

WARBY RANGE
PROTECTION SOCIETY
1976B

10-7-76

ICI to wait on assay results

The mining company ICI (Aust.) Ltd, is waiting for the results of assays of samples taken from its exploration area in the Warby Ranges before deciding on future action in the area.

A company spokesman said this morning that geological mapping over the exploration licence area in the ranges had been completed.

The spokesman said geo-chemical samples had been completed and were now being assayed.

The geo-chemical samples have been obtained from ground level. Each sample contains about 1 kg of rock.

When the results of the assays are available, a geological report will be prepared.

This will be the basis for the next stage of the company's exploration.

"The next stage would involve drilling for detailed sampling but the site location cannot be decided until the geological reports are available," the spokesman said.

And before any drilling for samples can commence the company must obtain the consent of the Minister for Mines.

The spokesman said that any application to drill for samples would depend on the geological reports.

"If they are favorable we will seek the minister's approval to drill, if not, no further action may be taken.

The site of drill holes will be subject to approval from the minister and relative authorities controlling the area.

WARBY RANGE ORDER SIGNED BY MINISTER

An amendment to the Shire of Wangaratta's Interim Development Order, restricting development in the Warby Ranges, has been approved by the Minister of Planning, Mr. Geoff Hayes.

The amendment covers land in an area of the Warbys from Salisbury Falls in the south, to north of the Jubilee Golf Club.

Wangaratta Shire Secretary, Mr. Bernie Hallinan, said this morning the amendment had now been gazetted.

The amendment effectively prevents any subdivision in the escarpment zone, while it restricts subdivision in the conservation zone to areas of 50 ha.

The escarpment zone covers the general area at the top of the range, and the conservation zone land on the western side of the range.

The adoption of the two zones follows a lengthy, and at times stormy battle.

While the amendment was under consideration, Wangaratta Shire received numerous objections to the plans from people who own land in the area.

A public meeting held to explain the amendment produced strong objection to the plans, and at a council meeting to consider objections councillors spent several hours hearing from ratepayers involved.

Mr. Hallinan said this morning that the objections had been considered, and replies sent to the objectors.

The objections and council replies had been forwarded to the Town and Country Planning Board.

The main alterations to the original proposal was to exclude a small area of land, section 90a of the Parish of Taminick from the scheme, and to include the Jubilee Golf Club's land.

Strict control

Strict controls on subdivision will be imposed in the area involved.

In the escarpment zone all subdivision of land is prohibited other than for the purpose of:

- The resubdivision of land provided that the resubdivision so effected will not create a greater number of allotments than originally existed.

- Increasing the area of an existing allotment provided that the excised portion is consolidated with the title of an abutting allotment which area is to be increased.

- The acquisition of land for road works or any other public purpose.

In the conservation zone, all subdivision is to be with the approval of the council, provided that no allotment created shall be less than 50 ha.

The amendment does allow for cluster development provided that the number of house allotments created shall not exceed one lot for every 50 ha of land in the cluster subdivision.

This section also provides that land can be used for road works and other public purposes.

The amendment says that land within the two zones is specified as an area of natural beauty and special significance.

Prohibits work

The amendment prohibits any work being undertaken within 100 m of any natural watercourse or gully.

It says that if it is necessary for a natural gully or watercourse to be identified, council will make such identification, and notify the landowner in writing, within two months of receiving the application.

Speaking in Wangaratta yesterday, the Minister of Planning, Mr. G. Hayes, said the amendment had been the subject of controversy for some time.

He was pleased to announce the amendment had

been signed, and felt it would offer adequate protection to the Warby Ranges.

The Mayor of Wangaratta, Cr. Kevin Howard, who was present at the announcement of the signing of the amendment, welcomed the news.

Cr. Howard said he personally was very pleased to hear the amendment was now in force, and said the proposals were in line with city council policy.

Commenting on the approval this morning, shire secretary, Mr. Bernie Hallinan, said the amendment would not alter existing land use.

"It will not prevent people who have been farming land in the area carrying on just as they have in the past", he stated.

WEATHER DETAILS

TEMPERATURES: Yesterday's max. 12, overnight min. 2, at 9 a.m. today. 6.

RAINFALL: In the 24 hours to 9 a.m. today, 2 millimetres. Total for the week 25.2 millimetres.

BAROMETER: The barometric reading at 9.30 a.m. today was 1020 millibars and rising.

RIVER LEVEL: The Ovens River level at Wangaratta at 9 a.m. today was 2.870 m.

BUREAU SAYS: Fine and mild tomorrow with light winds, after a cold night. Little change on Sunday and Monday.

LIGHTS ON: Tonight at 5.30 p.m., tomorrow at 5.31 p.m.

LIGHTS OFF: Tomorrow at 7.25 a.m.

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Govt. buy land

The State Government has bought 198.4 hectares to be added to the Warby Ranges State Park, the Minister for Conservation Mr. Bill Borthwick announced today.

The price was \$69 500.

The property is located in the Warby Ranges on the eastern face of the escarpment above the golf course and the Jubilee Falls Reserve. It is about 11 km west of the Wangaratta Post Office.

Mr Borthwick made the announcement after Cabinet met in Wangaratta today.

"The allotment is fairly well timbered with light eucalypt forest and communities of grass trees", he said.

From the edge of the escarpment quite spectacular panoramic views of the country to the south-east and north can be enjoyed", he said.

"The area supports a diverse flora and fauna of regional significance for nature conservation".

"The purchase of this allotment will help to consolidate existing areas of Crown land into a viable park. This latest purchase brings the total area of the park to 2973.4 hectares".

Mr Borthwick said: "This is the second major land purchase in the Warby Ranges. In July 1977 the Government purchased Crown Allotment 89 containing 129 hectares for a price of \$46 000".



NATIONAL TRUST OF AUSTRALIA (VICTORIA)

COMO, SOUTH YARRA 3141

TELEPHONE: 24 0247

WF:SS

IN REPLY, PLEASE QUOTE L83

1st July, 1976.

Patrons:

His Excellency the Governor,
The Hon. Sir Henry Winneke,
K.C.M.G., O.B.E.,
K.St.J., Q.C.

Lady Winneke

The Hon. the Premier of
Victoria

The Leader of the Opposition,
Victoria

Lieut.-General the Hon.
Sir Edmund Herring,
K.C.M.G., K.B.E., D.S.O.,
M.C., E.D., K.St.J.

The Lady Casey

Sir Daryl Lindsay

Dame Elisabeth Murdoch,
D.B.E.

President:

B. G. Brett

Chairman of Council:

Rodney Davidson, O.B.E.

Administrator:

Colonel S. R. Birch,
O.B.E.

Mr. G. C. Hodge,
Secretary,
Warby Range Protection Society,
18 Chisholm Street,
WANGARATTA, Vic., 3677

Dear Mr. Hodge,

re: Warby Range

Thank you for your letter of 8th June, advising us of your concern and interest in the Warby Range.

I am very pleased you have written, since we were unaware of your existence and would have made contact with you sooner had we known of your interest. The Trust has in fact Classified the Warby Range and I enclose a copy of our landscape classification submission, which will detail more particularly our interests in the Range.

We are very pleased to learn that you are keeping an eye on issues such as mining leases and subdivision of the escarpment. If and when you are faced with any developments there that you believe to be serious and which will have an adverse impact upon the Range, I should be most grateful if you would let us know. I am sure that if you maintain an effective watchdog role there you will, in the course of time, achieve a great deal, and we would be very happy to work with you.

Thank you once again for writing to us.

Yours sincerely,

WARWICK FORGE.
Acting Administrator
National Trust of Australia
(Victoria)

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA, Vic. 3677

26th August, 1976.

The Administrator,
Colonel S.R. Birch,
National Trust of Australia (Vic.)
Box 238,
SOUTH YARRA, Vic. 3141

Dear Sir,

I enclose herewith letters forwarded to Shire of Benalla and Town and Country Planning Board voicing opposition to subdivision on the escarpment of the Warby Range for reasons outlined.

Because of your interest in the Range we hoped that the Trust would support our representations to both parties.

Yours faithfully,

G.C. Hodge.
HON SECRETARY.

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA, Vic. 3677

26th August, 1976.

