

Planning Assessment Officer Report

PA2504152, 162 Healesville
-Yarra Glen Road Healesville



Planning Assessment Officer Report
Development Assessment

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Executive Summary



Key Information	Details		
Application No:	PA2504152		
Received:	19/12/2025		
Statutory Days:	Insert stat days at the time of determination		
Applicant:	Tract Consultants on behalf of RACV Pty Ltd		
Planning Scheme:	Yarra Ranges		
Land Address:	162 Healesville-Yarra Glen Road Healesville VIC 3777		
Proposal:	Buildings and works associated with the construction of 12 group accommodation villas, a golf shop and multi-use courts.		
Development Value:	\$26,000,000.00		
Why is the Minister responsible?	The application is made under Clause 53.22 (Significant economic development), Category 1. In accordance with Clause 72.01 of the Yarra Ranges Planning Scheme, the Minister for Planning is the responsible authority for this application because it is a matter under Division 1 of Part 4 of the Act and Clause 53.22 applies.		
Why is a permit required?	Clause	Control	Trigger
Zone:	Clause 35.04	Green Wedge Zone – Schedule 5 (GWZ5)	<ul style="list-style-type: none"> Use of land for 'group accommodation' Buildings and works associated with a Section 2 use Earthworks
Overlays:	Clause 42.01	Environmental Significance Overlay – Schedule 1 (ESO1)	<ul style="list-style-type: none"> Construct a building or construct or carry out works Remove, destroy or lop vegetation
	Clause 42.03-2	Significant Landscape Overlay – Schedule 6 (SLO6)	<ul style="list-style-type: none"> Construct a building or construct or carry out works Remove, destroy or lop vegetation
	Clause 44.06-2	Bushfire Management Overlay	<ul style="list-style-type: none"> Buildings and works associated with use of the land for accommodation
Particular Provisions:	Clause 52.17	Native Vegetation	<ul style="list-style-type: none"> Remove, destroy or lop native vegetation
Cultural Heritage:	The subject site is within an area of Cultural Heritage Sensitivity (CHS) associated with Watts River. A Cultural Heritage Assessment (CHA) was prepared by GHD Pty Ltd confirming that the area where works are proposed (identified in the CHA as the 'study area') has been subject to significant ground disturbance and a mandatory CHMP is therefore not required.		
Referral Authorities:	The application was referred to the Country Fire Authority as required by section 55(1) of the <i>Planning and Environment Act 1987</i> (the Act). The CFA did not object to the proposal subject to conditions being included on permit.		
Advice sought:	Notice of the application was provided to Yarra Ranges Council who did not object to the proposal, subject to conditions.		
Public Notice:	Notice of the application was undertaken by the applicant at the direction of DTP under delegation of the Minister for Planning in the following manner: <ul style="list-style-type: none"> Placing a sign on site (adjacent to the main site entrance) Sending letters to owners and occupiers of adjoining properties and council. No objections have been received as of 17/04/2026		



Delegates List: Approval to determine under delegation received on **DAY MONTH YEAR**



Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
DFP Eligibility letter issued	09 December 2025
Application lodgement	22 December 2025
Further information requested	15 January 2026
Further information received	13 February 2026
Decision Plans	Plans prepared by GHD and Modscape + Modbotics, dated 7 November 2025 and 24 November 2025 respectively.
Other Assessment Documents	<ul style="list-style-type: none">• Planning report prepared by Tract Consultants, dated 28 January 2026• Urban Context and Design Report prepared by GHD, dated 4 July 2025 (includes View Line Study)• Landscape Plan and Report prepared by GHD, dated 16 January 2026• Flora and Fauna Assessment prepared by GHD, dated 12 December 2025• Tree Management Plan prepared by Tree Logic, dated 16 December 2025• Traffic Impact Assessment prepared by GHD, dated 24 November 2025• Acoustic Report prepared by GHD, dated 06 November 2024• Waste Management Plan prepared by Onemilegrid, dated 12 February 2026• Bushfire Management Statement prepared by GHD, dated 18 December 2025• Cultural Heritage Assessment prepared by GHD, dated 07 February 2026• Emergency Management Plan and Response Procedures prepared RACV, dated January 2026• Golf Safety Note prepared by Kruse Golf Pty Ltd, dated March 2025

2. This report must be read in conjunction with the decision plans, assessment documents, referral authority comments and the Yarra Ranges Planning Scheme (the planning scheme).

Proposal Summary

3. The proposal can be summarised as follows:

- Use of the land for group accommodation.
- Construction of 12 group accommodation villas. The villas are to be located adjacent to the existing internal access road.
- The villas are double storey and offer 4 fixed configurations and 8 flexible configurations, allowing the provision of a variety of individual dwellings. The easternmost villa includes 2 accessible dwellings and associated accessible carparking spaces, located close to the clubhouse and where the existing grades are relatively less steep.
- The villas will be configurable up to 40 dwellings. This is the maximum number of group accommodation dwellings permissible in the GWZ5.
- 32 new car spaces adjacent to the villas, serviced by 4 new access points off the internal access road.
- A new golf-pro shop and practice green adjacent the existing hotel building.
- New multi-court facilities and play facilities to replace existing tennis courts.



- Re-alignment of the 18th hole of the existing golf course to accommodate the group accommodation villas.
- Removal of vegetation, including native vegetation patches and scattered trees to accommodate the buildings and works.
- Landscaping treatments adjacent to the villas and car parking areas, including the planting of native trees (both tube stock and semi-mature).

