

11.01-1L-02

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Proposed C79muri

Settlement - Yea**Policy application**

This policy applies to all land identified on the *Yea Framework Plan*.

Objective

To support residential development, local employment opportunities and economic activity in Yea while preserving the distinct character and landscape qualities.

Strategies

Focus growth within the identified Township Boundary, as shown on the *Yea Framework Plan*.

Encourage use and development that leverage Yea's tourism, arts, and cultural strengths, in locations that reinforce the Township Core.

Support use and development in the High Street and Station Street Precincts that complement existing uses, heritage fabric, fine-grain character and public realm values.

Investigate and plan for land use transition around the Yea Saleyards, recognising their role in the local economy, while minimising potential conflict with residential growth in the Future Investigation Area.

Investigate land use transition of undeveloped industrial zoned land in North Street/Whittlesea-Yea Road (east of Boundary Creek) in order to assess its suitability for residential uses and encouraging housing diversity; avoid compromising this land for such potential future use until the investigation has been undertaken.

Ensure that significant streetscapes on High Street, Melbourne Road and The Parade are maintained.

Support a movement network that:

- Links growth areas to the Township Core
- Completes missing links
- Integrates pedestrian and cycling paths along waterways
- Provides safe and efficient emergency and freight access.

Policy document

Consider as relevant:

- Yea Structure Plan (Mesh, 2025)

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK**1.0**

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Further strategic work

Prepare and implement a structure plan for the Alexandra township.

Partner with Agriculture Victoria to identify and review high quality agricultural land, the significance of horticultural and agricultural land and how to best manage bio-security issues.

Support and partner with Goulburn Murray Water to undertake a review of planning requirements and controls for the declared water supply catchment area north of Eildon.

Implement the report Management of Significant Landscapes in Murrindindi and Baw Baw (Planisphere, 2005) and introduce new SLO mapping, policy and provisions.

Implement the review of the Restructure Overlay through revisions to the Restructure Overlay schedule and update and review the Bayview Estate restructure plan.

Undertake a municipal Industrial and Commercial Land (Employment) Strategy.

Implement the review of environmental overlays with changes to maps and controls for the Significant Landscape Overlay (SLO), Environmental Significance Overlay (ESO) and Erosion Management Overlay (EMO), with the replacement of the Vegetation Protection Overlay (VPO) in the Maryville township area with the SLO.

Implement the Eildon Structure Plan, 2016.

Implement the Housing and Settlement Strategy, 2022 and provide a better understanding of the relationship of rural living and low density residential zoned land to housing provision and housing affordability (including the review of Rural Residential Study and Key Worker Accommodation).

Review the opportunity to establish a Yea Saleyards Industrial Precinct with industrial uses co-located with the Saleyards and consider the appropriate planning response, such as applying the SUZ and BAO to the area.

Review the schedule to Clause 43.01 - Heritage Overlay to insert statements of significance for all sites not included in the Victorian Heritage Register.

Undertake an audit of social infrastructure assets and provision and the future needs of the municipality's population.

Review Schedule 1 to Clause 59.16 - information requirements and decision guidelines for local VicSmart applications to incorporate additional local classes of minor applications.

Implement the Acheron Valley Flood Study (GBCMA, 2019) and update mapping of the Land Subject to Inundation Overlay (LSIO) and the Flood Overlay (FO).

Investigate rezoning undeveloped industrial land in Yea, east of Boundary Creek to facilitate housing outcomes.

Investigate rezoning industrial land in Yea from IN1Z to IN3Z to support innovative employment opportunities.

Review existing Development Plan Overlays in Yea to ensure alignment with the policies and strategies of the Yea Structure Plan.

Consider appropriate changes to the Yea Structure Plan and the Murrindindi Planning Scheme to implement the Yea Flood Study once it has been completed.