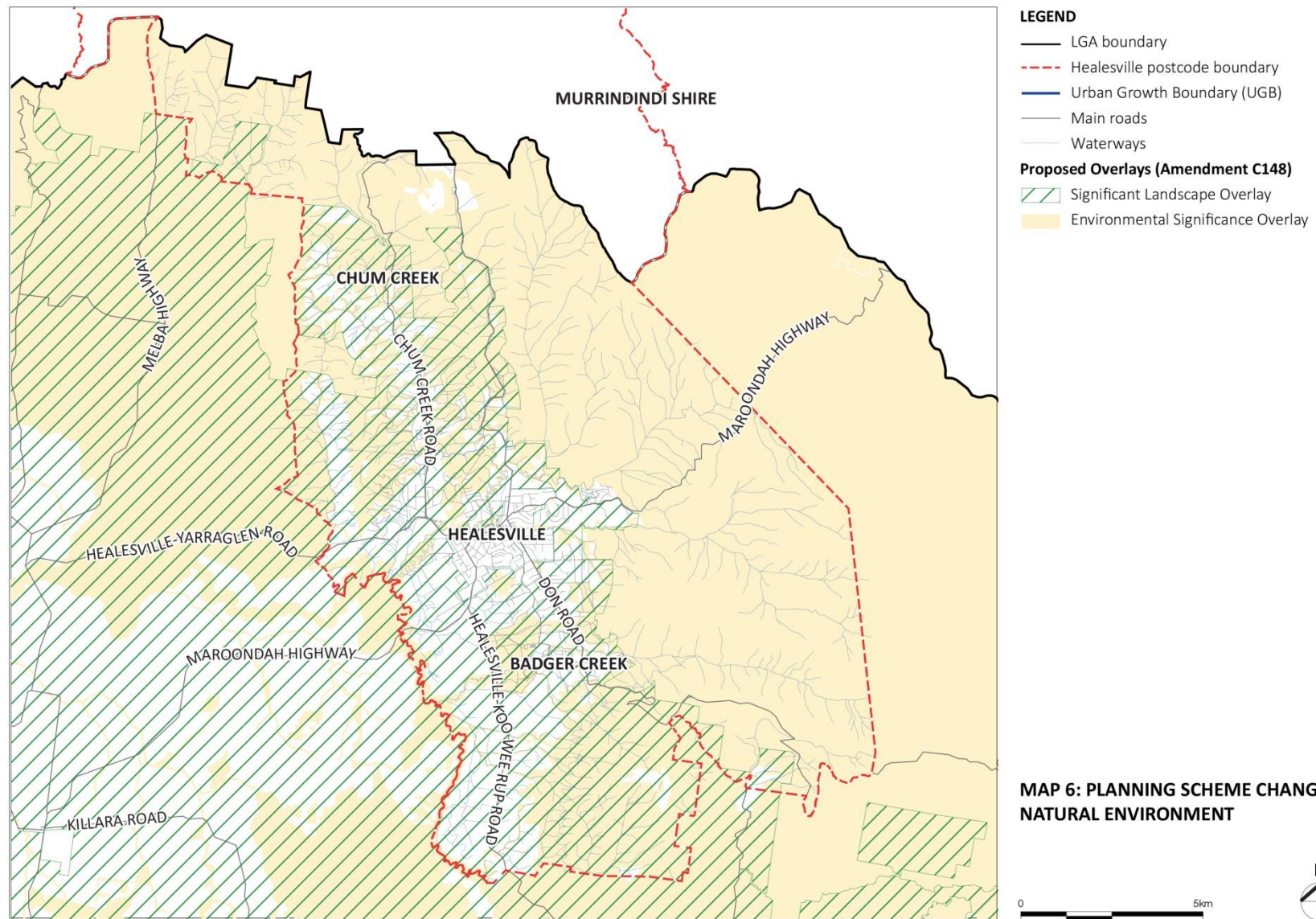
#### Rezoning Precincts

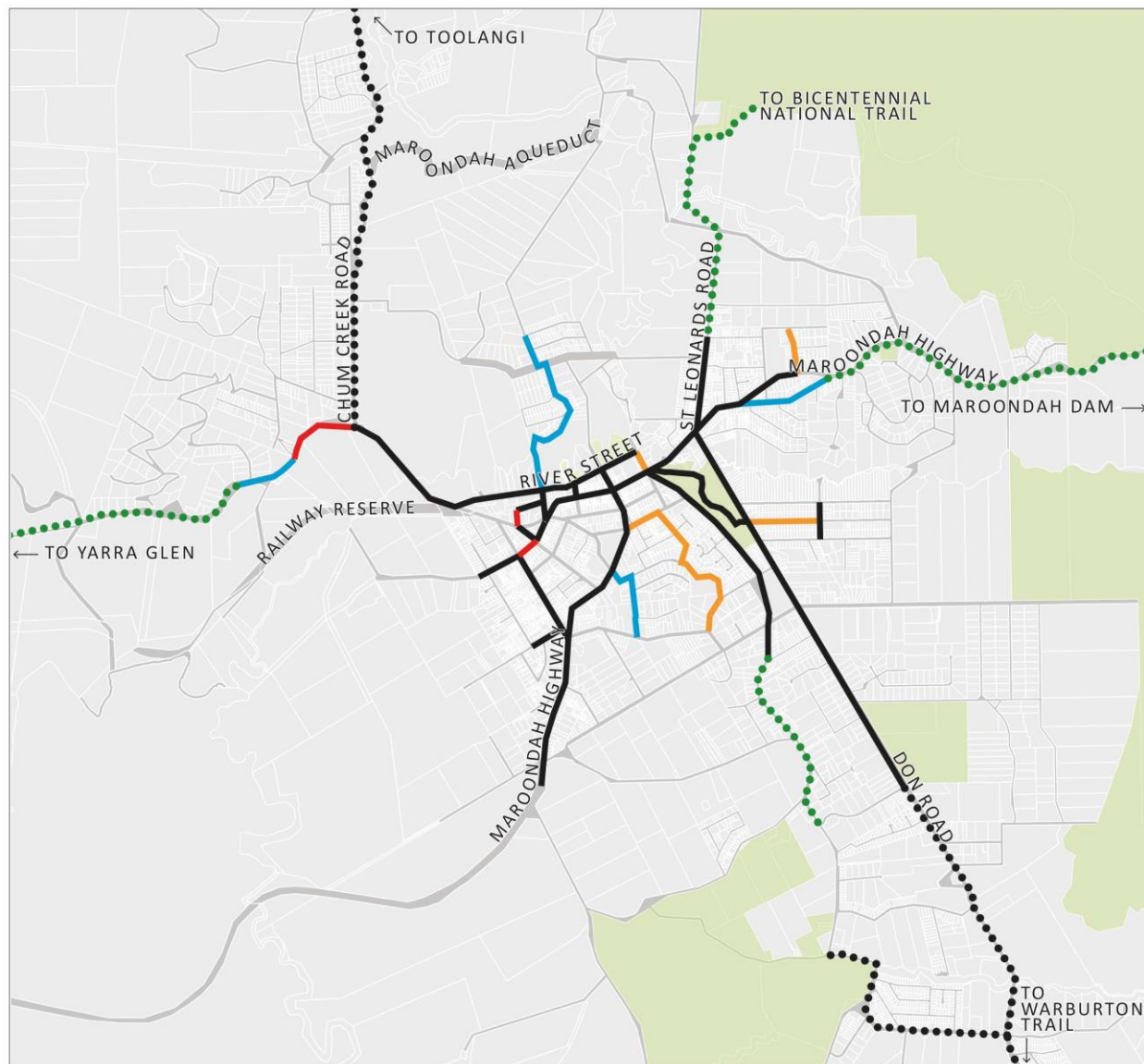
1. Holland St & Maroondah Hwy/Heritage La, McGrettons Rd
2. Low Density Residential Areas
3. Maroondah Hwy/Don Rd & Maroondah Hwy/Church St
4. Maroondah Hwy/Wilson St
5. Healesville-Yarra Glen Rd/Kalamundah Tce

**MAP 5: PLANNING SCHEME CHANGES - BUILT ENVIRONMENT**

0 500 1000m







#### LEGEND

Park/Reserve

Roads

#### Footpath Network

Already constructed

Priority 1

Priority 2

Priority 3

#### Hike & Bike Network

Existing trails

Proposed trails

**MAP 7: PEDESTRIAN & CYCLE NETWORK**



# References

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## **Publications**

ASDF Research, 2014, Healesville Community Survey Analysis

ASR Research, 2015, Community Facilities Study

Brett Lane & Associates, 2014, Environment Study

Nott T, 2014, Economic Study

Phoenix Facilitation Pty Ltd, 2014, Healesville Community Workshop

Planisphere, 2014, Land Use Planning Study

TerraMatrix, 2014, Bushfire Study

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Upper Yarra Valley & Dandenong Ranges Regional Authority, 1982 (as amended), Upper Yarra Valley & Dandenong Ranges Regional Strategy Plan