4. The applicant has provided the following concept image/s of the proposal:



FRONT VIEW



BACK VIEW



SITE FRONT VIEW



SIDE BACK VIEW

Figure 1: Concept renders of proposed villas.



Site Description

5. The subject site is located at 162 Healesville-Yarra Glen Road, Healesville.
6. The subject site is occupied by the RACV Healesville Country Club and Resort, which comprises a golf course, hotel and associated amenities.
7. The site is approximately 66ha in size with a primary frontage to Healesville-Kinglake Road and secondary frontages to Ryans Road (north and east), River Street (south) and Chum Creek Road (west). Primary site access is from Healesville-Kinglake Road.
8. The typology of the land is largely defined by the golf course, with the majority of land allocated to the course. Vegetated areas, including remnant native vegetation, and small waterbodies are located between fairways. The hotel and associated amenities are located in the southern section of the site.
9. The existing hotel provides 80 rooms and also includes dining, fitness, spa, and conference facilities. Additionally, outdoor recreation facilities (lawn bowls, croquet courts) are located adjacent to the hotel building.
10. The site is formally known as Lot 1 on Plan of Subdivision 604863Y. The site is affected by the following Section 173 Agreements:
 - [AE216022F](#) which prevents the further subdivision of the land. The development does not propose the further subdivision of the land.
 - [AF249507K](#) which implements a vegetation protection management plan. The applicant is actively seeking consent from Yarra Ranges Council to amend the plan. Council officers have recommended approval, and is awaiting executive sign-off.
11. The extent of works is confined to southern extent of the site, adjacent to the internal access road and 18th fairway. This section of the site has a fall of approximately 15 metres from the hotel down to the primary access at Kinglake-Healesville Road. This area is largely defined by exotic grasses and amenity plantings with some remnant native vegetation.

Site Surrounds

12. The township of Healesville is located approximately 1.5km from the subject site and 50km north-east of the Melbourne CBD. Healesville is representative of a well-established rural township with an eclectic mix of land uses supporting the town and broader region, with a number of tourism offerings.
13. The land adjacent to the subject site is largely represented by dwellings in a rural living setting with some agricultural land uses to the south east and an amateur racing club and gin distillery to the west. To the north of the site is significant areas of bushland which is reflected in the Rural Conservation Zone (RCZ) and Public Conservation and Resource Zone (PCRZ) that applies to the land.

