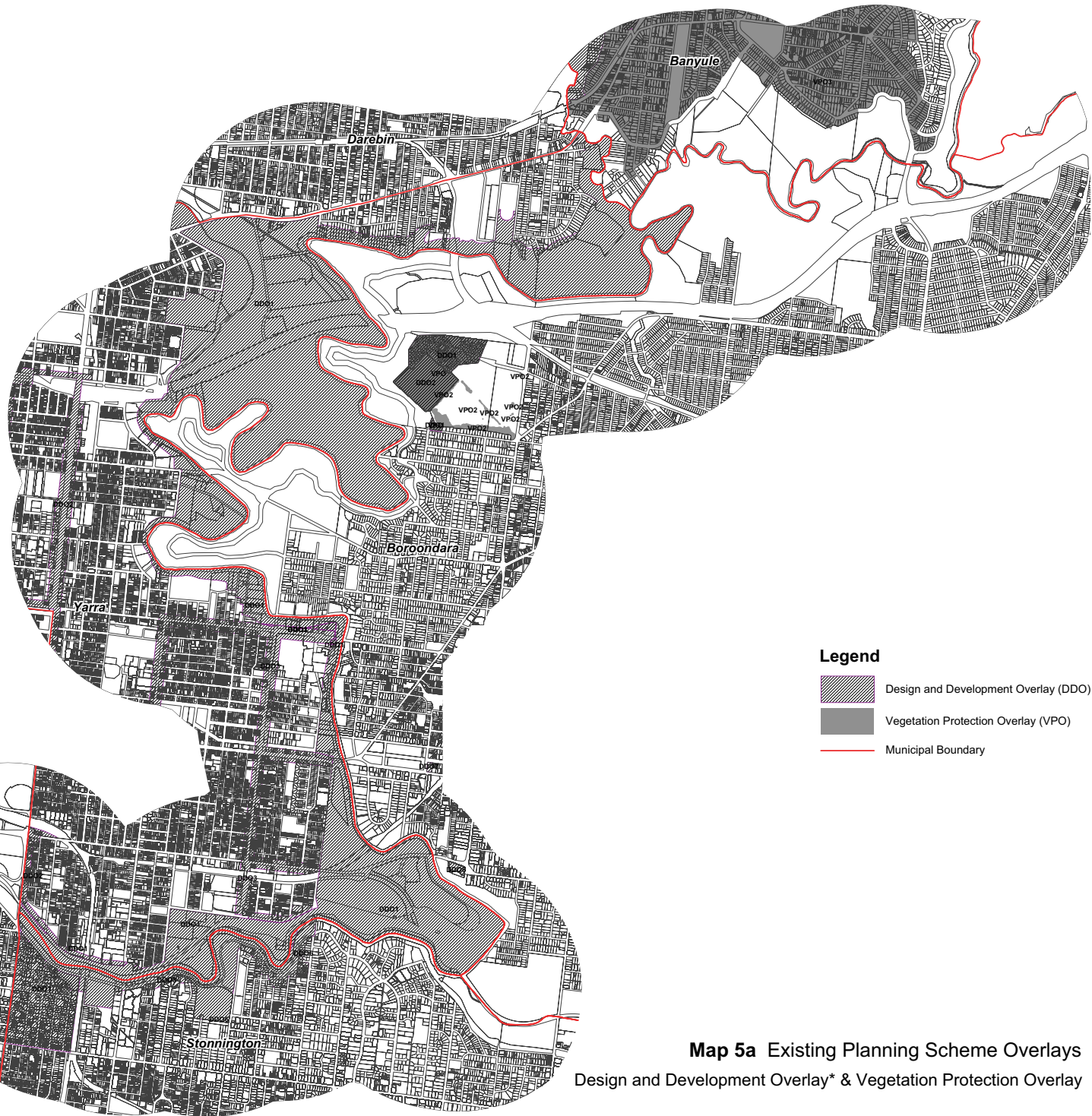


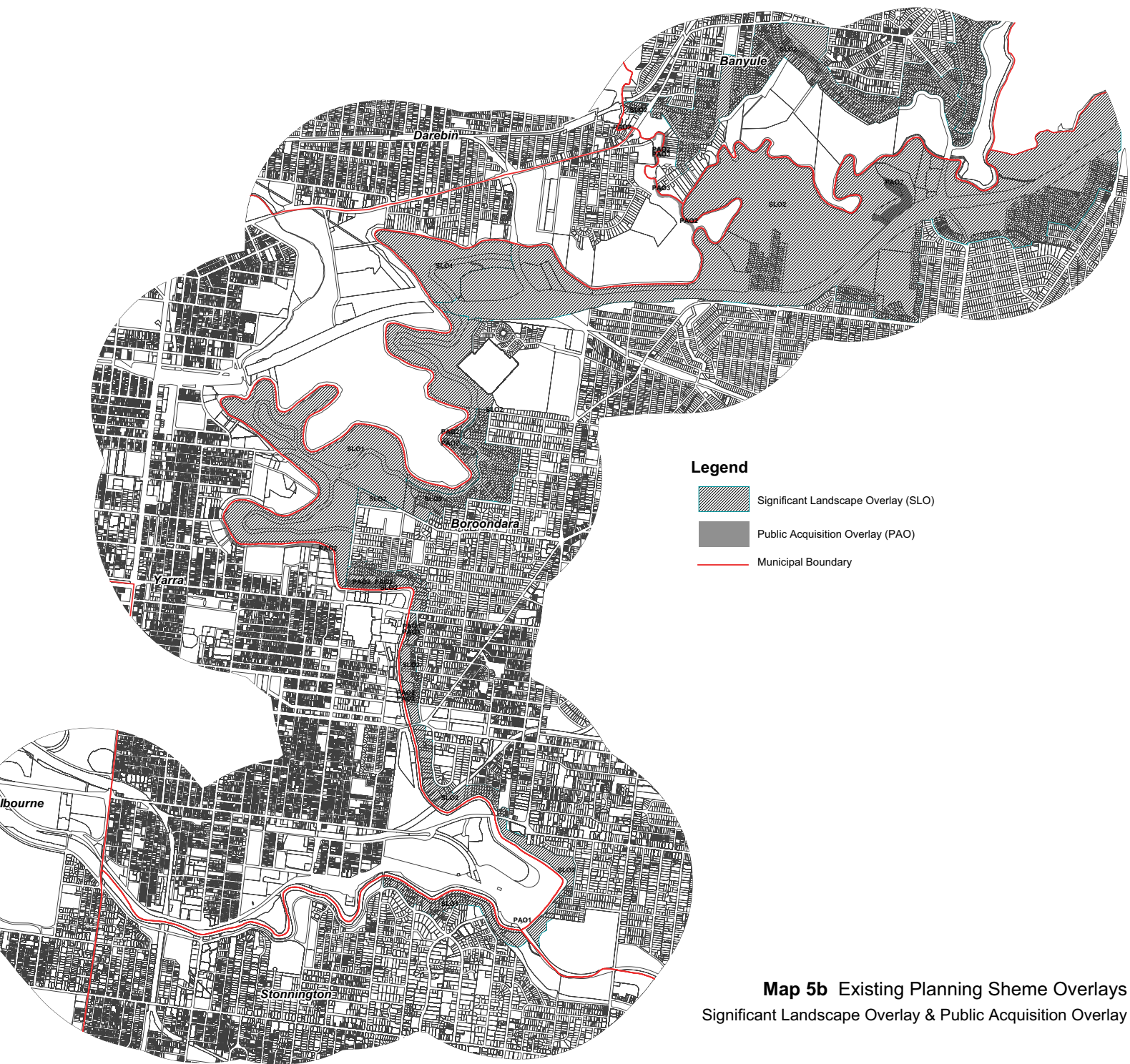
Map 5a – Existing Planning Overlays: DDO and VPO