The Hon. W.A. Borthwick,
Minister for Conservation,
Parliament House,
Spring Street,
MELBOURNE, Vic. 3000

My Dear Minister,

The above Society has made representations to the Town and Country Planning Board and the Shire of Benalla regarding subdivision of land on the escarpment of the Warby Range contiguous to the area recently acquired by the State Government.

We enclose copies of the letters for your information and in the hope that you may be able to take action to prevent the nullifying of your Governments welcome and enlightened moves in the interest of preservation of the Range.

Yours faithfully,

G.C. Hodge,
HON. SECRETARY.

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA, Vic. 3677

25th August, 1976.

The Shire Secretary,
Shire of Benalla,
Mair Street,
BENALLA, Vic. 3672

Dear Sir,

This Society views with alarm the potential destruction of the aesthetic attractions of the Warby Range, by the subdivisions being freely authorized on the eastern escarpment, and more particularly the proposed subdivision of Section 108, Parish of Taminick.

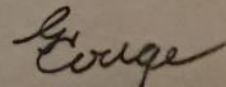
This Society which was formed to voice the disapproval of a large section of the citizens of Wangaratta to uncontrolled development, and the spoliation of the natural features of the Range, is represented by an Executive Committee which consists of a retired High School headmaster, a past President of the Victorian Central Citrus Association, a stipendiary magistrate, a holder of the Wangaratta Civic Award, by current and ex Councillors of the Shire and City of Wangaratta and a Chartered Accountant, in other words a highly responsible body of men and women to whose views, as representatives, a considerable degree of importance should attach. It is worthy of note that in a recent survey conducted by the local Technical College 82% of those surveyed considered that the Range was worth preserving and 61% were against housing in the Range. These are the credentials we offer as protesters against the continued subdivisions of the type now being permitted.

It is the development of the escarpment area which causes particular concern. Because of the steep rocky grades the thin layer of topsoil and fragile nature of the vegetation the slope is extremely vulnerable. All authorities agree that interference with the area should be avoided at all cost.

There are two other serious grounds of objection. We enclose herewith a copy of the National Trust Classification of the Warby Range, issued August 1974, wherein attention is drawn to the threat that subdivision schemes pose to the preservation of the Range. We have directed a copy of this letter to the National Trust in the expectation that they will support our representations in this matter. We are also making detailed submissions to the Town and Country Planning Board on the question. Furthermore the Victorian Government recently acknowledged the principle of preservation by purchasing from a private landholder portions of a subdivision for the purpose of preserving the area for permanent public purposes. The subdivision envisaged of Section 108 is of an area contiguous to the area reclaimed by the Government. It is surely a ludicrous situation if two contradictory policies are pursued regarding proximate land.

We appreciate that your Councillors would be conscious of the responsibility attaching to them to have regard to wider public interests whilst representing their ratepayers, but we view this matter with such disquiet that we are anxious to underline the conservation view, so that they are aware of the widespread concern over the subdivisions permitted.

Yours faithfully,



G.C. Hodge,
HON SECRETARY

WARBY RANGE PROTECTION SOCIETY.

18 Chisholm Street,
WANGARATTA, Vic. 3677

25th August, 1976.

The Secretary,
Town and Country Planning Board,
235 Queen Street,
MELBOURNE, Vic. 3000

Dear Sir,

We are greatly concerned with subdivision, for residential purposes, of privately held areas of the Warby Ranges, particularly those subdivisions which are being freely authorised by the Shire of Benalla.

The latest is the proposed subdivision of section 108, Parish of Taminick, Shire of Benalla. Three of the blocks are on the eastern escarpment of the range, or that part which rises from the timberline to the edge of the plateau. They actually adjoin that part of the escarpment (16 Hectares) which was purchased by the State Government to ensure against its despoilation.

It is the development of the escarpment area which causes particular concern. The steep rocky grades, thin layer of topsoil and fragile nature of the vegetation render the slope extremely vulnerable, and all authorities agree that interference with the area should be avoided at all cost.

The subdivision under discussion is geographically and economically part of the Wangaratta district. The Shire of Wangaratta is aware of the threat to the ecology of the region, and has initiated safeguards to prevent its destruction on its part of the range. Its planning programme will collapse if permits for development continue to be issued by the Shire of Benalla.

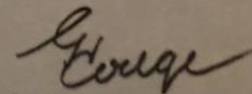
We foresee the development of other problems than those of the ecology. If development continues there will be an urgent need for reorganisation of the administrative and servicing needs of the area.

Since the section of the range under discussion is comparatively remote from Benalla, it is possible that the policies of the Shire are due to a lack of awareness of the problem.

We enclose herewith a copy of a letter of protest forwarded to the Shire of Benalla which enlarges on other objections to the proposed subdivision.

We urgently request your intervention on the problem of development on the eastern part of the range, with particular reference to that proposed on Section 108, which we regard as the critical point in our efforts to preserve a unique and beautiful asset. It is difficult to exaggerate the concern we feel that the precedent once established in the Benalla Shire, that the whole of the effort made for securing this priceless asset for public purposes will have been in vain and the strongly expressed view of the Wangaratta public disregarded.

Yours faithfully,



G.C. Hodge.
NON SECRETARY



The Ministry
for Conservation

240 Victoria Parade,
East Melbourne, Victoria.

Telephone 419 3388

Postal address: Box 41,
East Melbourne, Vic. 3002.

2nd September, 1976.

Mr. G.C. Hodge,
Honorary Secretary,
Warby Range Protection Society,
C/o 18 Chisholm Street,
WANGARATTA, Vic. 3677.

Dear Mr. Hodge,

In the absence of the Minister for Conservation,
I acknowledge your letter of the 26th August, 1976,
regarding subdivision of land on the escarpment of
the Warby Range, and the enclosed copies of letters.

I am presently having this matter investigated and
a reply will be sent again as soon as possible.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Roberts Dunstan'.

Roberts Dunstan,
Acting Minister for Conservation.



NATIONAL TRUST OF AUSTRALIA (VICTORIA)

COMO, SOUTH YARRA 3141

TELEPHONE: 24 0247

WF:SS

IN REPLY, PLEASE QUOTE.

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The Hon. Sir Henry Winneke,

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Dame Elisabeth Murdoch,
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President:

B. G. Brett

Chairman of Council:

Rodney Davidson, O.B.E.

Administrator:

Colonel S. R. Birch,
O.B.E.

8th September, 1976.

Mr. G. C. Hodge,
Secretary,
Warby Range Protection Society,
18 Chisholm Street,
WANGARATTA, Vic., 3677

Dear Mr. Hodge,

re: Warby Range - Proposed Subdivisions

Thank you for your letter of 26th August, with
enclosures.

I shall refer this matter to our advisers for
their comment and be in touch with you again directly.

Yours sincerely,

S. R. BIRCH
Administrator
National Trust of Australia
(Victoria)

WARBY RANGE PROTECTION SOCIETY

President: C. F. English,
9 Meadowra Avenue,
Wangaratta
Phone 21.4160

Hon. Secretary: Mr. G. Hodge
Chisholm Street,
Wangaratta.
Phone: 21 2840

Dear Member,

Some time ago the Committee suggested to Mr. Davidson, Executive Officer of "The Centre" that a Symposium presenting an in depth look at the Warby Range would be of value for the enlightenment of our members and the general public.

"The Centre" organization has been at work and has produced an excellent brochure covering a program which extends over three days, the Saturday and Sunday being the really business ones. A copy of this brochure is available for your study.

The Committee is co-operating closely with the Centre but will need the support of all members and their friends.

You can help by

- * Supporting the Symposium in all ways
- * Publicizing it and interesting your friends.
- * Help will be needed in the running of the Symposium.

The

Committee will no doubt be co-opting some of you to do certain jobs.

- * Mix with visitors and strangers and make them feel welcome.
- * Remember the date, Friday September 17, Saturday 18, Sunday 19.
- * Here is a chance for you to be personally involved in a conservation project.

So that plans can be made it is important to know the numbers likely to be present so please inform the Centre as to your intentions.

Yours faithfully,

C F English

C. F. ENGLISH
PRESIDENT

WARBY RANGE PROTECTION SOCIETY



THE CENTRE

FOR CONTINUING EDUCATION

The Wangaratta High School
Advisory Council acting for the
Victorian Education Department.