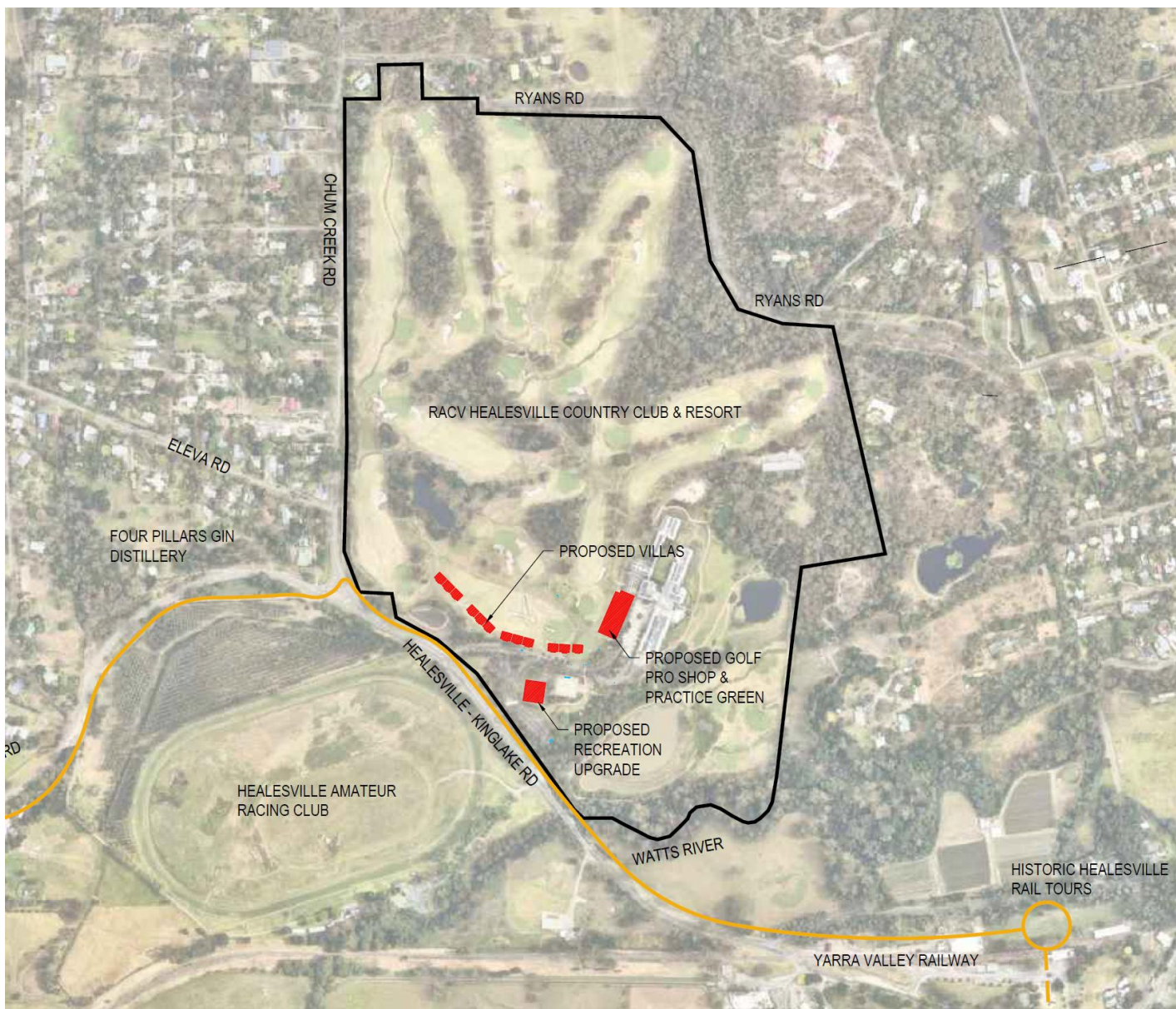


Figure 2: Aerial image of the subject site and surrounds, and indicative locations of proposed works.



Municipal Planning Strategy

14. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
02.01	Context
02.02	Vision
02.03-2	Environmental and landscape values
02.03-3	Environmental risks and amenity
02.03-5	Built environment and heritage
02.03-7	Tourism

Planning Policy Framework

15. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

Clause 12	Environmental and landscape values
12.01-1S	Protection of biodiversity
12.01-1L	Biodiversity
12.01-2S	Native vegetation management
Clause 13	Environmental Risks and Amenity
13.02-1S	Bushfire planning
Clause 15	Built Environment and Heritage
15.01-2S	Building design
Clause 17	Economic Development
17.04-1S	Facilitating Tourism
17.04-1L	Tourism in the Yarra Ranges Green Wedge

16. The assessment section of this report provides a detailed assessment of the relevant planning policies

Zoning and Overlays

Green Wedge Zone – Schedule 5

17. Pursuant to Clause 35.04-1 of the planning scheme, a planning permit is required to use the land for 'group accommodation.' A condition of group accommodation in the GWZ5 is that no more than 40 dwellings are allowed. The flexible configurations of the villas could allow for more than 40 dwellings, a condition on permit has been included to address this and limit to 40 dwellings.
18. Pursuant to Clause 35.04-1 of the planning scheme, a planning permit is required to construct a building or carrying out works associated with a Section 2 use, including earthworks.

Environmental Significance Overlay – Schedule 1

19. Pursuant to Clause 42.01-2 of the planning scheme, a planning permit is required to:

- Construct a building or construct or carry out works.
- Remove, destroy or lop any vegetation, including dead vegetation (Schedule 1 to the ESO provides a number of exemptions, including for the removal of exotic vegetation).

Significant Landscape Overlay – Schedule 6

20. Pursuant to Clause 42.03-2 of the planning scheme, a planning permit is required to:

- Construct a building or construct or carry out works.
- Remove, destroy or lop vegetation specified in a schedule to the SLO. Schedule 6 to the SLO specifies that a permit is required to remove, destroy or lop any native vegetation that occurs naturally in the Yarra Ranges, or any substantial tree (having a trunk circumference greater than 1.1 metres (0.35 metre diameter) at 1.3 metres above the ground).

Bushfire Management Overlay

21. Pursuant to Clause 44.06-2 of the planning scheme, a planning permit is required to construct or carry our works associated with the use of the land for accommodation.

Other Overlays

22. The Land Subject to Inundation Overlay (LSIO) and the Erosion Management Overlay (EMO) apply to the greater site but not the location of the proposed works subject to this application. These overlays, therefore, do not form part of this assessment.

Particular and General Provisions

Provisions that apply only to a specified area

Clause 51.03 - Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan

23. Pursuant to Section 2 of the Schedule to Clause 51.03 of the planning scheme, a planning permit is required to undertake earthworks which consist of excavation exceeding 1 metre in depth.

Provisions that require, enable or exempt a permit

Clause 52.06 – Car Parking

24. Pursuant to Clause 52.06 of the planning scheme, a planning permit is required to reduce the minimum number of car parking spaces required under Table 1 of Clause 52.06-5 of the planning scheme.

25. Group accommodation is not a use listed at Table 1 of Clause 52.06-5 of the planning scheme. Therefore, pursuant to Clause 52.6-6, car parking must be provided to the satisfaction of the responsible authority. The proposal includes 32 spaces adjacent to the villas.

Clause 52.17 – Native Vegetation

26. Pursuant to Clause 52.17 of the planning scheme, a planning permit is required to remove, destroy or lop native vegetation. The development proposes the removal of 0.338ha of native vegetation, including 0.179ha of scattered trees (including 4 large scattered trees) and 4 large patch trees.

Clause 52.29 – Land adjacent to the Principal Road Network

27. Pursuant to Clause 52.29 of the planning scheme, a planning permit is required to alter access to a road in the Transport Zone 2 (TRZ2). Aligning with the findings of *Peninsula Blue Developments Pty Ltd v Frankston CC*



(Revised) (Red Dot) [2015] VCAT 571 (28 April 2015), alteration to access can include a change in volume or frequency.

28. The proposal does not include any physical alterations to the access from Healesville-Kinglake Road. However, the proposed development will create additional traffic movements. These additional movements are detailed in the assessment section of the report.

General requirements and performance standards

Clause 53.02 – Bushfire Planning

29. Pursuant to Clause 53.02-1 of the planning scheme, an application within the BMO must meet the bushfire protection objectives found at Clause 53.02-4 of the planning scheme, to ensure the development is appropriately designed to respond to the bushfire risk and prioritises the protection of human life.