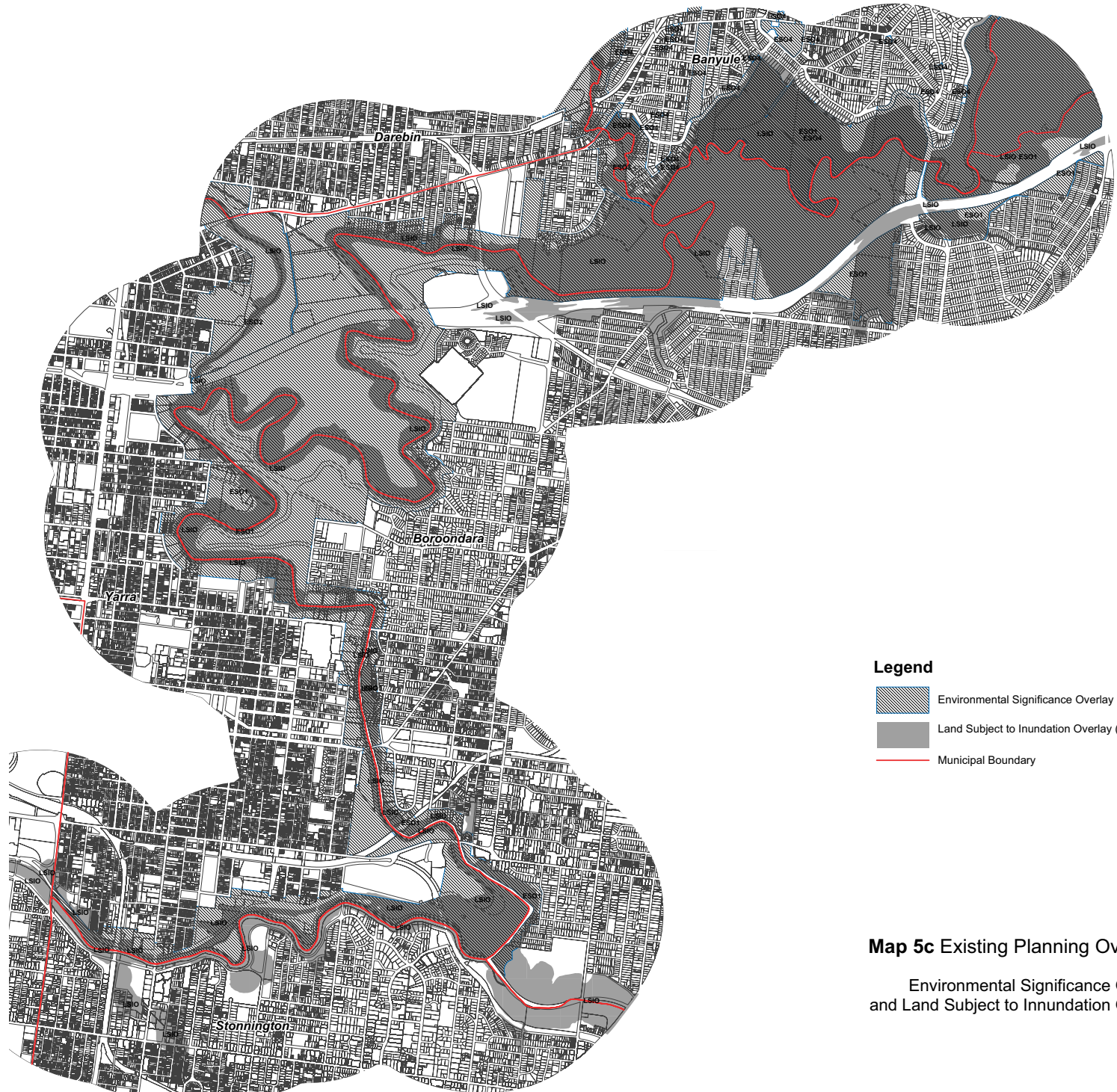
Map 5a Existing Planning Scheme Overlays
Design and Development Overlay* & Vegetation Protection Overlay

*NB Some DDO's not directly relevant to the river corridor are not shown.




Map 5b – Existing Planning Overlays: SLO and PAO



Map 5c – Existing Planning Overlays: ESO LSIO



Legend

-  Environmental Significance Overlay (ESO)
-  Land Subject to Inundation Overlay (LSIO)
-  Municipal Boundary

Map 5c Existing Planning Overlays

Environmental Significance Overlay
and Land Subject to Inundation Overlay

4. Planning Objectives for the Study Area

4.1 Consistent Planning Objectives

It is important to have agreed objectives for the protection and planning of the Study Area that are consistent along the corridor. Numerous planning studies and policies have been prepared for the corridor over the years, and these have, in combination, addressed most of the issues that should be covered – the difficulty is that overlaps, inconsistencies and gaps have arisen.

The Study Team has devised a model set of Planning Objectives for the Study Area (refer to Table 4.1 below). These have been organised to cover the four Key Issues identified above:

- flora, fauna & natural heritage;
- urban and landscape character, built form & cultural heritage;
- open space, recreation & access; and
- drainage, flooding & waterway management.

The Planning Objectives listed in Table 4.1 are intended to apply throughout both the Open Space Corridor and the interface areas. These objectives form the strategic basis for the recommendations for planning controls and policies that follow (Section 5). They could also be used to guide public land management. The objectives and have been derived from:

- a review of previous objectives, strategies, guidelines and controls developed for the Study Area in previous policy documents;
- input of stakeholders through written submissions and Community Workshops; and
- field work undertaken in the course of this Study.