CHISHOLM STREET,
WANGARATTA,
VICTORIA, 3677.
PHONE 21 4191.

20.9.76

Mr. G. Hodge,
Secretary,
Warby Range Protection Society,
Chisholm Street,
WANGARATTA

Dear Garth,

Enclosed please find a cheque for \$200 to cover the barbeque costs of last Saturday's symposium.

Could you please pass on the thanks of the Centre, and myself especially, to all those who assisted at the barbeque, and members of the Warby Range Protection Society who helped with the planning and presentation of the whole weekend.

Reports reaching me have been most favourable and I am satisfied that the effort was worthwhile.

Yours sincerely,

Geoff Davidson

Geoff Davidson,
Executive Officer,
THE CENTRE WANGARATTA

Encl. cheque

Receipt NO 74 forwarded to Centre
G. Kruger
Treasurer

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA. Vic. 3677

20th September, 1976.

The Hon. W.A. Borthwick,
Minister for Conservation,
Parliament House,
Spring Street,
MELBOURNE. Vic. 3000

My Dear Minister,

I wish to put before you a resolution passed unanimously by upwards of seventy participants in a Symposium on the Warby Range held at the Centre for Continuing Education at Wangaratta on 18th and 19th September.

The resolution reads -

"THAT THE RESPONSIBLE PLANNING AUTHORITIES TAKE IMMEDIATE ACTION TO PREVENT FURTHER SUBDIVISION, CLEARING, OR CHANGE OF LAND USE IN THE WARBY RANGE PENDING PREPARATION OF A UNIFORM PLANNING SCHEME WHICH ADEQUATELY PROTECTS THE LANDSCAPE AND CONSERVATION VALUES OF THE AREA AND FURTHER

THAT THE WARBY RANGE PROTECTION SOCIETY BE REQUESTED TO FORWARD A COPY OF THIS RESOLUTION TO THE MINISTRY OF PLANNING, TOWN AND COUNTRY PLANNING BOARD, MINISTRY FOR CONSERVATION and OTHER RELEVANT AUTHORITIES".

The findings of the Symposium may fairly be summarized that the Warby Range is a pitifully small wilderness area in a vast tract of land cleared for, agricultural and residential purposes and that it is vital that this oasis for the survival of indigenous flora and fauna should not be any further sacrificed to any land use which is not consistent with the conservation of the Range.

That this desirable object can be achieved when there are four distinct authorities in control over various areas of the Range is considered extremely doubtful as witness the recent subdivision of S. 108 Parish of Taminick permitted by Shire of Benalla. Hence it is a matter of extreme urgency that some authority, and presumably at this state the Town and Country Planning Board is the appropriate body, should initiate moves to form one authority that can effectively preserve this natural asset for the benefit of future generations.

It is conceded that the wheels of government must grind fairly slowly but there was a particularly observable apprehension amongst participants that unless action is taken quickly the present pressure for private development will result in the irreparable loss of further tracts for conservation purposes.

The Society has written to the Town and Country Planning Board as the body within whose jurisdiction any move for the implementation of a single planning authority would presumably fall. This letter is therefore to acquaint your ministry of these moves and to seek whatever assistance you can give or to exert whatever pressure you can towards the achievement of this desirable aim.

Yours sincerely,

G.C. Hodge
HON. SECRETARY

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA. Vic. 3677

20th September, 1976.

The Secretary,
Town and Country Planning Board,
235 Queen Street,
MELBOURNE. Vic. 3000

Dear Sir,

I wish to put before you a resolution passed unanimously by upwards of seventy participants in a symposium on the Warby Range held at the Centre for Continuing Education at Wangaratta on 18th and 19th September.

The resolution reads

"THAT THE RESPONSIBLE PLANNING AUTHORITY TAKE IMMEDIATE ACTION TO PREVENT FURTHER SUBDIVISION, CLEARING, OR CHANGE OF LAND USE IN THE WARBY RANGE PENDING PREPARATION OF A UNIFORM PLANNING SCHEME WHICH ADEQUATELY PROTECTS THE LANDSCAPE AND CONSERVATION VALUES OF THE AREA AND FURTHER

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That this desirable object can be achieved when there are four distinct authorities in control over various areas of the Range is considered extremely doubtful as witness the recent subdivision of S.103 Parish of Taminick - permitted by Shire of Benalla. Hence it is a matter of extreme urgency that some authority, and presumably at this stage the Town and Country Planning Board is the appropriate body, should initiate moves to form one authority that can effectively preserve this natural asset for the benefit of future generations. It is conceded that the wheels of government must grind fairly slowly but there was a particularly observable apprehension amongst participants that unless action is taken quickly the present pressure for private development will result in the irreparable loss of further tracts for conservation purposes.

We ask therefore that your Board have immediate dialogue with all the present authorities with a view to forming one effective planning control over the Warby Range as a matter of extreme urgency.

Yours faithfully,

G.C. Hodge.
GEN. SECRETARY

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA. 3677

23rd September, 1976.

The Town Clerk,
City of Wangaratta,
City Offices,
Ford Street,
WANGARATTA. 3677

Dear Sir,

I am enclosing for your information a copy of the resolution passed at the Symposium on the Warby Range held at the Centre for Continuing Education at Wangaratta on September 18th and 19th.

The resolution reads -

"That the responsible planning authorities take immediate action to prevent further subdivision, clearing, or change of land use in the Warby Range pending preparation of a uniform planning scheme which adequately protects the landscape and conservation values of the area, and further

that the Warby Range Protection Society be requested to forward a copy of this resolution to the Ministry of Planning, Town and Country Planning Board, Ministry for Conservation and other relevant authorities".

As the citizens of this City have evidenced apprehension concerning the use of the Warby Range, it is thought appropriate that the City should be fully aware of moves emanating from the Symposium for the creation of a single planning authority for the Warby Range.

Yours faithfully,

G.C. Hodge
HON. SECRETARY

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA. 3677

23rd September, 1976.

The Secretary,
Shire of Wangaratta,
Shire Office,
Ely Street,
WANGARATTA.

Dear Sir,

I am enclosing for the information of the Shire, as one of the authorities responsible for planning re the Warby Range a copy of the resolution passed at the Symposium on the Warby Range held at the Centre for Continuing Education at Wangaratta on September 18th and 19th.

The resolution reads -

"That the responsible planning authorities take immediate action to prevent further subdivision, clearing, or change of land use in the Warby Range pending preparation of a uniform planning scheme which adequately protects the landscape and conservation values of the area and further

that the Warby Range Protection Society be requested to forward a copy of this resolution to the Ministry of Planning, Town and Country Planning Board, Ministry for Conservation and other relevant authorities".

Yours faithfully,

G.C. Hodge
HON. SECRETARY

SHIRE OF BENALLA

YOUR REFERENCE NO.

SHIRE OFFICE: MAIR STREET, BENALLA, VICTORIA 3672
TELEPHONE: BENALLA 62 1066 - P.O. BOX 128

OUR REFERENCE NO.

76/84

23rd September, 1976

Secretary,
Warby Range Protection Society,
18 Chisholm Street,
WANGARATTA. 3677

Dear Sir,

I refer to your letter of 25th August, 1976 setting out objections to proposals to subdivide Crown Allotments 108 and 108A, Parish of Taminick into a total of nine allotments.

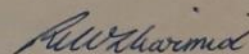
Your views have been given every consideration, and Council is appreciative of the reasons for concern by your Society. However, the land concerned is private property, and Council must act within the powers conferred by the Local Government Act in dealing with the proposals to subdivide. Unfortunately, the objections by your Society do not provide the grounds upon which Council could refuse to seal either plan.

The action taken by Council has been to seal the plan to subdivide the whole area into four allotments, and to refuse to seal the second proposal to subdivide the western portion of the land into a further six allotments. In the case of the second proposal, Council was able to establish its own grounds for refusal to seal.

It will be of interest to your Society to know that Council intends commencing a detailed investigation into land uses in and around the Warby Ranges during the new financial year commencing on 1st October, 1976. Introduction of appropriate planning measures will enable more precise control of land uses in the area.

The views of your Society together with other interested bodies and statutory authorities will be invited during the conduct of this investigation.