Clause 53.22 – Significant Economic Development

30. The applicant has sought approval under Clause 53.22 of the planning scheme. This provision seeks to prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.
31. The application is for group accommodation with an estimated cost of development of \$26,000,000.00, satisfying the requirements of Category 1 at Table 1 of Clause 53.22-1 of the planning scheme.



Referrals

32. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
Section 55 Referral – Determining	Head, Transport for Victoria (Head, TfV)	Response received 03 February 2026. Head TfV did not object to the grant of a permit and did not provide any conditions.
Section 55 Referral – Determining	Country Fire Authority (CFA)	Response received 06 February 2026 CFA did not object to the grant of a permit subject to conditions being included on permit. Key conditions revolved around the Emergency Management Plan (EMP). Subsequent to CFA comments, an amended EMP was provided to CFA for additional comment and to ideally satisfy the conditions prior to issue of the permit. CFA responded on 12 February 2026, advising that while the EMP had been significantly improved, it did not fully satisfy CFA's conditions and required further amendments. CFA's conditions have therefore been included in full on the permit.

Municipal Council Comments

33. Notice of the application was given to Yarra Ranges Council (the council) on 16 January 2026. Council officer's responded on 2 March 2026.
34. Council did not object to the proposal subject to conditions being included on permit. These conditions, or an equivalent condition, have been included on permit.
35. Council recommended that the Department further investigate the requirements of Section 173 agreement AF249507K, which requires the implementation of a Vegetation Management Plan endorsed as part of planning permit YR-2005/1729. Subsequently, the applicant has sought approval from Yarra Ranges Council to amend this plan to ensure consistency with the proposed development. As of **16 April 2026**, Council has recommended support, subject to executive review.

Notice

36. The applicant was directed to give notice by way of erecting a sign on the site and notifying adjoining owners and occupiers.
37. No objections have been received as of **27 April** 2026.



Strategic Direction and Land Use

38. The MPS recognises the Yarra Ranges, and particularly the green wedge areas, as a significant tourism destination, and a key employment driver for the region. Key policy seeks to:
- Support commercial land uses associated with tourist activities to create business opportunities that broaden the economic base of rural towns.
 - Encourage tourism activity that supports overnight stays and a diversity of tourist experiences.
 - Support tourism development in the green wedge that protects biodiversity, agriculture and valued landscapes.
39. Having regard to the MPS, planning policy framework, the zoning of the subject site and its surrounding strategic context, and the established tourism use of the site, it is considered that the proposal aligns with planning policy noting that:
- The proposal provides additional accommodation facilities at the site, providing a consolidated tourism destination with flexible overnight accommodation options, additional employment opportunities and boosting the local economy, responding to Clause 02.03-7, Clause 17.04-1S and 17.04-1L of the planning scheme.
 - As detailed below, the modest two-storey built form, with a muted natural material palette, responds to the rural character of the area. Importantly, the siting of the villas will not dominate or detract from the surrounding landscape which is recognised for its rolling hills and bushy landscape character, thereby satisfying Clause 02-03-2, Clause 02.03-5 and Clause 15.01-2S of the planning scheme.
 - The proposal has been sited to limit impacts to remnant vegetation. The broader site has seen significant disturbance through the construction of the golf course, resort buildings and other facilities. However, there remains pockets of intact remnant vegetation. The siting of the villas on previously disturbed land largely confines impacts to amenity plantings, and limits impacts to a small amount of remnant vegetation, responding to Clause 02.03-2, Clause 12.01-1S, Clause 12.01-L and Clause 12.01-2S of the planning scheme.
 - The proposal is accompanied by a landscape plan that demonstrates a considered landscaping approach that will assist in protecting the vegetated and landscape character. Once established, the proposed planting will provide screening of the villas from key sight lines satisfying Clause 02.03-2 and 15.01-2S.
 - Responding to Clause 02.03-3 and Clause 02.03-5 of the planning scheme, the villas have been sited to ensure no impacts on the following environmental constraints and values:
 - The LSIO associated with Watts River.
 - The EMO that affects the south-west extent of the site where it slopes down toward Watts River.
 - The area of CHS that is associated with Watts River.
 - The proposal is consistent with the purpose of the GWZ which seeks to encourage recreational and tourism opportunities that are consistent with and conserve green wedge land and protect biodiversity. The use of the land for group accommodation will supplement the existing accommodation offerings associated with the RACV Country Club and Resort.
 - Given the current use of the land is well established for outdoor recreation and accommodation, the proposal will not remove any productive agricultural land.
 - It is noted that the group accommodation is permissible in the GWZ as it is associated with an outdoor recreation facility on land greater than 40 hectares in size. However, there can be no more than 40 dwellings associated with this use. Currently, the plans and supporting documentation indicate that the villas will support up to 43 dwellings in varying configurations. A condition has been included to limit this to 40.

Buildings and Works

Villas

40. The proposed villas have been sited adjacent to the internal access road and the 18th hole fairway. This location ensures that all buildings are geographically confined to the southern section of the site, helping to protect the landscape character of the broader site, a key objective of both the GWZ and SLO6.