For each objective, a set of *strategies* and *guidelines* have been developed which provide more detailed direction for Councils and land managers to plan and control development in the Study Area. These are contained in [Attachment 1: Strategies and Guidelines for Managing Development in the Study Area](#). The strategies and guidelines have been set out to relate to the specific issues arising in the Open Space Corridor and each of the three Character Interfaces. Many of these would be expected to be included in planning schemes, either as part of a Local Planning Policy Framework (LPPF) or in an overlay schedule. Some may form part of Council or Government agency action programs outside planning schemes.

4.2 Setting Priorities

Just as planning controls vary across and within municipalities, so does the pressure for development. In response to this variation, the Study Team devised a formula to assess the need for new or improved overlay controls.

$$\text{Value} + \text{Development Pressure} + \text{Lack of Control} = \text{Need for new / strengthened control}$$

In applying this formula, the Study Team has:

- examined a number of studies and policy documents which detail the known values of the Study Area;
- involved stakeholders in identifying additional community values and setting desired future directions for the Study Area;
- reviewed development trends and pressures, including input from all local councils in the Study Area and a brief analysis of recent planning appeals hearings (VCAT); and
- undertaken a detailed review of current policies and planning controls as they apply to the Study Area.

A clear finding of this analysis is that the areas closest to the river are both those of highest value to the community (for environmental, character and recreation values), and also the areas with greatest pressure for development.

The issue is not so much the lack of existing controls in the form of overlays in the areas closest to the river, but rather the way in which the planning provisions are currently structured and the associated lack of clarity in terms of guidance about what forms of development are acceptable. The existing planning scheme provisions do contain relevant objectives derived from previous concept plans and other strategic work which indicate the significance of the valley, the need to protect the valley environment and prevent inappropriate development. However, due to the lack of more specific performance indicators and decision guidance contained in Overlay schedules, the outcomes in terms of planning decisions on development proposals could be uncertain given the need for decision making bodies to weigh up generalised Yarra River objectives with other *Melbourne 2030* objectives - for example, relating to consolidation of urban form. This is illustrated by some recent planning decisions relating to residential and commercial developments in sensitive areas alongside the Yarra and other waterways.

Based on these findings two *orders of priority* have been identified for different locations in the Study Area. The locations of **first order priority** are those areas which are closest to the river and have development potential. These include situations where private lots (or public land not used for public open space) adjoin the river, or are separated from the river by a narrow strip of riverside open space, or a riverside boulevard. Each location of first order priority is analysed in detail using the above formula in Attachment 2: Analysis of Planning Issues by Location.

Locations of **second order priority** are those parts of the Study Area which are more remote from the Yarra River and where substantial road and / or open space buffers lessen the likely magnitude of impact on the values of the Study Area. As these second order locations represent areas of less urgent need, detailed parameters for planning controls have not been developed for these areas as part of this study.

Table 4.1 – Proposed Planning Objectives for the Yarra River Corridor**A) Flora, Fauna and Natural Heritage**

Recommended Objective	Example Source Documents	Comments
1. <i>Develop and maintain an indigenous riparian vegetation corridor across public and private land upstream of Punt Road.</i>	<ul style="list-style-type: none"> ▪ Parks Victoria – Linking Spaces and People ▪ Middle Yarra River Concept Plan, 1990 ▪ Port Phillip Western Port CALP Board - Yarra River Catchment Action Plan ▪ City of Yarra Built Form Review, 2002 ▪ Lower Yarra River Landscape Guidelines (Punt Road to Dights Falls) 1998 	Adapted and expanded to apply to the entire length of the river in the Study Area. The 1985 Lower Yarra River Development Plan recommends that indigenous species be planted upstream of Gardiners Creek while the City of Yarra Built Form Review has objectives for a “naturalistic” landscape upstream of Church Street. The Church Street boundary remains appropriate for the right bank, however Punt Road was chosen as a boundary for this objective to ensure consistency across the Study Area and encourage strategic improvements to vegetation in the City of Stonnington between the Yarra River and Alexandra Avenue in a manner consistent with neighbourhood character and environmental objectives.
2. <i>Protect and manage non-riparian indigenous vegetation communities throughout, and seek to expand indigenous vegetation coverage, except where established exotic vegetation has heritage or landscape significance, contributes to neighbourhood character objectives or supports established recreational uses.</i>	<ul style="list-style-type: none"> ▪ Yarra Bend Park Strategy Plan, 2002 ▪ Middle Yarra River Concept Plan, 1990 	<p>Updated to exclude locations of exotic vegetation with heritage and landscape/neighbourhood character significance (e.g. Burnley Gardens), and sports fields.</p> <p>Exceptions for neighbourhood character significance are limited to the private domain, where an existing neighbourhood character study has identified features of significance. No exception for neighbourhood character significance is available to exotic vegetation within the riparian zone.</p>
3. <i>Protect natural landforms, natural stream geomorphology and geological formations.</i>	<ul style="list-style-type: none"> ▪ Lower Yarra River Concept Plan, 1990 ▪ Lower Yarra Urban Design Guidelines (Punt Road to Dights Falls) 1992 ▪ Yarra Bend Park Strategy Plan 	Adapted from strategies for natural landforms contained in objectives for landscape character and environmental features.
4. <i>Protect, maintain, regenerate, restore, enhance or preserve (whichever is appropriate) features or locations of environmental significance (including significant biodiversity and geodiversity).</i>	<ul style="list-style-type: none"> ▪ City of Yarra Built Form Review, 2002 ▪ Middle Yarra River Concept Plan 1990 ▪ Lower Yarra River Concept Plan, 1985 ▪ Lower Yarra Urban Design Guidelines (Punt Road to Dights Falls) 1992 ▪ Yarra Bend Park Strategy Plan 	This objective builds on the objective for environmental significance and the value of river landforms as remnants of natural landscapes within an urban area.