Yours faithfully,



(R. C. McDiarmid)
Shire Secretary

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA.

29th September, 1976.

Mrs. P. Devery,
John Street,
BEECHWORTH. 3747

Dear Mrs. Devery,

The Executive Committee of the above Society has asked that I thank you for all the time and effort put in by you for the barbecue held on the Saturday morning of the recent Symposium. As far as we were concerned it was a great success since it was enjoyed by all and has resulted in a tidy little profit for our funds.

The Committee members were relieved at not having to undertake this extra responsibility and we really are extremely grateful.

Yours sincerely,

WARBY RANGE PROTECTION SOCIETY

18 Cbisholm Street,
WANGARATTA.

29th September, 1976.

Miss C.D. Nason,
SOUTH WANGARATTA.

Dear Miss Nason,

The Executive Committee of the above Society has asked that I thank you for all the time freely given in the interests of the Society over the week end of the recent Symposium.

Compared with yourself and Miss Rossiter the range of our knowledge concerning the Range we are striving so hard to protect is extremely limited, and your contribution in this area is virtually irreplaceable.

We are indeed grateful for the continued support you offer us and your willingness to come to our aid with the unique appreciation you have of the Warby Range flora.

Again, thank you.

Yours sincerely,

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA.

29th September, 1976.

The Secretary,
Mines Department,
West Tower, Princes Gate,
171 Flinders Street,
MELBOURNE.

Dear Sir,

I have written previously on behalf of the above Society against the granting by your Department of exploratory licences to I.C.I. Ltd. in the Warby Range.

We have heard the arguments of I.C.I. that it is purely exploratory, conscious of the fact that if economic quantities of any mineral are found in the Warby Range, I.C.I. Ltd. will not merely step aside in the interest of conservation of the Range, having invested their money in the exploratory activities.

Since my previous letters, evidence continues to accumulate concerning the antipathy of local feeling toward any mining activity. I offer the evidence of a survey conducted last year by the local Technical School with the assistance of a government grant, when 72 per cent of locals surveyed unequivocally opposed the possibility of mining in the Range.

At a Symposium on the Warby Range held at the Centre for Continuing Education in Wangaratta on the 18th and 19th of September last, the following resolution was passed ^{unanimously} by upwards of seventy of the participants -

"That the responsible planning authorities take immediate action to prevent further subdivision, clearing, or change of land use in the Warby Range pending preparation of a uniform planning scheme which adequately protects the landscape and conservation values of the area, and further

that the Warby Range Protection Society be requested to forward a copy of this resolution to the Ministry of Planning, Town and Country Planning Board, Ministry for Conservation and other relevant authorities".

There is no question that should mining licences be issued by your Department a vigorous campaign will be lodged locally against the decision and support sought from any outside body who is prepared to join in the fight. We cannot understand, in view of the strength of local feeling on the issue, why your Department has persisted in granting a stage 2 licence.

The Secretary,
Mines Department

29th September, 1976

The Warby Range Protection Society is represented by an Executive Committee which consists of a retired High School headmaster, a past President of the Victorian Central Citrus Association, a stipendiary magistrate, a holder of the Wangaratta Civic Award, by current and ex Councillors of the Shire and City of Wangaratta and a Chartered Accountant, in other words a high responsible body of men and women to whose views, as representatives, a considerable degree of importance should attach.

Your comments at this stage would be appreciated. Perhaps you or one of your senior officers would be prepared to attend a committee meeting and enter into dialogue with us on this matter which is of such vital concern to us.

Yours faithfully,

(G.C. Hodge)
HON. SECRETARY.

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA.

29th September, 1976.

Mr. F. Garth,
Clements Street,
WANGARATTA.

Dear Frank,

I reported that you had submitted the motion regarding planning resolved at the recent Symposium on the Warby Range to the A.N.A. for consideration.

The members were delighted at the possibility of receiving support from this organization and I wish to pass on the Society's thanks for your initiative in this direction.

Yours sincerely,

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA.

29th September, 1976.

Mrs. Joyce Larkings,
"Gran Warra",
Wangandary,
VIA WANGARATTA. 3677

Dear Joyce,

Despite the protestations of a certain gentleman of lean dimensions with a flair for rhetoric that such is unnecessary, the Executive Committee have asked that I thank you most sincerely, together with Pam and other members of the family, for the efforts you made in undertaking the organisation of the excellent barbecue held on the Saturday morning of the Symposium. Not only was the event enjoyed by all partakers but has resulted in a nice profit to the funds of the Society.

Again we are really appreciative of the contribution your family made to the success of the barbecue.

Yours sincerely,

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA.

29th September, 1976.

Don Saunders

~~Dr. John Jenkin,~~
Executive Secretary,
Victorian National Parks Association,
Environment Centre,
15 Drummond Street,
CARLTON. 3053

Dear *Don*

You are, of course, aware of the resolution passed at the recent Symposium on the Warby Range held at the Centre in Wangaratta, but for the sake of the record I submit the wording thereof -

"That the responsible planning authorities take immediate action to prevent further subdivision, clearing, or change of land use in the Warby Range pending preparation of a uniform planning scheme which adequately protects the landscape and conservation values of the area and further

that the Warby Range Protection Society be requested to forward a copy of this resolution to the Ministry of Planning, Town and Country Planning Board, Ministry for Conservation and other relevant authorities".

We are delighted at the evident results of the week-end and are hoping that the pressure being built up for a positive change of outlook by Benalla Shire will be fruitful.

Yours sincerely,

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA.

29th September, 1976.

The Secretary,
Forests Commission, Victoria,
Treasury Place,
MELBOURNE. 3002

Dear Sir,

I am enclosing for the information of the Commission, as one of the authorities responsible for planning re the Warby Range, a copy of the resolution passed at the Symposium on the Warby Range held at the Centre for Continuing Education at Wangaratta on September 18th and 19th.

The resolution reads -

"That the responsible planning authorities take immediate action to prevent further subdivision, clearing, or change of land use in the Warby Range pending preparation of a uniform planning scheme which adequately protects the landscape and conservation values of the area and further

that the Warby Range Protection Society be requested to forward a copy of this resolution to the Ministry of Planning, Town and Country Planning Board, Ministry for Conservation and other relevant authorities".

Yours faithfully,

(G.C. Hodge)
HON. SECRETARY

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA.

29th September, 1976.

Dear Miss Rossiter,

The Executive Committee of the above Society has asked that I thank you for all the time freely given by you in the interests of the Society over the week end of the recent Symposium.

Compared with yourself and Miss Nason, the range of our knowledge concerning the Range we are striving so hard to protect is extremely limited, and your contribution in this area is virtually irreplaceable.

We are indeed grateful for the continued support you offer us and your willingness to come to our aid with the unique appreciation you have of the Warby Range flora.

Again, thank you.

Yours sincerely,

ALL COMMUNICATIONS SHOULD BE ADDRESSED TO
SECRETARY FOR MINES
TELEPHONE 654 4388



MINES DEPARTMENT
EAST TOWER, PRINCES GATE
151 FLINDERS STREET
MELBOURNE, VIC. 3000

19th October, 1976.

Mr. G.C. Hodge,
Hon. Secretary,
Warby Range Protection Society,
18 Chisholm Street,
WANGARATTA. VIC. 3677.

Dear Mr. Hodge,

Re: Exploration Licence No. 553

I refer to your letter of 30th September, 1976,
concerning the above licence that covers the Warby Range.

As you say, if any economic quantities of any
mineral are found, holders of exploration licences "will not merely
step aside in the interest of conservation of the Range, having
invested their money in the exploratory activities".

In the event that economic quantities of mineral
are found the licensee is aware that mining rights do not
automatically ensue.

Careful consideration would be given to any
application for a mining lease. Firstly my Department would have
to be convinced that the deposits were economic. Secondly all other
interests in the land - including conservation interests - would be
carefully considered.

What must be realized in this discussion is that
mineral deposits are of national importance and it is essential that
any decisions taken in relation to them should be made in the light
of the best information that can be obtained.

To take such decisions without that information would
be to avoid the responsibility which this Department has to the
State and to the nation.

I do not think that at this time it would be
desirable that heavily committed officers should "enter into dialogue"
with your Committee on this matter. However, in the event (which
must, in the nature of things, be considered unlikely) that economic
deposits are found and the question of granting a lease arises, I
would be pleased to make such an officer available.