41. The villas are limited to two storeys (approximately 7.5 to 9.5 metres in height), located on a low side of the site, between the existing hotel buildings and Healesville-King Lake Road. This siting and height (largely lower than the existing tree canopy) ensures that they will appear recessive and not dominate/break the skyline/ridgeline and detract from the vegetated and hilly surrounds as stipulated by ESO6.
42. The application was supported by a View Line Study which provided visualisations of the villas from 5 key external view lines. The renders demonstrate that the vegetated and hilly character remains the dominant feature, and importantly views to the Yarra Ranges National Park, east of the subject site, remains visually prominent.
43. A material palette has been selected that includes dark charcoals and timber patterns to replicate a natural look, assisting with making the villas appear recessive and blend with the surrounding environment.
44. As suggested by DTP Urban Design, retaining walls adjacent to the parking areas and walkways will be constructed with Coldstream natural stone, utilising a local material.
45. The villas have significant separation from any sensitive receptors, the closest dwelling is approximately 200 metres north-west of the proposed villas, ensuring no off-site amenity impacts such as overlooking, overshadowing or noise impacts.
46. As detailed above, a landscape plan supported the application which details proposed treatments, including the planting of native canopy trees to help screen the villas and contribute to the 'bushy' character of the area.

Golf pro-shop

47. The proposed pro-shop is located in front of the existing multi-storey car park that is associated with the hotel. The proposed building is single storey with a maximum height of approximately 4.3 metres and has a footprint of approximately 155m². Its positioning and modest size ensures no offsite amenity impacts, and it will largely read as an extension of the existing building, ensuring no impacts on the landscape character of the area.

Multi-use courts

48. To the south of the villas, it is proposed to upgrade the existing tennis courts to provide a multi-use court that supports basketball, pickleball, and soccer. Additionally, new seating and DDA compliant access ramps, and playground equipment is proposed. These works are largely at grade and provide additional amenities for resort guests.
49. It is proposed to provide lighting for the multi-use courts. Given the significant distance from dwellings on adjacent properties, this lighting does not pose any light spill amenity impacts. Similarly, any noise associated with this use is not expected to impact adjacent dwellings.

Earthworks

50. Under the GRZ5, a planning permit is required to undertake earthworks that change the rate of flow of water across a property boundary and exceed 1 metre in height or depth. Earthworks associated with levelling of the ground for Villa 12 will measure 1050mm.
51. It is anticipated that these earthworks will have a negligible impact on overland flows across the site's boundaries, given the villas are sited more than 50 metres from the closest boundary, and separated by large permeable areas.

Vegetation Removal

52. The proposal seeks approval for the removal of both native and exotic vegetation associated with the construction of the villas and the realignment of the 18th hole. In addition to trees directly impacted by the works, a number of trees need to be removed to create defensible space around the villas. As detailed in Table 1 at Appendix A, a total of 57 trees require a planning permit for removal.



53. The landscape plan details proposed landscaping treatments, including tree plantings. The landscape plan currently omits the number of trees proposed. A condition on permit will require a minimum 1 to 1 replacement ratio to ensure no net loss of trees or tree canopy. Additionally, these trees must be semi-mature, to provide a more immediate landscape character response.
54. Overall, the proposed vegetation removal is considered acceptable, as detailed in in the below assessment against the relevant controls.

ESO1

55. ESO1 seeks to protect areas of remnant bushland and important ecosystems and biolinks within the Yarra Ranges. ESO1 only partly affects the site, and the proposed works largely avoid it. One planted spotted gum (native to Victoria) is proposed to be removed from within ESO1.
56. The tree forms part of a row of amenity plantings that follow the main access road, offering limited habitat value or connectivity to remnant bushland, and therefore its removal is considered acceptable.

SLO6

57. SLO6 seeks to maintain a comparatively open rural landscape of farmland and bushland patches in which houses, farm buildings and tourist facilities are generally inconspicuous. Pursuant to Section 3 of ESO6, any vegetation that occurs naturally in the Yarra Ranges or any substantial tree (exotic or native), requires a planning permit to remove. As per Table 1 at Appendix A, all 57 trees to be removed, trigger a permit under ESO6.
58. 25 of the trees to be removed are amenity plantings, with a significant portion being the trees that follow the internal access road, while 32 trees are native vegetation, both scattered and forming patches. While these trees all contribute to the bushy landscape, the evenly spread row of amenity plantings along the internal access road are of less value, and as detailed in the Arboricultural Impact Assessment, are now beginning to mature.
59. The proposed villas have been sited to limit impacts on native vegetation, substantial trees and key sightlines. Vegetation directly impacted by the villas (and by extension defendable spaces) are all amenity plantings.
60. The proposed landscaping treatments around the villas will contribute to the bushy landscape, and once mature, will help screen the villas. Furthermore, no key sightlines will be impacted by the vegetation removal, with these views already dominated by the existing hotel building and associated amenities.

Native Vegetation

61. Clause 52.17 applies a three-step approach to ensure there is no net loss of biodiversity as a result of the removal, destruction or lopping of native vegetation. In accordance with the *Guidelines for the removal, destruction or lopping of native vegetation (Department of Energy, Environment and Climate Action, 2025)*(the guidelines), these steps are:
 1. Avoid the removal, destruction or lopping of native vegetation.
 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
62. The proposed villas have been positioned to ensure no direct impacts on native vegetation. However, their positioning requires the realignment of the 18th hole, which impacts up to 0.423ha of native vegetation and the creation of defendable space around the villas to satisfy CFA requirements. This native vegetation consists of 0.244ha of patches (which includes 4 large trees) and 0.179ha of scatted trees (including 4 large trees).
63. As detailed in the Flora and Fauna Assessment and Planning Report, the works have been positioned to minimise impacts to those areas of remnant vegetation which are of greater quality. Notably, the impacted vegetation is detached from the larger patches to the north, minimising impacts on biodiversity values.
64. In accordance with the guidelines, a total of 0.142 General habitat units (GHU) with a minimum strategic biodiversity value score of 0.7040 and 8 large trees will be required to be offset. These offsets must be sourced from within Yarra

Ranges Shire or Melbourne Water Catchment Management Authority (CMA) area. Conditions to secure this have been included on the permit.