B) Urban & Landscape Character, Built Form & Cultural Heritage

Recommended Objective	Example Source Documents	Comments
5. <i>Protect and enhance the landscape qualities of the Yarra River Open Space Corridor as a vegetation-dominated corridor, particularly in views from key viewing locations within and outside the Open Space Corridor.</i>	<ul style="list-style-type: none"> ▪ City of Yarra Built Form Review, 2002 ▪ Middle Yarra River Concept Plan 1990 ▪ Lower Yarra River Concept Plan, 1985 ▪ City of Yarra : Yarra River Corridor Urban Design Guidelines 1998 ▪ Lower Yarra Urban Design Guidelines (Punt Road to Dights Falls) 1992 	Derived from City of Yarra Built Form Review objective for a vegetation-dominated corridor. Adapted to explicitly refer to key viewing locations, including outside the Study Area. This objective was considered to be applicable to the entire Study Area. Builds on key viewing locations identified in Lower Yarra Urban Design Guidelines 1992 and Middle Yarra River Concept Plan but allows for more general case-by-case identification of key viewing locations.
6. <i>Manage the siting and design of built form in accordance with the distinctive landscape character of the Yarra River Open Space Corridor, and the urban and suburban qualities of its private land interfaces.</i>	<ul style="list-style-type: none"> ▪ City of Yarra Built Form Review, 2002 ▪ City of Yarra : Yarra River Corridor Urban Design Guidelines 1998 ▪ Lower Yarra Urban Design Guidelines (Punt Road to Dights Falls) 1992 	Adapted to apply more generally to managing the siting and design of development and to apply to the private land interfaces to the river and Open Space Corridor. Intended to allow for the application of neighbourhood character objectives / preferred character statements for different parts of the Study Area, whilst uniting strategies where common characteristics are found across municipal boundaries.
7. <i>Conserve sites of cultural heritage significance (e.g. historic buildings, Indigenous cultural values).</i>	<ul style="list-style-type: none"> ▪ City of Yarra Built Form Review, 2002 ▪ Lower Yarra River Urban Design Guidelines, 1998 ▪ Middle Yarra River Concept Plan 1990 	Several existing strategies fail to specifically include objectives for both Indigenous and European cultural heritage. This objective unites these and a range of cultural values. Previous objective for ‘scientific, historic and prehistoric significance’ updated to apply umbrella term ‘cultural heritage’.

C) Open Space, Recreation and Access

Recommended Objective	Example Source Documents	Comments
8. Maintain a linear parkland along the Yarra River, connecting with existing and proposed parkland areas upstream and downstream to provide greater public access to the river and adjoining land.	<ul style="list-style-type: none"> ▪ Lower Yarra River Concept Plan, 1990; ▪ Middle Yarra River Concept Plan, 1990 	An update of previous objectives which sought to 'create' linear parkland and achieve greater public access to the river and river corridor. Revised to apply to the entire study area and reference to amenity have been removed and added to objective below.
9. Maintain and improve a network of recreational trails in close proximity to the River, which link with the existing and future metropolitan trail network.	<ul style="list-style-type: none"> ▪ Lower Yarra River Concept Plan, 1990; ▪ Middle Yarra River Concept Plan, 1990 	Combines objectives for linear recreation trails from the Concept plans. This objective makes specific the aim to create continuous linear trails that relate to the river, and recognises that this trail network should only be restricted where it will be detrimental to features of environmental or cultural significance.
10. Protect and enhance the amenity of publicly used areas to create an attractive environment that is conducive to a range of recreational activities.	<ul style="list-style-type: none"> ▪ City of Yarra Built Form Review, 2002; ▪ Parks Victoria – Yarra Bend Park Strategy Plan 	Updated from previous objectives to refer to the amenity of public spaces as an important feature of the enjoyment of the Study Area.
11. Provide a mix of quality recreational opportunities, (including water-based activities), particularly those suited to the Yarra River corridor's qualities of a river environment in an urban and bushland setting.	New objective.	An objective to encourage quality and variety in recreation opportunities, and to ensure that the unique recreation values of the Yarra River and Open Space Corridor are recognised in planning for appropriate types of recreation developments.
12. Maintain and enhance public access to and throughout the Yarra River Open Space Corridor including access to the Yarra River itself and shared use of water access locations.	<ul style="list-style-type: none"> ▪ Lower Yarra River Concept Plan, 1990; ▪ Middle Yarra River Concept Plan, 1990 ▪ Parks Victoria – Linking Spaces and People 	Derived from various policies for 'equity of access', and strategies to link the open space areas to surrounding suburbs.

D) Drainage, Flooding and Waterway Management

Recommended Objective	Example Source Documents	Comments
13. Manage and control development in accordance with Melbourne Water guidelines for flood management, recognising the function of the Yarra River as part of a natural and urban drainage system, and the necessity of associated maintenance activities and constraints on development.	<ul style="list-style-type: none"> ▪ Lower Yarra River Concept Plan, 1986; ▪ Middle Yarra River Concept Plan, 1990 ▪ Guidelines for Flood Prone Areas (MW, 1998) 	Updated from previous objectives to recognise the natural and urban drainage function of the river and to include specific reference to Melbourne Water.
14. Ensure development does not compromise bank stability or result in increased erosion.	<ul style="list-style-type: none"> ▪ Lower Yarra River Concept Plan, 1986; ▪ Middle Yarra River Concept Plan, 1990. 	Reiteration of policies for management of the waterway stability.
15. Minimise conflict between waterway management and vegetation, landscape character and access objectives.	New objective.	This objective is important given the high value placed on the protection and management of natural and landscape values in the river corridor.
16. Ensure development results in no net increase in the rate or quantity of stormwater or sediment or other pollutants entering watercourses or wetlands.	New objective	To ensure that developments address stormwater quality and quantity.

5. Strategic Directions

This section outlines the four strategic directions to meet the stated Planning Objectives for the Study Area. These are:

- strengthened planning controls (Section 5.1);
- undertaking detailed design and development planning of key sub-areas adjoining the Yarra River (Section 5.2);
- ongoing management and enhancement of open space (Section 5.3); and
- securing open space and access opportunities (Section 5.4).

Together these four directions provided the basis for strengthened policies and planning controls for the Yarra River.

5.1 Strengthened Planning Controls

Recommendations for strengthening the Local Planning and Policy Framework and the use of overlays are contained in this section. Only very minor recommendations relating to zoning have been made as the delineation of zones relies on a thorough analysis of economic, environmental, social and infrastructure variables which was not part of the brief for this study.

Recommendations for changes to Council Planning Schemes, which might involve Municipal Strategic Statements and Local Policies as well as overlays, are contained in [Attachment 3: Planning Controls and Policies by Municipality: Recommended Changes](#). These have been framed within the context of the Planning Objectives for the Study Area contained in Section 4.1, to ensure consistency in strategic planning work across the Study Area. The strategic basis for potential changes to planning provisions is provided in this Report and detailed in the objectives, strategies and guidelines in Table 4.1 and Attachment 1. In addition, the 'implementation timing' has been suggested for each recommendation. This corresponds with the desires of some of the participating Councils to undertake further consultation and / or investigation, prior to proceeding with planning scheme amendments.

Existing overlay provisions already carry permit triggers which may be consistent with these recommendations (for example, many existing overlays require a permit for tree removal). Hence potential changes to planning provisions need to be considered by referring to existing provisions (summarised in Table 3.1).

It is important to note that the recommendations relating to potential components of planning provisions, such as permit triggers and performance standards, represent a starting point for consultation prior to any amendment process and will require fine-tuning in some cases. For example, the question of whether built form parameters should be mandatory or subject to discretion will need to be addressed.

Planning scheme amendments provide opportunities for further public input as part of the normal statutory process.