Yours faithfully,

Secretary for Mines



CITY OF WANGARATTA

TS/HF

302/77

TELEPHONES:

21 2171
21 2172
21 2173

S.T.D. AREA CODE 057

P.O. BOX 238

PLEASE ADDRESS ALL COMMUNICATIONS
TO TOWN CLERK, P.O. BOX 238

CORRESPONDENCE FOR COUNCIL TO
REACH TOWN CLERK BY NOON ON
THURSDAY PRIOR TO MEETING

*Municipal Offices,
Wangaratta,
Victoria, 3677*

IN REPLY PLEASE QUOTE C63/2

24 November, 1976.

IF CALLING ASK FOR

The Secretary,
Warby Range Protection Society,
18 Chisholm Street,
WANGARATTA. 3677.

Dear Sir,

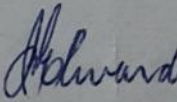
STUDY OF THE WARBY RANGES

Council at its meeting on Monday, 22 November, 1976, considered the Society's request for financial assistance in relation to the proposed study of the Warby Ranges to be conducted by Mr. T. Blake.

I wish to advise you that Council resolved to allocate in Estimates, an amount of \$300 as a contribution towards the cost of the study.

The Estimates for 1976/77 should be finalized in the near future and the money should be available when required for the study. Council will be looking forward to being able to study the report when it is available in 1977.

Yours faithfully,


(J. W. Elward)
TOWN CLERK

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA. 3677

24th November, 1976.

The Shire Secretary,
Shire of Wangaratta,
Shire Office,
Ely Street,
WANGARATTA. 3677

Dear Sir,

Please find enclosed copy of letter directed to the Town and
Country Planning Board regarding the recent amendments to the Interim
Development Order for the Wangaratta Shire.

Yours faithfully,

G.C. Hodge
(Hon. Secretary)

Enc.



TOWN AND COUNTRY PLANNING BOARD

FIFTH FLOOR
235 QUEEN STREET
MELBOURNE, VIC. 3000

Telephone: 602 0111

Ref. No.: 73/1086
JFB:MF

1st December, 1976.

G.C. Hodge,
Honorary Secretary,
Warby Range Protection Society,
18 Chisholm Street,
WANGARATTA. VIC. 3677

Dear Sir/Madam,

I acknowledge receipt of your letters dated 25th August, 1976 and 20th September, 1976 and apologize for the delay in replying. In conjunction with matters on the same subject raised in correspondence received from the National Parks Service, the Board requested information from the Council of the Shire of Benalla. Having received the Council's response I am now in a position to reply to your letters.

From the outset I would emphasize that the Board recognizes the conservation and aesthetic values of the Warby Ranges, and adheres to the general proposition that these values should be maintained. The Board understands that this view is supported by the Ministry for Conservation, and the two Councils concerned - namely the Shires of Benalla and Wangaratta.

With reference to your concern over the subdivision of Crown Allotments 108 and 108A, Parish of Taminick, the Shire of Benalla advised that it has sealed a plan of subdivision of four (4) allotments located on the eastern portion of the land. The Council refused to seal a plan of subdivision for the remaining six (6) proposed allotments.

You will appreciate that a decision by a Responsible Authority to grant permit under its Interim Development Order is its prerogative having regard to all relevant factors and objections received, and such decision cannot be influenced nor upset by this Board.

With reference to your request contained in your letter of 20th September, 1976 that the Board "have immediate dialogue with all present authorities with a view to forming one effective planning control over the Warby Range as a matter of extreme urgency", I offer the following comments. The Shire of Wangaratta has on public exhibition currently (from 3rd November, 1976 to 3rd December, 1976) Amendment No. 8 to its Interim Development

Order which introduces specific controls designed to protect the Warby Ranges. The Board is aware that the Shire of Benalla has retained a Consultant to recommend on similar controls to be introduced in its Interim Development Order. It is the Board's duty to co-ordinate planning controls between adjacent municipalities and in reporting to the Minister for Planning on the proposed amendments to the Orders the Board will ensure the respective controls are consistent and complementary. It is envisaged that the various Government agencies with an interest and responsibility in the Warby Ranges will comment on the proposed changes during the exhibition period (should they not have done so during the formulation of the controls) and the final provision will reflect such comment.

In the light of strengthened and comprehensive controls proposed the Board would not foresee the forming of a further planning authority over the Ranges, unless it was demonstrated beyond doubt that the new controls were ineffective or their implementation was not adequate. In this regard the Board welcomes the participation in the planning scheme of interested groups who can contribute to the planning of valuable features such as the Warby Ranges.

Yours faithfully,

W.H. Craig
W.H. Craig
SECRETARY
JCS

WARBY RANGE PROTECTION SOCIETY

3rd December, 1976.

The Shire Secretary,
Shire of Wangaratta,
Shire Office,
Ely Street,
WANGARATTA. 3677

Dear Sir,

You will note that we forwarded a copy of the objection to Amendment No. 8 of the Shire's Interim Development Order which we lodged with the Town and Country Planning Board.

It now appears that this objection should be withdrawn and replaced by an objection in the name of a person in the terms of the Act and directed to the Shire.

We would therefore be glad if you would disregard our previous letter and note that we have supported the objection made by Mr. C.F. English.

Yours faithfully,

(G.C. Hodge)
Hon. Secretary

not forwarded!

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA. 3677

3rd December, 1976.

The Secretary,
Town and Country Planning Board,
235 Queen Street,
MELBOURNE. 3000

Dear Sir,

RE: PROPOSED AMENDMENT NO. 8
WANGARATTA SHIRE PLANNING SCHEME
INTERIM DEVELOPMENT ORDER

I refer to the letter of objection lodged on behalf of the Warby Range Protection Society and dated 24th November, 1976.

This was lodged on information given by a Shire officer which has since been contradicted. Would you please, therefore, disregard the previous letter and note that the objection lodged with the Shire of Wangaratta by Mr. C.P. English, who is more appropriately an objector within the terms of the Act, has our entire support having worked closely with Mr. English in the preparation of same.

A copy of his objection is now enclosed herewith.

Yours faithfully,

(G.C. Hodge)
Hon. Secretary



TOWN AND COUNTRY PLANNING BOARD

FIFTH FLOOR

235 QUEEN STREET
MELBOURNE, VIC. 3000

Telephone: 602 0111

Ref. No.: 76/1693

7th December, 1976.

The Hon. Secretary,
Warby Ranges Protection Society,
18 Chisholm Street,
WANGARATTA. 3677

Dear Sir,

SHIRE OF WANGARATTA PLANNING SCHEME: AMENDMENT NO. 8

I acknowledge receipt of your Society's objection to the above Amendment, and wish you to know that the objection has been forwarded to the Council of the Shire of Wangaratta.

Yours faithfully,

Witlamij
M.H. Craig
SECRETARY.

SUBMISSION TO PLANNING OFFICERS, SHIRE OF BENALLA
CONCERNING PAST AND FUTURE DEVELOPMENT OF WARBY RANGES

PRESENTED BY WARBY RANGE PROTECTION SOCIETY

on 9th December, 1976

2 and 3

DEFINITIONS

(1) Area Under Discussion

The Range, comprising the Eastern and Western Escarpments and the Plateau, between Glenrowan in the South and the Thoona Road in the North.

(2) Escarpment

That part of the Range rising from already cleared agricultural land to the edge of the Plateau.

(3) Plateau

The elevated land which lies between the Eastern and Western Escarpments.

INTRODUCTION

After laying virtually undisturbed for the century which has elapsed since the land was selected, certain activities are now occurring which can only generate very serious problems. We hope to show that, if these activities continue without due control and supervision, irreparable damage will be done to the ecology of the region; many social problems will arise, and damage will occur to the property and water systems of land-holders East and West of the respective escarpments.

The visual evidence already available indicates that the removal of vegetative cover has by far the most serious consequences, with soil disturbance, in the form of access tracks and drains, as the next most damaging factor.

We hope to vindicate the foregoing statements by going briefly into the Geology of the Range, the History of Land Use, the type of activity required for development, the problems arising therefrom, the social problems which face the new Range dwellers, and the manner in which development affects adjacent land-holders.