Car parking, access and waste collection

Car Parking

65. Table 1 at Clause 52.06-5 does not specify car parking requirements for group accommodation, therefore, car parking must be provided to the satisfaction of the responsible authority.
66. The proposal includes the provision of 32 new car parking spaces adjacent to the villas, inclusive of 2 DDA compliant spaces.
67. The Traffic Impact Assessment submitted with the application utilised the 'motel' rate when assessing the car parking requirement. While this rate isn't applicable, it provides a baseline for assessment. The motel rate is 1 space to each bedroom, which if applicable, would require 48 spaces.
68. However, motels generally offer individual room bookings which are often occupied by individual guests with their own means of transport. The proposed group accommodation includes offerings that have multiple rooms to a single booking, and it more likely that the rooms will be occupied by people sharing the same car, reducing car parking demand.
69. As shown in Figure 3: Existing car parkingFigure 3, the existing car parking on site comprises two areas with a total of 272 spaces. 173 undercover spaces are available adjacent to the existing hotel building (Area 2), while an additional 99 spaces are available to the south of the proposed villas (Area 1).

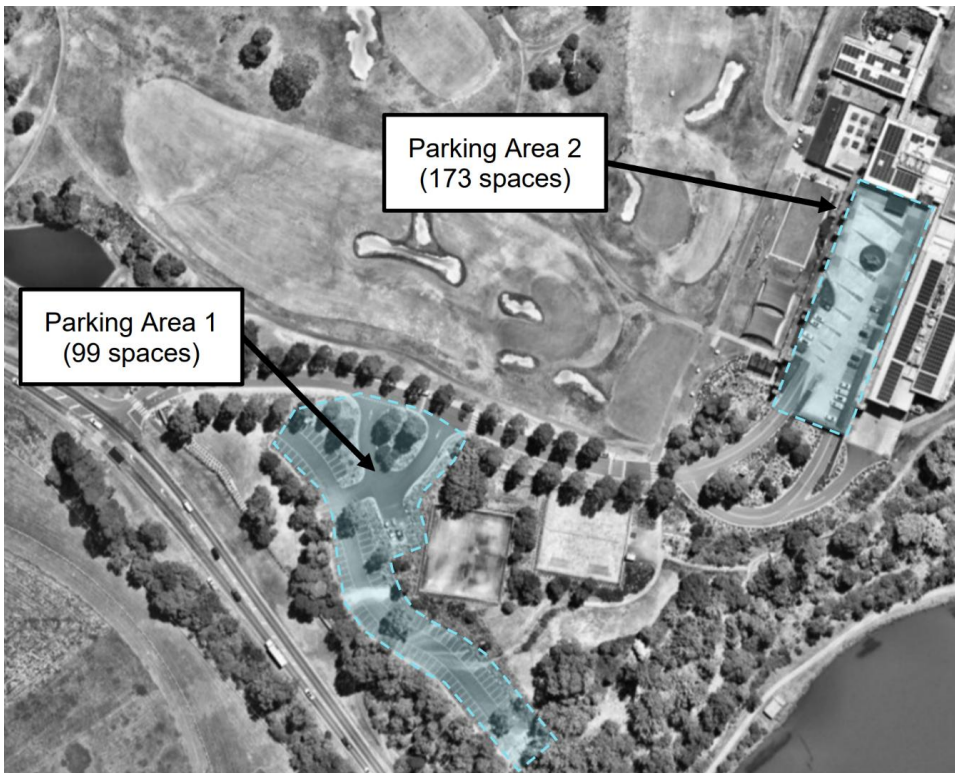


Figure 3: Existing car parking

70. As part of the Traffic Impact Assessment, parking surveys were undertaken. On days where accommodation was near capacity (Friday and Saturday), it found a maximum occupancy for parking Area 2 of 75% while parking Area 1 and a maximum occupancy of 5%.



71. Based on the expected use of the villas and the availability of existing car parking spaces, the proposed car parking to be provided alongside the villas is considered acceptable.
72. Council recommended that the plans be amended to ensure all non-accessible car parking spaces are 2.8metres wide, in accordance with Clause 52.06-9 of the planning scheme. The proposal has provided car parking spaces in accordance with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled). While these are not as wide as Clause 52.06 requirements, the generous accessway widths provide for ease of ingress and egress. This is demonstrated by the swept path diagrams included in the Traffic Impact Assessment. It is noted that increasing the widths of the spaces would have additional vegetation impacts adjacent to villas 7 to 12.
73. The proposed car space widths are considered acceptable, however, the other recommendations from council to provide for dimensions, consistency between plans and the inclusion of safe pedestrian crossing locations on the plans has been included as conditions on permit.

Loading

74. Pursuant to Clause 65 of the planning scheme, before deciding on an application the responsible authority must consider *'the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.'*
75. The existing hotel facilities currently accommodate seven loading bays. As detailed in the Traffic Impact Assessment, at maximum occupancy 5 of the 7 bays were in use. It is anticipated that the villas will create some additional demand on loading facilities and this demand can be accommodated by the existing facilities.