Overlays

The most important planning tools to control and manage development in the Study Area are the planning scheme overlays. The most relevant of these to this study are:

- Design & Development Overlay (DDO);
- Environmental Significance Overlay (ESO);
- Significant Landscape Overlay (SLO);
- Vegetation Protection Overlay (VPO);
- Land Subject to Inundation Overlay (LSIO); and

- Floodway Overlay (FO)

Each overlay is tailored to achieve a specific planning objective. For example, the DDO is applied where there is a need to manage the siting and design of built form, while the ESO is applied to protect special environmental assets. In addition each overlay varies in the kinds of developments that it can be used to require a permit for, and therefore the nature of development that can be controlled under the overlay. The DDO, for example, can be used to require a permit for buildings and works or subdivision, but not the removal, lopping or destruction of vegetation. On the other hand, the Environmental Significance Overlay and the Significant Landscape Overlay can be used to control buildings and works *as well as* the removal, lopping or destruction of vegetation, although these cannot require a permit for subdivision. The Vegetation Protection Overlay is specifically used to control the removal or destruction of vegetation and therefore only requires a permit for these purposes.

Advice from the Department of Sustainability and Environment is that overlays should be carefully selected, and that the desired planning outcome should drive the selection of overlays.

Presently, overlays have been applied inconsistently across the Study Area and there is a lack of clarity and agreement about desired outcomes. There are different overlays used in different municipalities for the same purpose, while some municipalities use more than one overlay to achieve a single planning objective. In some areas, there is undue reliance on reference documents or Local Policies to guide decision making.

In reviewing and recommending changes to the application of overlays across the Study Area, the Study Team employed the following principles:

- 1) overlays should be appropriate to the desired outcomes and kinds of values that need protecting;
- 2) it is preferable to use fewer overlays and avoid unnecessary overlaps;
- 3) the content of overlays should provide a clear direction for development (by including carefully crafted objectives, strategies and guidelines);
- 4) overlays should be applied consistently across Planning Schemes, but in a way that responds to the different issues that arise along the Open Space Corridor and in each of the three interface character types. Local variations in planning provisions may also be warranted within one broad character type.

In order to determine where there is a need for strengthened overlays across the Study Area, the Study Team applied the formula outlined in Section 4.2 above. The first step was to examine the characteristics, values and development issues occurring in the three interface character types and the Open Space Corridor. The second step was to undertake a more detailed planning investigation for each location which is rated as *first order priority* (see [Attachment 2: Analysis of Planning Issues by Location](#)).

This following analysis outlines planning issues in each character interface and the Open Space Corridor and makes recommendations as to how the key components of overlay schedules (permit triggers; objectives, guidelines and strategies; and additional performance standards) might be revised to improve the control of development across the Study Area.

Leafy Suburban Interface

The Leafy Suburban Interface is an area of predominantly suburban residential development with large setbacks and gardens that are heavily vegetated in most locations. It occurs in all four municipalities, and includes the suburbs of Toorak, Hawthorn, Kew, Ivanhoe, Alphington and Fairfield. In this character type, first order planning priorities apply to the following locations (refer to Map 6):

- lots that extend to the river edge (Park Crescent and Rex Avenue Alphington; Ivanhoe between Chelsworth Park and Darebin Creek; part of River Retreat, Kew; Garden Terrace to Barkers Road Kew; St James Park, Hawthorn; Hawthorn South between Scotsburn Street and Gardiners Creek; and Toorak);

- lots that abut riverside open space (parts of Alphington; part of River Retreat Kew; Hawthorn between Barkers Road and Hawthorn Bridge; and Hawthorn South between Wallan Road and Scotsburn Street)
- lots that front Yarra Boulevard, but are still in close proximity to the river (Kew between Willis Street and Corpus Christi Hospice).

Second order planning priorities apply to the following situations:

- lots that are separated from the river by roads and / or extensive parkland (remainder of Ivanhoe and Alphington; Kew East; and Kew near Walmer and Nolan Streets); and
- lots on which development is not immediately adjacent to the river or Open Space Corridor, but is (or could be) visible from the Study Area (locations to be determined).

Desired outcomes in the Leafy Suburban Interface include:

- protecting trees and other vegetation and protecting or establishing riparian vegetation;
- providing sufficient space for planting and growth of vegetation, including large trees;
- minimising visual intrusion within public open space areas, by ensuring buildings and other structures remain subordinate to vegetation;
- use of colours, materials and design that complement the vegetated environment;
- maintaining sense of seclusion that the river corridor provides;
- ensuring development is compatible with floodplain management objectives;
- minimising the impacts of stormwater runoff on water quality; and
- controlling the spread of environmental weeds into the Open Space Corridor.

There is a lack of consistency in the way overlays have been applied in Leafy Suburban Interface areas, with a mix of VPO, SLO and ESO in Banyule, DDO and ESO in Yarra, SLO and ESO in Boroondara, and SLO in Stonnington.

Advice from DSE suggests that the most appropriate overlays for these purposes are the SLO or the ESO, as they provide the means to control built form as well as protect vegetation and other environmental values. The choice between SLO and ESO depends mainly on whether the desired outcome is primarily to protect the appearance of the landscape or the environmental integrity of the area. Throughout much of the Leafy Suburban Interface, both landscape and environment could be argued to have equal value. The ESO has been recommended in most cases, since 'environment' is a more holistic concept that could include 'landscape', and using the same overlay would aid consistency across the corridor. The SLO is perhaps appropriate for private land which is not immediately adjacent to the river, but serves as a landscaped backdrop to a park, recreation trail or other key viewing location, such as areas that are set well back from the river or clearly separated from the river environs by a road. A VPO combined with a DDO would be a possible alternative way of protecting vegetation and controlling built form, but these are limited to the extent that they can protect environmental values and it is less than desirable to have two overlays where one would suffice.

Permit Triggers

Private lots to the river edge – The urgent development pressures and control issues where private lots extend to the river edge (including the desire to control impacts of ground disturbance, buildings and structures on water quality, riparian vegetation, character and amenity of the river corridor, natural landforms etc.) warrants the need for a planning permit for *all buildings and works* in these areas. Suggested vegetation permit triggers are tailored to correspond with the need to protect all indigenous vegetation (e.g. in riparian areas of lots in Park Crescent, Alphington) or only indigenous trees (e.g. other parts of Alphington), or exotic trees (e.g. Toorak). Permit triggers for trees are discussed below.

Building height – Buildings on some lots which do not extend to the river edge need only be triggered when heights will be such that they begin to visually dominate or overshadow the river corridor. This would only apply to situations where topography and vegetation conditions are such that smaller buildings would not affect character. The existing trigger of 6 metres (being a modest one storey building) was included in the former River Concept Plans to apply to previous Skyline Control areas and is still applied in many existing planning

provisions. This height is considered appropriate in cases where development is visible from, but substantially set back, from the river edge and separated by roads and / or other development.