Yarra Ranges Council, 2013, Healesville Structure Plan Discussion Paper

Yarra Ranges Council, 2014, Vision 2020: A Vision of the Yarra Ranges Community

## **Websites**

<http://profile.id.com.au/yarra-ranges>

<http://forecast.id.com.au/yarra-ranges/population-age-structure>

<http://planningschemes.dpcd.vic.gov.au/schemes/yarraranges>

# Appendices



## **Appendix 1**

### Community Reference Group

#### **Members**

M de Oliveira  
G George  
J Gray  
M Hayes  
HICCI representative  
K Holton  
K Kisala  
A Jenkins  
M Lindupp  
J McRae  
C Newbery  
G Palmer  
G Taylor  
S Thomson  
B Whelan  
K Wilk  
Cr F McAllister

Council acknowledges the valuable input of the Community Reference Group to the draft Structure Plan and looks forward to working again with the group to review community input following the consultation period.

## 1. Land use

	Actions	Responsibility	Performance measures	Priority
<b>1.1</b>	Amend planning scheme to accord with the proposed residential zonings shown on Map 5 (p. 49)	Strategic Planning	Planning scheme amended	High
<b>1.2</b>	Amend the planning scheme to rezone 140 Healesville Yarra Glen Road, from a Special Use Zone to Rural Conservation (RCZ1).	Strategic Planning	Planning scheme amended	High
<b>1.3</b>	Advocate for-and facilitate proposals for residential aged care facilities in locations that are within the town urban boundary	Aged and disability services Planning Services Strategic Planning	Number of residential aged care places in Healesville increased	Ongoing
<b>1.4</b>	Amend planning scheme to accord with the proposed commercial zonings shown on Map 5 (p. 49).	Strategic Planning	Planning scheme amended	High
<b>1.5</b>	Amend the planning scheme to rezone 17-25 Maroondah Highway, Healesville from Industrial 3 Zone to Neighbourhood Residential Zone and apply a Design and Development Overlay (DDO6)	Strategic Planning	Planning scheme amended	High
<b>1.6</b>	Amend the planning scheme to apply an Environmental Audit Overlay to 17-25 and 265-269 Maroondah Highway, Healesville	Strategic Planning	Planning scheme amended	High
<b>1.7</b>	Support the Yarra Valley Railway as their planned expansion continues and consider the implications for the railway precinct and town centre	Built & Active Spaces	Support provided	Ongoing

	Actions	Responsibility	Performance measures	Priority
<b>1.8</b>	Facilitate the redevelopment of key commercial sites that are identified in the town centre strategic framework plan (Maps 4 (p. 48).	Planning Services Strategic Planning Economic Development	Key development sites developed/redeveloped in a manner consistent with Structure Plan objectives	
<b>1.9</b>	Consider options for the identified land in the Special Use Zone 2 – Major Tourist Facility with frontage to Maroondah Highway to ensure new development complements the vision, principles and objectives of the structure plan. Options to include rezoning to Green Wedge or changes to the Special Use Zone	Strategic Planning	Preferred option determined	High
<b>1.10</b>	Encourage additional retail activity, including a medium sized supermarket within the town centre shopping strip	Strategic Planning Economic Development Planning Services	Support provided to potential developers	Ongoing
<b>1.11</b>	Investigate the potential to rezone Green Wedge zoned land abutting Argoon Road and opposite the Council depot land to an Industrial 3 Zone	Strategic Planning	Potential investigated and planning scheme amendment process commenced if warranted	Medium
<b>1.12</b>	Continue to support key tourism attractions in Healesville, including the Healesville Sanctuary, TarraWarra Museum of Art, Healesville Amateur Racing Club and RACV Club	Economic Development Strategic Planning Planning Services	Support provided	Ongoing

## 2. Civic, cultural and community

	Actions	Responsibility	Performance measures	Priority
2.1	Support the redevelopment of the Memorial Pool to establish an aquatic and community centre	Built & Active Spaces	Proposal reviewed and, if there is continued support seek State and Federal funding	High
2.2	Advocate for improvements to telecommunications and internet access and capability that includes ensuring the timely and effective roll out of the National Broadband Network (NBN)	Economic Development	Advocacy undertaken	High
2.3	Consider what additional actions can be taken to recognise indigenous history in the Healesville town centre and district	Community Partnerships & Wellbeing Arts, Culture & Heritage Built & Active Spaces	Actions identified through a community engagement process	Medium
2.4	Advocate for and provide strategic support to the Healesville Indigenous Community Services Association in the planning and establishment of an indigenous Belonging Place in Healesville	Community Partnerships & Wellbeing Strategic Planning	Preferred option identified, funding sourced and Belonging Place established	High
2.5	Support the rejuvenation of the historic Coranderrk site through advocacy, advice, support for funding bids and facilitation for the aspirations of the local Traditional Owners to restore the land and engage the local community in a range of heritage and cultural activities on the site	Community Partnerships & Wellbeing Parks & Environment	Advocacy undertaken and support provided	Ongoing