GEOLOGY

Area originally was an Ordovician plain, with a fault line (an extension of the Wagga fault) running along what is now the Eastern escarpment. The range was formed by an upthrust of granite rock, and was originally capped with the original Ordovician material. This eroded and re-sedimented on the country east and west of the range, also in pockets on the plateau. The resulting deposit, known locally as the "cement layer" is impervious to water, and now underlays the present soil formed from the decomposition of the granite rocks.

The "cement layer" is important in that it not only governs the pattern of springs which exist within about 1 km. from the respective escarpments, but that it is also the cause of the "spewy" condition that exists on the plateau and on adjoining agricultural land. These matters are explained in APPENDIX 6.

HISTORY OF LAND USE

Originally held as part of grazing lease taken up about 1850 by one Benjamin Warby.

Thrown open for Selection about 1860 (10/- per acre over 20 years). Selection continued until about 1880.

Total area of Range under discussion is 76,000 acres (31,500 ha.) Crown Land 7,500 acres (3,100 ha.): Forest Reserve 7,200 acres (3,000 ha.)

It will be seen that about four-fifths of the area is privately owned.

UTILIZATION UP TO 1950 (about)

Because of the shallow nature of the soil, which causes quick dry-out after the spring rains, and the acidic character of the granite soil, the area was noted for its extremely low agricultural and pastoral value. Principal activities were:-

Cutting Firewood - Huge quantities of green standing wood was carted from the range and used to power industry in Wangaratta. Regeneration quickly occurred as trees were axed and not grubbed.

Timber Milling - in two or three select areas.

Granite and Gravel mining.

Grazing of Sheep - graziers with land on the range with other land adjacent were the only occupiers to do this with any success, particularly in times of drought. However, livestock were vulnerable to fire and fences hard to maintain for the same reason.

Recreation by people of Wangaratta and district.

UTILIZATION SINCE 1950 (about)

Establishment of Orchards (Plateau) - These are of varying viability, the ability to store ground water being the deciding factor.

Pig Raising and Bee Keeping.

Clearing and subdivision for residential purposes.

Greatly increased recreational use.

DEVELOPMENT

In the Theona Road area, subdivision in the Wangaratta Shire has been now proceeding for some years. Several small allotments were sealed, and since the introduction of the 16 ha. minimum, a considerable acreage has been bulldozed with an eye to subdivision.

In the Benalla Shire, where the plateau is more rugged, the most notable developments are the Smith subdivision on the escarpment above the Hamilton Park area, and the sealing of plans to subdivide the escarpment of A. 108 Parish of Taminick.

CONSEQUENCES OF DEVELOPMENT

The Removal of all Vegetation - owners, having subdivided into 16 ha. blocks, seem under a compulsion to clear the areas in order to "improve" them - e.g. Allotment 107 and various blocks in the Theona Road area.

SOCIAL PROBLEMS ARISING FROM RESIDENTIAL OCCUPATION

- (1) New settlers immediately face the reality of inadequate water supplies.

For persons accustomed to a town water supply, two years storage is necessary, comprising large rainwater tanks, preferably concrete, and ground storage for garden, sewerage, etc. Ground storage has proved chancy in the past, because of leakage out the bottom, or seepage through the retaining wall due to porous nature of the soil. At least two dams have collapsed for this reason, causing extensive damage.

Housing density is necessary for the construction of a pipeline to bring water from elsewhere, but this cannot be justified in an area where the minimum holding is 16 ha.

- (2) Erosion necessarily follows denudation, and the results are demonstrated on Allotment 107 and the adjoining holdings below.
- (3) Drainage difficulties generate, causing pollution and general unpleasantness to neighbouring people.
- (4) There is an aggravated fire risk as housing density increases. The Range dries out very quickly and has always been regarded as an area of extreme fire risk. Records of the South Wangeratta Fire Brigade show that the incidence of fires is rising sharply. Many of the fires have been started by developers and new settlers who are not aware of the danger.

The declaration of the Range as a Special Fire Risk Area by the Country Fire Authority must certainly avert loss of life, not only that of the householders involved but that of voluntary firefighters

- (5) Unsound Land. Most of the plateau is apparently firm in dry weather, but because of rising water table in wet periods, becomes "spongy". Unwitting builders are faced with the prospect of severe subsidence of buildings and tanks.
- (6) Damage and Pollution to water systems of adjoining landholders.
- (7) Future Problems for Municipalities.

Having established themselves on the Range, ratepayers will expect the Shire concerned to resolve the above problems. The expense will obviously be met by increased contributions by current ratepayers.

- (8) Rights of Subdividers.

We appreciate the thinking of persons who, owning land previously of very low value, now find an avenue for realizing on it at bonanza prices. (Purchase of 40 acres by State at \$1000 per acre).

We consider that the benefit in the short term by the few is far outweighed by the damage and destruction which will be caused by intensive subdivision.

We point out that good planning on the Range will not prejudice the activities or interests of those already established, apart from curtailing the potential for subdivision. In fact, in some areas of Victoria it has been proved that raising the minimum area for subdivision has benefited the landholders. Instead of trying to market small cleared blocks as "faralets", he has attracted a superior type of buyer who has a preference for a larger area in an undamaged condition.

(9) Rights of Prospective Purchasers

Long established residents of the area firmly believe that the Range is entirely unsuitable for residential purposes.

We suggest that the municipalities concerned have an obligation to prospective purchasers of land in and on the Range, just as they have in regard to proposed subdivisions on flood plains and filled quarry sites.

It seems apparent that intending buyers on the Range are becoming aware of the unsuitability of the area, despite the blandishments of subdividers and agents regarding "glorious views of the Alps" and "quiet bush retreats".

No new housing is evident in the area where most subdivision has taken place (Theona Road), the blocks having been offered for sale as soon as the building permit was granted.

It is also significant that most property holders in the area live elsewhere, and of those who do live there, the great majority rely on their livelihood from other sources.

SUBMISSION TO PLANNING OFFICERS, SHIRE OF BENALLA
CONCERNING PAST AND FUTURE DEVELOPMENT OF WARBY RANGES

PRESENTED BY WARBY RANGE PROTECTION SOCIETY

on 9th December, 1976

4.

LAND USE CONTROLS - POSSIBLE APPROACH

Because of the foregoing comments regarding the use of the Warby Range, it appears imperative to impose some restraints on continued development by private owners to arrest irreversible damage to this natural resource. These restraints would essentially be in the form of Town Planning controls.

To work effectively over such a large, diverse area, and with a minimum of confusion, a single planning authority would be a desirable object.

However, in the absence of such a body, separate controls operated by the Shire of Benalla and Shire of Wangaratta seem to offer the only alternative. At the best they should be somewhat identical, which should lead to some uniformity of land use, and curb any current moves to alienate virgin land in a manner detrimental to the long term conservation of the Range.

ZONES

For planning purposes, the Range can be divided into three fairly distinct areas, which may contain further subsidiary patterns requiring special consideration. Briefly the areas identified are:-

1. The Eastern Escarpment
2. Plateau Areas
3. Western Slopes.

It is suggested that these three areas offer the best basis for a system of zoning.

1. The Eastern Escarpment (hence known as the Escarpment Zone).

The National Trust classification stresses the importance of this zone. Subdivision of the steeply rising slopes must be regarded as a prelude to access roads and site preparation for housing.

Disturbance of such magnitude in such a terrain sets in motion very severe erosional forces, which are near impossible to fully control.

Apart from the physical damage to the escarpment, the visual impact should not be overlooked.

It is recommended that no further subdivision be permitted in this zone. Housing permits by application, but limited to sites below the tree line, or in areas suitably located where visually unobtrusive.

Any other uses incompatible with the conservation and preservation of the zone, should not be permitted.

2. Plateau Areas (hence to be known as the Conservation Zone).

In this zone, agricultural pursuits already in existence should be permitted to continue, but expansion and development of new areas, or large scale expansion of existing areas, should be disallowed. In today's economic climate, there can be no justification for expanding agriculture in areas of high conservation value, especially when these areas have a very low soil rating and are not capable of long and sustained production. In this respect, the Range has never been suitable for grazing, and the story of the horticultural industries leave much to be desired.