Access, Traffic Movement and Circulation

76. Pursuant to Clause 52.29 of the planning scheme, a planning permit is required to alter access to a road in the Transport Zone 2 (TRZ2). The proposal will result in additional traffic movements to and from Healesville-Kinglake Road, which is zoned TRZ2.
77. The Traffic Impact Assessment estimates that the villas will result in a maximum of 15 additional vehicle movements at peak times. Given the capacity of the road, the increased vehicle movements will have a negligible impact on the road network. This is reflected in the response from Head TfV, who did not object to the proposal or recommend any conditions.
78. All proposed internal accessways have a minimum width of 3.5 metres, and swept path diagrams undertaken as part of the Traffic Impact Assessment demonstrated that vehicles could manoeuvre in and out of these accessways in an acceptable number of movements. Furthermore, conditions required by the CFA will ensure that the accessways can support 8.8 metre long service vehicles.

Waste

79. A waste management plan has been provided. The plan details that waste management will continue as per the current arrangement for the site, utilising private contractors and the existing waste facilities within the hotel complex, which has sufficient capacity to support the villas. Smaller internal bins will be provided for the villas and collected by maintenance and cleaning staff and then transferred to the existing bin storage. Council did not provide any comment or conditions regarding waste management.

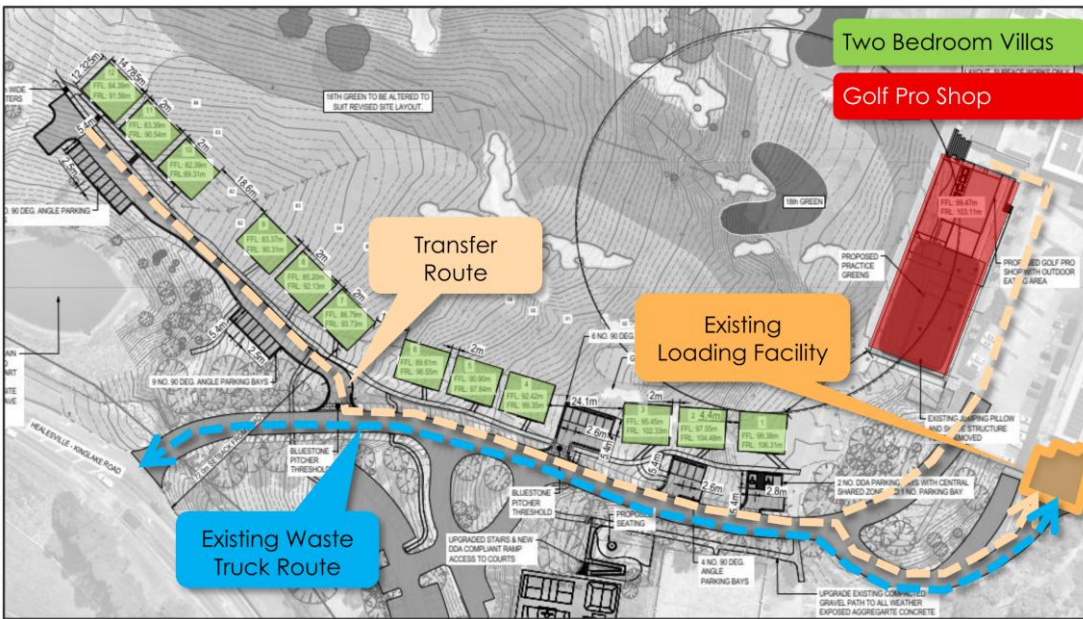


Figure 4: Waste storage and collection diagram

Environmental Risks

Bushfire Risk

80. The entirety of the subject site is affected by the BMO. The purpose of the BMO is to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
81. The site is currently used for accommodation, and the underground car park is designated as a Neighbourhood Safe Place/ Bushfire Place of Last Resort. A Bushfire Emergency Management Plan (BEMP) is currently in place to manage bushfire risk for the site and existing activities.
82. A Bushfire Management Statement (BMS) and an amended BEMP were submitted along with the application and details additional measures required to accommodate the villas on site. Key measures included in the BMS are:
 - Access to a static water supply;
 - Ingress and egress for emergency vehicles;
 - Construction methodology;
 - Provision of defendable space; and
 - Updated emergency management plans.
83. The application was referred to the CFA which did not object to the proposal subject to conditions. A number of conditions to be included reflect the key measures of the BMS detailed above. A particular focus of the CFA was updating the BEMP to ensure measures during catastrophic fire danger days was adequately addressed