	<b>Actions</b>	<b>Responsibility</b>	<b>Performance measures</b>	<b>Priority</b>
<b>2.6</b>	Explore the potential for a viable occasional care program to be re-established in Healesville.	Family & Community Support Services	Dedicated occasional care re-established if viable	Medium
<b>2.7</b>	Identify opportunities for the further integration of community facilities such as kindergartens, preschools and child and maternal health centres as part of any reviews of community service provision/infrastructure upgrades in the Healesville District.	Family & Community Support Services	Opportunities identified	Ongoing
<b>2.8</b>	Amend the planning scheme to encourage further clustering of allied health services facilities around the Healesville District Hospital	Strategic Planning	Planning scheme amended	Ongoing
<b>2.9</b>	Continue to advocate for and facilitate proposals for public and community housing and specialised accommodation consistent with planning scheme strategic directions	Community Partnerships & Wellbeing Planning Services Strategic Planning	Advocacy and facilitation undertaken	<b>Ongoing</b>
<b>2.10</b>	Review zoning of all Council owned land in the Healesville District and, where needed, correct to reflect the current use/s.	Strategic Planning	Planning scheme amended	Medium

### 3. Built form, heritage and public spaces

	Actions	Responsibility	Performance measures	Priority
<b>3.1</b>	Amend the planning scheme to refine the current Design and Development Overlay Schedule 12 applying to the commercial parts of the town to incorporate key features and characteristics of Healesville consistent with the findings of the Land Use Planning Study	Strategic Planning	Planning scheme amended	Medium
<b>3.2</b>	Undertake a review of the town centre's public spaces with a view to enhancing public infrastructure, including street furniture, landscaping, bicycle facilities and way finding signage	Built & Active Spaces Infrastructure Development	Review undertaken and, if required, elements referred for consideration in Council's capital works program	Medium
<b>3.3</b>	Develop and formalise a Healesville landscaping/streetscape character, incorporating traditional European and indigenous species	Parks & Environment	Planting regime established	Medium
<b>3.4</b>	Investigate the feasibility of undergrounding the power lines in the main commercial strip of Nicholson Street	Infrastructure Development	Investigations undertaken	Medium
<b>3.5</b>	Introduce planning provisions that recognise Healesville's four gateways, prioritising entrances along Maroondah Highway and Healesville-Kinglake Road by ensuring responsive design and landscaping as part of any future development	Strategic Planning	Planning scheme amended	High
<b>3.6</b>	In consultation with the relevant State government agencies and the Yarra Valley Railway, develop a precinct plan for the area around Railway Park and adjacent commercial land having regard to existing, planned and potential uses (refer Map 4 p. 48)	Strategic Planning Built & Active Spaces	Precinct plan developed	High

	Actions	Responsibility	Performance measures	Priority
3.7	Investigate the feasibility of purchasing the VicTrack land on the corner of Green Street and River Street or entering into a long term lease to provide an open space area abutting the River Street carpark	Strategic Planning	Options investigated & Council position established	High
3.8	In consultation with adjoining landowners, traders and users develop a masterplan for the Council owned land and abutting properties along River Street to improve traffic flow, pedestrian access and landscaping. Also investigate funding options, including a Special Charge Scheme	Infrastructure Services Strategic Planning Built & active spaces	Masterplan developed and implemented	Medium
3.9	Assess the adequacy of footpaths in the town centre in regard to safety and maintenance.	Infrastructure Development	Adequacy assessed and, if required, refer for budgetary allocation	High