Subdivision should be by permit with a minimum area set at 60 hectares. The required minimum in many rural shires is now set at 40 hectares over good flat grazing land. Therefore, the suggested figure is very modest, having regard to the terrain, and the objectives in mind, namely the conservation and preservation of the Range in the public interest.

Housing permits should be limited to a one house per 60 hectare density. This allows a genuine block owner to have a dwelling, but curbs the tendency to increase and speculate. Problems of access, services and fire should be given very serious thought. Rural fire brigades are opposed to housing development in what is regarded as a "difficult area" and in view of past experience in other similar areas, there can be no justification in creating similar problems for the future.

The establishment of factories or unsightly buildings shall be absolutely prohibited.

3. Western Slopes

This area is more difficult to define due to the variation of the terrain.

At the north end there are many interesting features - e.g. Mt. Bruno and likewise in the south, the more steeply sloping Mt. Glenrovan. Towards the middle section, a lower profile has encouraged greater use of the slopes for agriculture.

Subdivisional controls should aim at preserving the landscape more or less in its present form. It is suggested that a minimum of 60 hectares or greater would not be unreasonable.

Smaller subdivision only leads to a break up and rapid change of land use, and more intensive housing development. These activities, given encouragement, ultimately destroy the natural setting and place greater pressure for a change of land use further back into the plateau areas.

Existing land uses should be permitted to continue, but restraint placed on extending those uses where they are incompatible with the conservation objective.

AMENITY

Many argue that housing development can enhance the area, but the reverse is more likely to occur in natural bush settings. The greater the interference, the greater the loss of amenity to

- (a) those already living there
- (b) to the public at large, who wish to find recreational benefit.

BOUNDARIES

It is difficult to set zone boundaries, but as near as possible existing allotment boundaries, roads and parish boundaries should provide a fair approach measured in "Metres and bounds". The Planning Ordinance could contain appropriate clauses to cover the situation and provide for the hearing and resolving of disputes.

Escarpment Zone Boundaries

This boundary ought to follow the tree line at the low level and roughly be drawn along the ridge line or behind it where a suitable line of definition can be found.

Conservation Zone Boundaries

These boundaries should extend back from the ridge line of the escarpment zone to the ridge line of the Western Slopes, and meet the boundaries of the Shire of Wangaratta.

Western Slopes

To be drawn from the ridge line, or as near as practicable thereto, extending north and south and at the lower levels to be drawn along the foothills whether cleared or otherwise.

SUBDIVISION IN THE CONSERVATION ZONE

Any plan of subdivision in this zone should be examined on certain criteria:

1. Existing use and possible future development of such land and land adjacent:
2. Amenity of the neighbourhood:
3. The orderly and proper planning of the zone:
4. The area and dimension of each allotment comprised in the subdivision:
5. The provision of services, such as water, sewerage, electricity, drainage and telephone:
6. The danger of fire, flooding or erosion to persons, property or the environment:
7. The effect of development of the land upon the use or development of other land, whether contiguous or not, which has a common means of drainage:
8. Likely effect on other land in the locality as regards water supply:
9. The orderly and proper planning of the zone to prevent erosion and the necessity of requiring the re-afforestation, planting and re-planting or sowing down of any part of the land:
10. Preservation of the natural environment.

4.

DEVELOPMENT IN CONSERVATION, ESCARPMENT AND WESTERN SLOPES ZONES

A tree preservation order should be devised to cover all three zones.

Being a special area of significance, all buildings should harmonize in design and colour.

If a person wishes to live in a natural bush or rural area, then he must be prepared to conserve and harmonize with the Australian landscape.

Advertising signs or boards should not be permitted!

SUMMARY

What has been suggested here can be regarded as a broad guideline for a suitable planning ordinance. Much more detail could be written, as no doubt many gaps can be found, where special consideration may be required. However, the town planner can draft an ordinance which will provide a good basis to cover most developments.

The presentation of such a document will no doubt arouse further public comment and perhaps revision. It is with that thought in mind that the foregoing proposals on planning controls have been put forward.

SUBMISSION TO PLANNING OFFICERS, SHIRE OF BENALLA
CONCERNING PAST AND FUTURE DEVELOPMENT OF WARBY RANGES

PRESENTED BY WARBY RANGES PROTECTION SOCIETY

on 9th December, 1976

Our Submission deals with:-

1. PUBLIC CONCERN
2. HISTORY OF LAND USE
3. GEOLOGICAL AND SOCIOLOGICAL IMPACT OF RESIDENTIAL OCCUPATION
4. RECOMMENDATIONS.

PUBLIC INTEREST IN THE PRESERVATION OF THE RANGE IN ITS PRESENT STATE

The Warby Range Protection Society is a public body formed to give expression to the concern of the citizens of Wangaratta and district and beyond, not bound by parochial boundaries.

We have been invited here to state a point of view which we think is most important to this and future generations.

The concern of people lies in what is felt to be the inadequate control over land usage in the Warbies which is leading to a rapid deterioration in the amenity of the area - this being vital for recreational purposes, situated as it is only a few kilometres away, as a backdrop to a population of thousands of people.

Enclosed herewith are copies of the proceedings of a public meeting called to discuss the town plan of Wangaratta on 13-9-73, wherein the opinion was overwhelmingly in favour of restricting subdivision on the range and contiguous areas. Also enclosed are copies of the minutes of the public meeting confirming the opinion against subdivision. (APPENDIX 1)

Further evidence of public concern, which is so widespread, for retaining the range for public purposes is strongly reflected in a survey carried out under government subsidy by the senior students of the Technical School. The survey showed a nearly two-to-one majority against allowing housing in the range. (APPENDIX 2)

Hence there is ample evidence available to indicate that the Warby Range Protection Society is representing the views of a considerable body of people living adjacent to the Warby Range.

There are other authorities who have publicly stated their concern for the preservation of the Range as a public amenity. In this connection I refer you to a copy of the Classification of the Range by the National Trust. (APPENDIX 3). One extract from this document is -

"..... The threats are considered to be: subdivision schemes both in Benalla and Wangaratta Shires, the extension of orcharding into uncleared areas, unmanaged tourist access to vantage and viewpoints".

The National Trust has a continuing concern for the preservation of the amenity of the Range and I refer to a letter from the National Trust to the Shire of Benalla of 18-10-1976. (APPENDIX 4). From this I quote -

"May I also draw your attention to the need for responsible conservation planning in the Warby Range. You will be aware that the Shire of Wangaratta has taken steps to protect that portion of the Range within its boundaries through the implementation of Clause 8 of the Third Schedule of the Town and Country Planning Act. The Trust recommends the use of these to protect this unique region. We further believe that the lack of adequate controls represents a continuing threat to this important Classified area, which is of national importance.

Our concern in the Warby Range derives largely from the freedom to subdivide freehold land in the Shire of Benalla into 16 hectare lots. Such subdivisions are environmentally hazardous, leading to a loss of habitats and important landscape values. We would therefore respectfully suggest that your Council urgently reassess current planning provisions concerning your portion of the Range. We believe that the Warbys are a priceless part of the nation's heritage and to lose them through lack of adequate planning now would be both tragic and unnecessary."

The Shire Council sought the advice of the Minister for Conservation, Mr. Balfour, on the matter of planning in the Warbys. In his reply he gave the Shire good advice suggesting:-

- (1) Control of broadacres clearing to top
- (2) Control of residential subdivision
- (3) Amendment of Council's Interim Development Order
- (4) Acquisition of land
- (5) Minimum subdivision sizes be increased. (APPENDIX 5).

The Government of Victoria has indicated its policy in favour of retention of the Range for public purposes in the purchase of a parcel of land in Cox's subdivision in 1975, and the transfer of Crown Lands to the administration of the National Parks Service.. The ability of the Government to buy back areas of the Range would be severely curtailed if the proposed restrictions on land use in the escarpment and conservation zones were in any way watered down.

At a seminar on the future of the Warby Range attended by experts in the field of conservation - namely Professor George Seddon (Director of Environmental Studies, Melbourne University), Mr. Don Saunders (Deputy Director of the National Parks Service), Mr. D. Winterbottom (Chief Planner, Albury-Wodonga Development Corporation), Mr. Terry O'Donnell (Vice President, Save the Dandenongs League) and Mr. V. Ros. Garnet (well known conservationist), a resolution was carried unanimously, the text of which is as follows:-

"That the responsible planning authorities take immediate action to prevent further clearing or change of land use in the Warby Range pending preparation of a uniform planning scheme which adequately protects the landscape and conservation values of the area".