Tree size – In cases where established trees contribute to the environmental and / or landscape character of a section of the River corridor, a permit should be required to remove, destroy or lop trees above a certain size. A standard size of 35cm diameter at 1m above ground level is frequently used to identify large exotic and native trees with environmental and character significance. This is considered to be an appropriate measure to identify significant trees in the Study Area although further investigation could be undertaken. In some cases, a permit trigger for works within 5m of trees of this size has also been included as an added protection where native vegetation is of high conservation significance. This 5m rule relates to the optimal root zone for established native trees, within which ground disturbance has the potential to damage or kill a tree.

Flood zone – throughout the Study Area, development adjacent to the river or on the river bank needs to be carefully controlled in order to meet objectives for riparian vegetation and habitat corridors, natural landscape features, riverine character, stream hydrology, and current and potential future access to and along the river. The 1 in 100 year flood level is a definable boundary (corresponding with the LSIO boundary in the planning scheme), the extent of which sufficiently covers the primary areas of concern in the river corridor interface areas where private land extends to or near the river edge.

Site coverage – Permit triggers for building site coverage and impervious surfaces would be necessary to achieve site coverage outcomes discussed in the section on performance standards below, where the development is not already triggered (i.e. locations where lots do not extend to the river edge, and building height is less than or equal to 6 metres).

Objectives, Guidelines and Strategies

Attachment 1 contains the strategies and guidelines that are relevant for inclusion in overlay schedules which relate to the Leafy Suburban character type. These are structured to apply generally across the Leafy Suburban interface, although some potential variations to their application to specific locations are described in Attachment 2.

It is envisaged that these objectives and strategies would form part of revised overlay schedules and potentially Local Planning Policy Frameworks as well.

Additional Performance Standards

In some cases, additional performance standards are recommended for high priority areas adjacent to the river. It is envisaged that these would form part of revised overlay schedules and relate to specific locations which require further guidance. Performance standards cover the following elements.

Building Heights – A desire to protect riverside character and prevent the encroachment of built form into the river corridor suggests the application of a maximum building height of 9 metres above natural ground level at any point, to areas where private land extends to the river edge. This height reflects the Residential 3 Zone, and would be accompanied with appropriate setbacks. Further control / design constraints may be needed to meet the objectives and strategies of the recommended controls on a site by site basis.

Setbacks – Buildings should be set back from the river to respond to topography, existing vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. This can be defined by mapping a desired setback, or by prescribing a distance from the road within which the building envelope must fit.

Site coverage – Containing site coverage is important to ensure sufficient permeable land to sustain the required density of trees and understorey in areas where the retention or planting of native vegetation is important, or where a balance between built form or roof tops and vegetation cover is sought from a riverside character perspective. The default building site coverage provision in ResCode is 60% and the permeability provision is 20%. It has been assumed that the drafting of ResCode has made a 20% allowance for the provision of paved

areas such as driveways and outdoor areas. However, throughout the Leafy Suburban Character Interface, current riverside character relies upon garden or bushland areas covering much more than 40% of lots. For this reason, standards for building site coverage *and* impervious surfaces have been applied to ensure sufficient space for establishment or protection of vegetation from a riverside character perspective. To calculate building site coverage, the study team examined built area and lot area (using digital aerial photography and cadastre) in heavily vegetated lots and compared the existing relative building / vegetation coverage of lots to the 'on the ground' experience of the site character and its interface with the river. The most detailed calculations at this stage have been undertaken for Park Crescent, Fairfield and The Esplanade, Alphington (City of Yarra), although these standards have been extrapolated across the corridor, based on variations in existing vegetation coverage and lot sizes.

In parts of the Leafy Suburban Character Interface, areas within and outside the 1 in 100 year flood level are treated separately (see Park Crescent example), to discourage excessive site coverage and encourage the retention of vegetation in those parts of large lots that are outside the flood level though still close to the river, and to recognise the differing needs of riparian / flood prone areas.

Site coverage calculations for the purpose of maintaining areas of native vegetation should include: all buildings; all areas under a roof, canopy, awning, eaves or shade cloth; all paved areas; swimming pools; and any other impermeable surfaces. Areas less than 4m wide between structures of any kind (including retaining walls and fences as well as buildings etc. listed above) should be considered as if covered by buildings. Indigenous vegetation including canopy trees and understorey cannot be maintained in close proximity to buildings. Calculations must allow for future construction of fences along shared property lines, whether one exists at present or not, unless such a fence is prohibited by overlay controls or covenants on the relevant property titles (or other similar permanent controls).

Urban Industrial / Ex-Industrial Interface

The Urban Industrial / Ex-Industrial Interface is an area that has been intensively developed with industrial and associated uses, much of which has been undergoing redevelopment to other uses. It covers the right bank of the river in the City of Yarra, between the Eastern Freeway and Punt Road. The CityLink freeway occupies much of the river frontage downstream to the Heyington rail bridge, and the Burnley parklands run from the MacRobertson bridge to Bridge Road. Upstream from here the Open Space Corridor is relatively narrow on the right bank but often well-planted, and usually opposite parkland or generously treed suburban gardens on the left bank. In these areas, first order planning priority applies to the following situations:

- lots that extend to the river edge;
- lots that abut riverside open space; and
- lots that are separated from the river (but still in close proximity) by road (CityLink).

Due to proximity of this interface to the River, no second order planning priorities occur.

Desired outcomes in the Urban Industrial / Ex-Industrial Interface include:

- protecting and enhancing amenity and character of walking and cycling trails, and views from the Yarra River, river crossing points and parkland / residences on the opposite bank;
- relating built form to the river landscape and topography;
- protecting and establishing an indigenous riparian vegetation strip upstream of Church Street;
- providing a high quality and permeable river frontage downstream of Church Street;
- maintaining built form and building heights consistent with the overall scale of development in the City of Yarra;
- ensuring development is compatible with floodplain management objectives; and
- minimising the impacts of stormwater runoff on water quality.

In this character type, many of the desired outcomes relate to the siting and design of built form for which the Design and Development Overlay (DDO) is the most appropriate tool. Nonetheless, other environmental objectives for managing water quality and protecting the vegetated riverside environs (which occur across and adjacent to parts of this character type) require the application of an Environmental Significance Overlay (ESO).

A DDO and an ESO already apply to this area in the City of Yarra Planning Scheme. The DDO is currently subject to an amendment to the City of Yarra Planning Scheme (Amendment C66) to strengthen the way development is sited and controlled near the river. In addition, the ESO could continue to be used to protect the natural values of the waterway, although this would apply mostly to the narrow strip of the Open Space Corridor which supports some vegetation and natural values between this Interface and the river itself (see Open Space Corridor, below).