#### 4. Open space, recreation and environment

	Actions	Responsibility	Performance measures	Priority
4.1	Investigate the opportunity to create a link between Queens Park and Coronation Park that includes potential acquisition of land along the Grace Burn	Strategic Planning Parks & Environment Built & Active Spaces	Options investigated and & referral for consideration in Council's capital works program if needed	Medium
4.2	Create a trail along Grace Burn extending from Queens Park to the Council reserve at Silverleaf Place	Built & Active Spaces Parks & Environment	Investigation undertaken and reported to Council	Medium
4.3	Undertake additional planting and weed management on public land and waterways in the Healesville district having regard to the Healesville Structure Plan Environment Study and Bushfire Study findings	Parks & Environment	Planting priorities established and agency and community partnerships continued	High
4.4	Amend the planning scheme (Amendment C148) to introduce additional planning protection to identified waterways, biolinks and remnant vegetation within the Healesville district.	Strategic Planning Biodiversity Conservation	Planning scheme amended	High
4.5	Advocate to Parks Victoria and Melbourne Water for improved and additional walking trails on public land in the Healesville district, including Donnelly's Weir and Badger Creek	Parks & Environment Strategic Planning	Advocacy undertaken until reasonable outcome achieved	Ongoing
4.6	Advocate to Melbourne Water for improvements to planting, facilities and maintenance at the Maroondah Dam reserve	Strategic Planning Parks & Environment	Advocacy undertaken until reasonable outcome achieved	Ongoing
4.7	Continue to implement Master Plan actions for Queens Park and Don Road Recreation Reserve	Built & Active Spaces	Master Plan implemented	High

	<b>Actions</b>	<b>Responsibility</b>	<b>Performance measures</b>	<b>Priority</b>
<b>4.8</b>	Amend the Yarra Ranges Planning Scheme (Amendment C148) to encourage larger scale development to incorporate sustainable design features	Strategic Planning	Planning Scheme amended	High
<b>4.9</b>	Review the extent of the Bushfire Management Overlay applying to Healesville, having regard to the findings of the Bushfire Study, to improve bushfire protection and assist planning permit applicants in meeting the requirements	Strategic Planning	Consultation with CFA takes place and, if appropriate, planning scheme amendment is prepared	High
<b>4.10</b>	In consultation with relevant organisations, agencies and the community, work to increase community disaster preparedness and resilience in the Healesville district	Emergency and Community Safety	Community disaster preparedness and resilience in the Healesville district increased	High
<b>4.11</b>	Advocate in support of the Country Fire Authority's proposal to establish a new station in Healesville	Emergency and Community Safety	Advocacy undertaken until reasonable outcome achieved	Ongoing
<b>4.12</b>	Consider the opportunity and need to establish a community fire refuge when planning a new community facility	Emergency and Community Safety	Consideration given	Ongoing
<b>4.13</b>	Continue to advocate for the development of the Yarra Valley Trail linking Lilydale to Warburton via Healesville	Built & active spaces	Advocacy undertaken	Ongoing

## 5. Movement and transport

	Actions	Responsibility	Performance measures	Priority
5.1	Construct footpaths in accordance with the Structure Plan priorities	Infrastructure Services	Footpaths constructed	Ongoing
5.2	Consider options, including an underpass, and then advocate for the preferred option to VicRoads for pedestrian improvements at the Maroondah Hwy / Badger Creek Rd intersection	Infrastructure Services	Need investigated & referral for consideration in Council's capital works program if warranted	High
5.3	Investigate the need for speed management treatments in Crowley Road	Infrastructure Services	Need investigated & referral for consideration in Council's capital works program if needed	Medium
5.4	Advocate to VicRoads for traffic safety improvements at the River Street and Healesville-Kinglake Road intersection	Infrastructure Services	Advocacy undertaken	Medium
5.5	Investigate the need for improvements to pedestrian safety along Healesville-Yarra Glen Rd within the Healesville district	Traffic & investigations	Need investigated & referral for consideration in Council's capital works program if needed	Medium
5.6	Explore options to optimise parking provision in the town centre, including changes to parking hours and upgrades to public car parks at the corner of Church St and River Street and in Coronation Park opposite Green Street	Infrastructure Development Strategic Planning	Parking options and funding models investigated & referral for consideration in Council's capital works program if needed	Medium

	<b>Actions</b>	<b>Responsibility</b>	<b>Performance measures</b>	<b>Priority</b>
<b>5.7</b>	Investigate opportunities to provide additional unobtrusive car parking that has good pedestrian access to the town centre	Strategic Planning Infrastructure Development	Investigations undertaken	High
<b>5.8</b>	Establish a planning framework for consideration of parking dispensations for development within the town centre, including how night time activities are assessed. Also consider whether there is benefit in preparing a parking precinct plan	Strategic Planning Infrastructure Development	Planning framework established	High
<b>5.9</b>	Continue to advocate for improved bus and taxi services and associated infrastructure for Healesville.	Traffic & investigations	Advocacy undertaken	Ongoing