The opposition to proper planning lies in the aims of the private landowner seeking a radical change in land use directed, in the main, to retaining subdivisinal rights which are not in the public interest.

As there is always a justifiable sympathy for people who suffer financial loss in the pursuit of a public benefit, we would like to underline that the only loss that may occur to some landholders within the area is of POTENTIAL gain from being able to subdivide their land to satisfy a demand largely generated by estate agents for persons wanting to escape the confines of the City. The detrimental effects of this process to the general weal is too well recognized to require documentation here - suffice to say that such has been the motivation of such public bodies as the "Save the Dandenongs League", "Macedon Range Conservation Society" and indeed the "Warby Range Protection Society" at local level and the Australian Conservation Foundation, Land Conservation Council and the Conservation Council of Victoria on a national and regional scale.

We feel strongly that this area should not be put to risk by allowing private subdivision to continue to threaten what the National Trust refers to as "a priceless part of our National heritage".

WARBY RANGE PROTECTION SOCIETY

18 Chisholm Street,
WANGARATTA.

10th December, 1976.

Mr. J. Griffen,
52 Morang Street,
LOWER TEMPLESTOWE. 3107

Dear Sir,

Your letter of 30th November came to me via the City Council.

I wish to acknowledge it briefly to say that we certainly look forward to having amongst our ranks somebody as interested in conservation as you appear to be.

At the present moment we are assisting in funding of a survey of the Warby Range which is to be conducted under the agis of the Melbourne University's Department of Environmental Studies, but your particular angle appears to be different and I don't know anything about funds available in the direction that you contemplate.

I am under the impression that federal funds are somewhat restricted at the moment, but when we see you we can discuss the possibility of supporting any application that you might wish to make in the area that was mentioned in your letter.

Having had a bit of experience of the apathy of the community in general, I can't help but feel that it is an extremely useful exercise to involve the younger generation in this sort of programme.

Summing up, the Society would certainly like to meet you and discuss the possibility of assisting you in carrying out the project you have in mind. Of course, I am only speaking as Secretary, but I think that you could anticipate that such would be the attitude of the whole committee.

Yours faithfully,

G.C. Hodge
Hon. Secretary



NATIONAL TRUST OF AUSTRALIA (VICTORIA)

COMO, SOUTH YARRA 3141

TELEPHONE: 24 0247

IN REPLY, PLEASE QUOTE:

WF:SS

13th December, 1976.

Patrons:

His Excellency the Governor,
The Hon. Sir Henry Winneke,
K.C.M.G., O.B.E.,
K.S.J., Q.C.

Lady Winneke

The Hon. the Premier of
Victoria

The Leader of the Opposition,
Victoria

Lieut. General the Hon.
Sir Edmund Herring,
K.C.M.G., K.B.E., D.S.O.,
M.C., E.D., K.S.J.

The Lady Casey

Sir Daryl Lindsay

Dame Elisabeth Murdoch,
D.B.E.

President:

B. G. Brett

Chairman of Council:

Rodney Davidson, O.B.E.

Administrator:

Colonel S. R. Birch,
O.B.E.

Mr. G. C. Hodge,
Hon. Secretary,
Warby Range Protection Society,
18 Chisholm Street,
WANGARATTA, Vic., 3677

Dear Mr. Hodge,

re: Warby Range

Thank you for your letter of 24th November with enclosures. I regret to advise that this letter was not received by us until 9th December.

We are gratified to learn of your interest in this matter and very pleased to learn that you have lodged an objection with the Town and Country Planning Board.

Your correspondence was immediately referred to our advisers and despite the effluxion of time we hope to lodge an objection, as you have suggested. We are grateful for your support and pleased to co-operate with you wherever possible.

Yours sincerely,

S. R. BIRCH.
Administrator
National Trust of Australia
(Victoria)



The Ministry
for Conservation

240 Victoria Parade,
East Melbourne, Victoria.

Telephone 419 3388

Postal address: Box 41,
East Melbourne, Vic. 3002.

File: 24-2-49

16th December 1976.

Mr.G.C.Hodge,
Honorary Secretary,
Warby Range Protection Society,
18 Chisholm Street,
WANGARATTA, Vic. 3677.

Dear Mr.Hodge,

I must apologise for not answering your letter of 28th September, 1976, sooner but, as you know, the Ministry and its Agencies have been particularly active in this area over recent months, and I have delayed replying until such time that I could give a fairly full account of our endeavours.

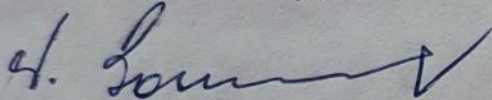
The resolution passed unanimously by the participants in the Symposium on the Warby Range was of great interest to me because officers of the Ministry, and its Agencies, have been holding discussions with relevant planning agencies in an endeavour to place before the responsible authorities those environmental constraints which are of importance to this area. You will already know that in 1975 I instructed the Secretary for Lands to take appropriate steps to allow the National Parks Service to establish control and prepare management plans for the area. More recently, officers of the Ministry approached the planning authorities and had discussions regarding the planning of private land in the area and while discussions are still continuing, the Shire of Wangaratta has already taken steps to ensure that the planning of the area will take account of environmental values.

Earlier this month, representatives of the Ministry and its agencies met with the Shire of Benalla and its planning consultants to further discuss environmental matters in relation to the Warby Range and other areas. It is expected that this liaison will continue and that further information will be given to the Shire to assist it in the more detailed preparation of planning controls for the area. At all of these meetings the Ministry representatives have pointed out the desirability for the Warby Range to be planned as an entity.

- 2 -

You will also be pleased to note that advice has been given to the Shires on proposals for subdivision, clearing and changes of land use in the area. This area will, of course, continue to receive the close attention of the Ministry and I thank you for your letter bringing this matter to my attention.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'W.A. Borthwick', with a stylized flourish at the end.

W.A. Borthwick,
Minister for Conservation.

Telephone
419 3388
Ext. 229 (SAUNDERS)
Ref. No. 76/1570



240 Victoria Parade
East Melbourne
Vic. 3002

MINISTRY FOR CONSERVATION
NATIONAL PARKS SERVICE

22nd December 1976

Mr. G. C. Hodge
Warby Range Protection Society
18 Chisholm Street
WANGARATTA Vic. 3677

Dear Mr. Hodge

Your letter of 24th November has eventually reached me. Unfortunately it was addressed to the Victorian National Parks Association and therefore took some time to be delivered.

As you will appreciate it was not possible for me to provide information in time for your meeting. However, the matter is continually under review by the Service and we are having an input into the future of the Warby Ranges through contact with the Town and Country Planning Board and the local Shires. Your Society's objections to Proposed Amendment No. 8 have been carefully noted.

Yours sincerely

D. S. Saunders
ps ds

D. S. Saunders
Deputy Director

WF:SS

24th December, 1976.

Mr. E. Hallinan,
Shire Secretary,
Shire of Wangaratta,
P.O. Box 222,
WANGARATTA, Vic., 3677

Dear Mr. Hallinan,

re: Warby Range

I write to congratulate your Council on its proposed Interim Development Order No. 8. The amendment, we believe, with its escarpment and conservation zones, is a most important step forward towards the protection of the Range, and provides a precedent for other areas of the State.

Whilst we strongly support the amendment, we would like to draw your attention to the lack of controls on building development in the conservation zone. A number of other sensitive areas in the State - namely the Mornington Peninsula and Maldon, have specific requirements controlling building heights and reflective materials. We commend this form of control to your Council. We believe there could also be a case for tightening the controls on building in the sensitive escarpment area.

Our only other area of concern, although relatively minor, is that the sub-divisional size might not be large enough to provide adequate protection for parts of the Range.

.../2

May I again congratulate your Council on this important initiative. Unfortunately we did not hear of the closing date for comments until a few days ago and apologise for the lateness of this submission.

Yours sincerely,

S. R. BIRCH.
Administrator
National Trust of Australia
(Victoria)