Permit Triggers

Permit Triggers for the Urban Industrial / Ex-industrial interface need to ensure that the impacts of large scale built form can be managed in a positive way, with preferred environmental and landscape character values being protected. The permit triggers as detailed for DDO1 in Amendment C66 are considered appropriate. However, additional triggers may be warranted for protection of environmental values under ESO1.

Objectives, Strategies and Guidelines

Amendment C66 provides a detailed analysis and specific performance standards for built form aimed at managing the way that built form impacts on the river corridor, and relating built form to the landscape character and topographic conditions in different sections of the Urban Industrial / Ex-industrial interface. These guidelines are comprehensive and have a sound strategic basis and are considered to be an appropriate means to manage built form in Urban Industrial / Ex-industrial interface.

Improved objectives, strategies and guidelines for environment protection (as outlined for the Urban Industrial / Ex-industrial character type in [Attachment 1](#)), should be included in ESO1.

Additional Performance Standards

C66 includes suggested maximum heights and minimum setbacks as well as qualitative performance standards. Some additional performance standards for this interface character type, which might potentially be included in a revised ESO or DDO schedule covering jetties, boat ramps and mooring facilities are outlined in [Attachment 2](#) and [Attachment 3](#).

Urban Residential Interface

The Urban Residential Interface contains large houses and multiple-unit developments on moderate to large blocks with scattered vegetation. This character type occurs in one small area, set on sloping topography in the suburb of South Yarra in the City of Stonnington. Development is highly visible but significantly separated from the river and Open Space Corridor by Alexandra Avenue.

Compared with the Leafy Suburban and Urban Industrial / Ex-Industrial Interfaces, changes in built form are considered to have a lesser impact on the river environs. This is because all lots in this interface are separated from the Yarra River by open space and Alexandra Avenue. Hence the entire area is considered second order priority.

Desired outcomes for the Urban Residential Interface include:

- protecting and managing neighbourhood character and heritage values;
- relating the management and protection of neighbourhood character and heritage values to views from the Yarra River and Open Space Corridor;
- maintaining and enhancing amenity of the riverside open space.

Issues primarily relate to the need to manage neighbourhood character, protect heritage, (indirectly protecting the amenity of the river corridor) and relate guidelines for such controls

to the river and Open Space Corridor as a secondary issue. A DDO is relevant to control values in this Interface, although other controls may apply to the Open Space Corridor between Alexandra Avenue and the river (see Planning Controls in the Open Space Corridor, below).

Open Space Corridor

The Open Space Corridor consists of parkland dominated by trees and indigenous vegetation communities. It provides extensive sporting and recreation facilities and open spaces that are designed and landscaped and contribute to a treed leafy character.

Desired outcomes for the Open Space Corridor include:

- maintaining and improving the indigenous vegetation character;
- protecting important natural and cultural heritage features;
- improving recreation opportunities and strengthening equity of access;
- minimising the impact of recreational and other uses on environmental values and water quality;
- maintaining natural flood storage capacity; and
- minimising intrusion of non-open space uses of the corridor on the corridor's character and values.

As the Open Space Corridor is public land, desired outcomes are achieved primarily through works carried out by the relevant public authorities rather than through changes to planning scheme provisions. The broad objectives proposed may be used to help guide park master and management planning carried out by public land managers.

Currently planning overlays apply to part of the Open Space Corridor, including DDO and ESO in the City of Yarra (including Yarra Bend Park), ESO and SLO in the City of Boroondara, ESO in the City of Banyule, and DDO in the City of Stonnington. There are also extensive areas covered by LSIO; these are discussed in further detail below.

Advice from the Department of Sustainability and Environment, as outlined in the VPP Practice Note: *Applying the Public Land Zones*, is that overlay controls should not duplicate the statutory responsibilities of the public land manager. For example a VPO or ESO over Yarra Bend Park duplicates the responsibilities of Parks Victoria under the legislation such as the Crown Land (Reserves) Act 1978 or Water Industry Act 1994, (or Heidelberg and Kew Lands Act for Yarra Bend Park). However an overlay requiring a permit for vegetation removal would be appropriate over road or railway land where the core business of the land manager is not vegetation protection.

For a park such as Yarra Bend Park, Crown Land managed by Parks Victoria, overlays such as ESO, DDO, VPO or SLO should not be necessary. The same applies to council-managed open space. Floodway or Land Subject to Inundation Overlays are appropriate on land managed by Parks Victoria or Councils however, as flood protection is not their core business.

In areas where private land directly abuts an open space corridor, there can be 'grey areas' regarding ownership, and ownership is also likely to be subject to change over time. In such areas therefore, overlays designed primarily to manage development on private land may, for convenience, extend over the entire open space corridor, with appropriate exemptions included for the public land manager.

Councils and other public land managers also have the choice of incorporating master plans into their planning schemes, following a public process. This can be useful if some uses would require a permit under the relevant public land zone provisions, thus avoiding the need for further planning permits being required for individual uses.