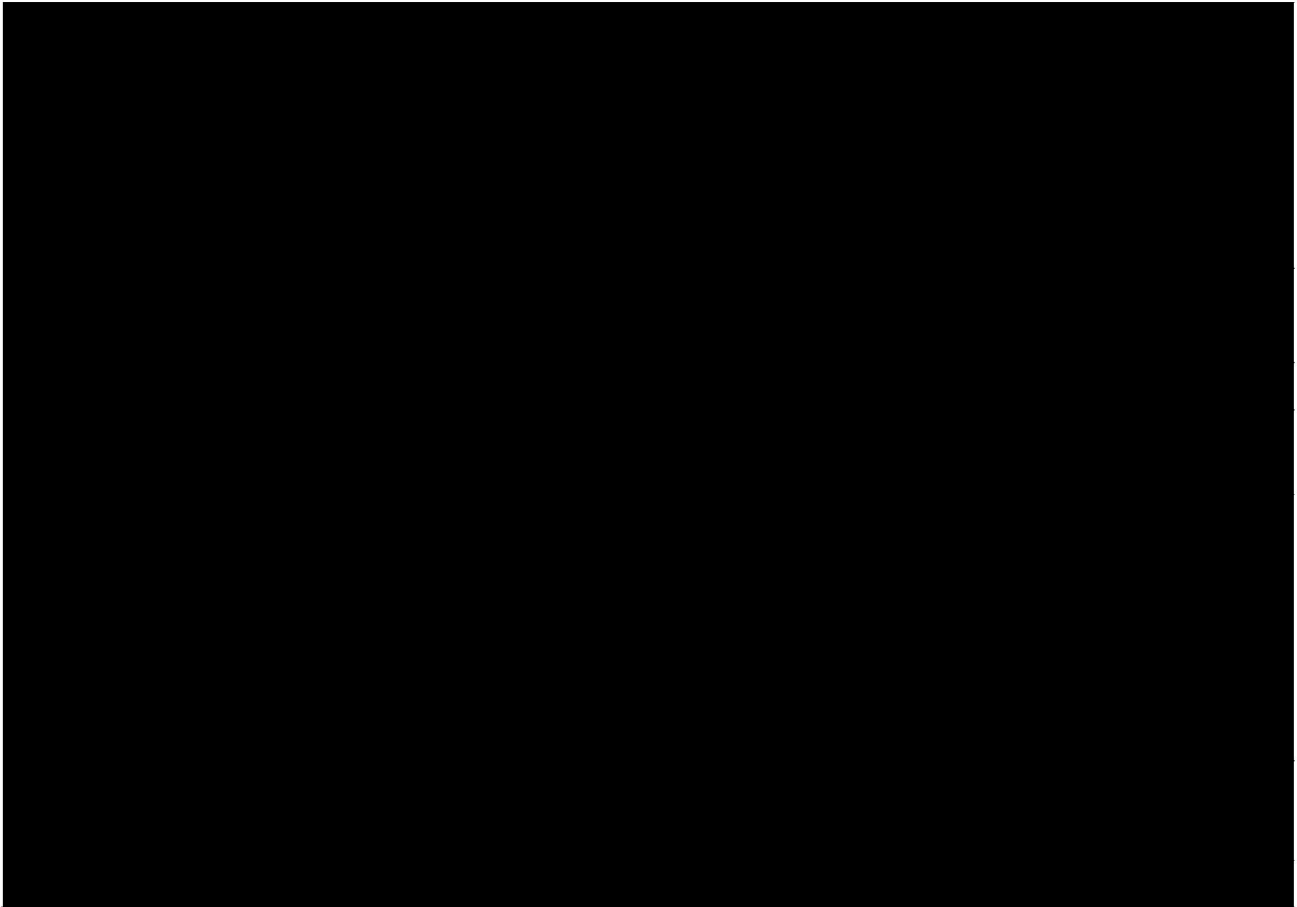
Recommendation



84. The proposal is generally consistent with the relevant planning provisions of the Yarra Ranges Planning Scheme and will provide a consolidated tourism offering within the Yarra Ranges, which in turn helps boost the regional economy.
85. The proposal is supported by the various referral agencies, subject to conditions.
86. It is recommended that Planning Permit No. PA2504152 for the use and development of the land for group accommodation at 162 Healesville-Yarra Glen Road Healesville be issued subject to conditions.
87. It is recommended that the applicant, council and referral authorities be notified of the above in writing.



Prepared by:



Appendix 1: Tree removal table



Table 1: Tree removable table

Tree ID	Permit Required		
	ESO	SLO	52.17
12	N/A	Yes	No
13	N/A	Yes	No
14	N/A	Yes	No
15	N/A	Yes	No
16	N/A	Yes	No
36	N/A	Yes	No
37	N/A	Yes	No
38	N/A	Yes	No
39	N/A	Yes	No
40	N/A	Yes	No
41	N/A	Yes	No
42	N/A	Yes	No
43	N/A	Yes	No
44	N/A	Yes	No
45	N/A	Yes	No
46	N/A	Yes	No
47	N/A	Yes	No
48	N/A	Yes	No
49	Yes	Yes	No
102	N/A	Yes	No
103	N/A	Yes	No
104	N/A	Yes	No
105	N/A	Yes	No
106	N/A	Yes	No
107	N/A	Yes	No
108	N/A	Yes	Yes
109	N/A	Yes	Yes
110	N/A	Yes	Yes
111	N/A	Yes	Yes
112	N/A	Yes	Yes
113	N/A	Yes	Yes
114	N/A	Yes	Yes
115	N/A	Yes	Yes
116	N/A	Yes	Yes
117	N/A	Yes	Yes
118	N/A	Yes	Yes
119	N/A	Yes	Yes
120	N/A	Yes	Yes
121	N/A	Yes	Yes
122	N/A	Yes	Yes
123	N/A	Yes	Yes
124	N/A	Yes	Yes
125	N/A	Yes	Yes
126	N/A	Yes	Yes
127	N/A	Yes	Yes
128	N/A	Yes	Yes
129	N/A	Yes	Yes
130	N/A	Yes	Yes
131	N/A	Yes	Yes
132	N/A	Yes	Yes
133	N/A	Yes	Yes



134	N/A	Yes	Yes
135	N/A	Yes	Yes
136	N/A	Yes	Yes
147	N/A	Yes	Yes
138	N/A	Yes	Yes
139	N/A	Yes	Yes