Flood Protection – all Interface Character Types and the Open Space Corridor

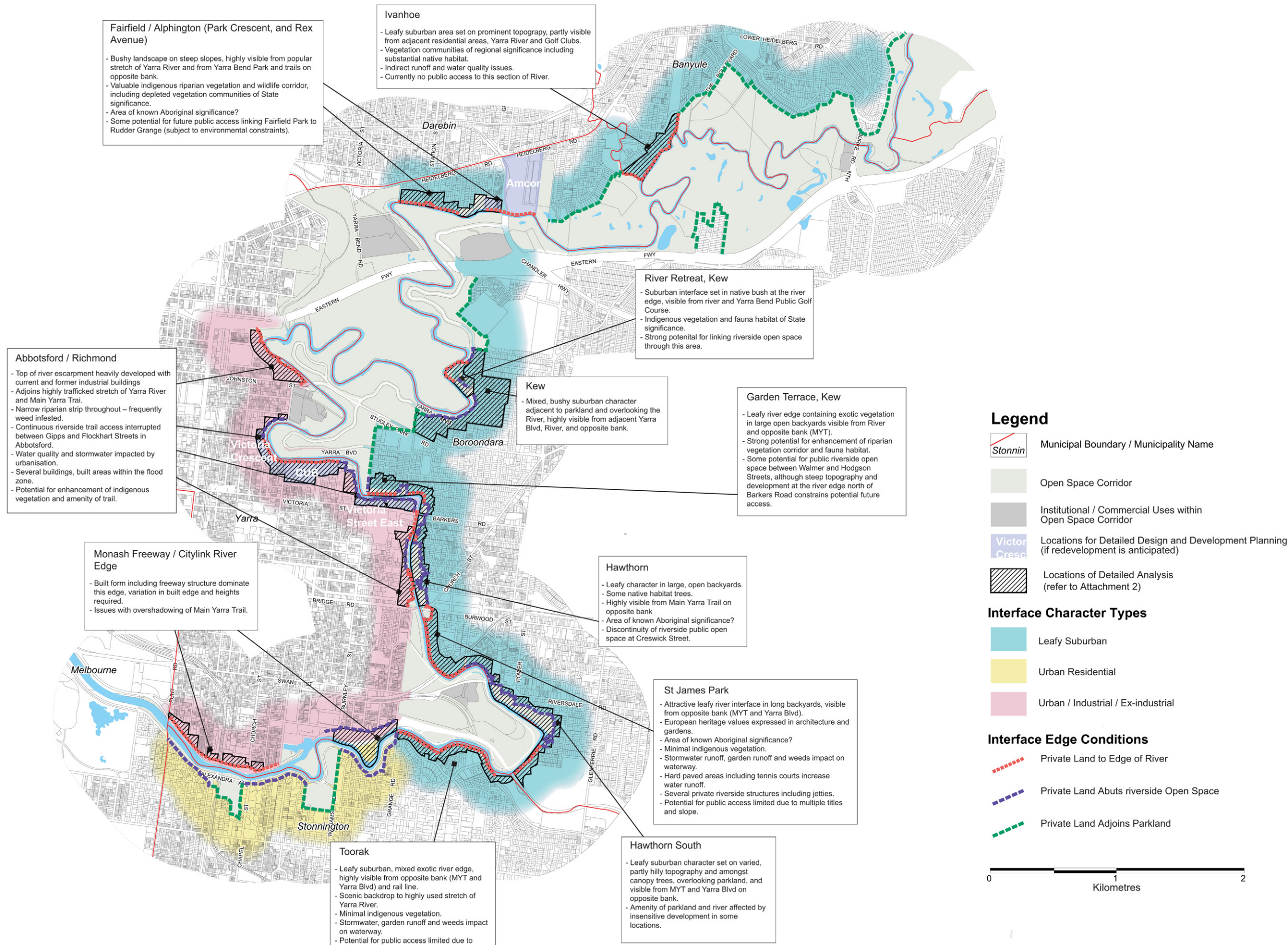
The entire 1 in 100 year flood plain for the Yarra River is covered by a Land Subject to Inundation Overlay (LSIO), except those areas zoned as Urban Floodway Zone (UFZ). The

purpose of the LSIO is to identify land in a flood storage or flood fringe area affected by the 1 in 100-year flood or any other area determined by the floodplain management authority.

Melbourne Water has signalled its desire that the Land Subject to Inundation Overlay (LSIO) be replaced with a Floodway Overlay (FO) in locations subject to one metre or greater flood depth in a 1 in 100 year flood event. The purpose of the Floodway Overlay is to high hazard areas that have the greatest risk and frequency of flooding. It is proposed that the Floodway Overlay would cover the active portion of the floodplain and the Land Subject to Inundation Overlay would apply to the remainder, i.e. areas less than a metre deep in a 1 in 100 year flood event.

This would be achieved by way of a normal planning scheme amendment process. At the same time, a review of zoning should be undertaken. Where land is zoned UFZ, the LSIO or FO should not apply.

Map 6a – Issues Analysis by Location



Fairfield / Alphington (Park Crescent, and Rex Avenue)

- Bushy landscape on steep slopes, highly visible from popular stretch of Yarra River and from Yarra Bend Park and trails on opposite bank.
- Valuable indigenous riparian vegetation and wildlife corridor, including depleted vegetation communities of State significance.
- Area of known Aboriginal significance?
- Some potential for future public access linking Fairfield Park to Rudder Grange (subject to environmental constraints).

Ivanhoe

- Leafy suburban area set on prominent topography, partly visible from adjacent residential areas, Yarra River and Golf Clubs.
- Vegetation communities of regional significance including substantial native habitat.
- Indirect runoff and water quality issues.
- Currently no public access to this section of River.

River Retreat, Kew

- Suburban interface set in native bush at the river edge, visible from river and Yarra Bend Public Golf Course.
- Indigenous vegetation and fauna habitat of State significance.
- Strong potential for linking riverside open space through this area.

Abbotsford / Richmond

- Top of river escarpment heavily developed with current and former industrial buildings
- Adjoins highly trafficked stretch of Yarra River and Main Yarra Trail.
- Narrow riparian strip throughout – frequently weed infested.
- Continuous riverside trail access interrupted between Gipps and Flockhart Streets in Abbotsford.
- Water quality and stormwater impacted by urbanisation.
- Several buildings, built areas within the flood zone.
- Potential for enhancement of indigenous vegetation and amenity of trail.

Kew

- Mixed, bushy suburban character adjacent to parkland and overlooking the River, highly visible from adjacent Yarra Blvd, River, and opposite bank.

Garden Terrace, Kew

- Leafy river edge containing exotic vegetation in large open backyards visible from River and opposite bank (MYT).
- Strong potential for enhancement of riparian vegetation corridor and fauna habitat.
- Some potential for public riverside open space between Walmer and Hodgson Streets, although steep topography and development at the river edge north of Barkers Road constrains potential future access.

Monash Freeway / Citylink River Edge

- Built form including freeway structure dominate this edge, variation in built edge and heights required.
- Issues with overshadowing of Main Yarra Trail.

Hawthorn

- Leafy character in large, open backyards.
- Some native habitat trees.
- Highly visible from Main Yarra Trail on opposite bank
- Area of known Aboriginal significance?
- Discontinuity of riverside public open space at Creswick Street.

St James Park

- Attractive leafy river interface in long backyards, visible from opposite bank (MYT and Yarra Blvd).
- European heritage values expressed in architecture and gardens.
- Area of known Aboriginal significance?
- Minimal indigenous vegetation.
- Stormwater runoff, garden runoff and weeds impact on waterway.
- Hard paved areas including tennis courts increase water runoff.
- Several private riverside structures including jetties.
- Potential for public access limited due to multiple titles and slope.

Toorak

- Leafy suburban, mixed exotic river edge, highly visible from opposite bank (MYT and Yarra Blvd) and rail line.
- Scenic backdrop to highly used stretch of Yarra River.
- Minimal indigenous vegetation.
- Stormwater, garden runoff and weeds impact on waterway.
- Potential for public access limited due to multiple titles and slope.
- Area of known Aboriginal significance?

Hawthorn South

- Leafy suburban character set on varied, partly hilly topography and amongst canopy trees, overlooking parkland, and visible from MYT and Yarra Blvd on opposite bank.
- Amenity of parkland and river affected by insensitive development in some locations.

Legend

- Stonninn Municipal Boundary / Municipality Name
- Open Space Corridor
- Institutional / Commercial Uses within Open Space Corridor
- Locations for Detailed Design and Development Planning (if redevelopment is anticipated)
- Locations of Detailed Analysis (refer to Attachment 2)

Interface Character Types

- Leafy Suburban
- Urban Residential
- Urban / Industrial / Ex-industrial

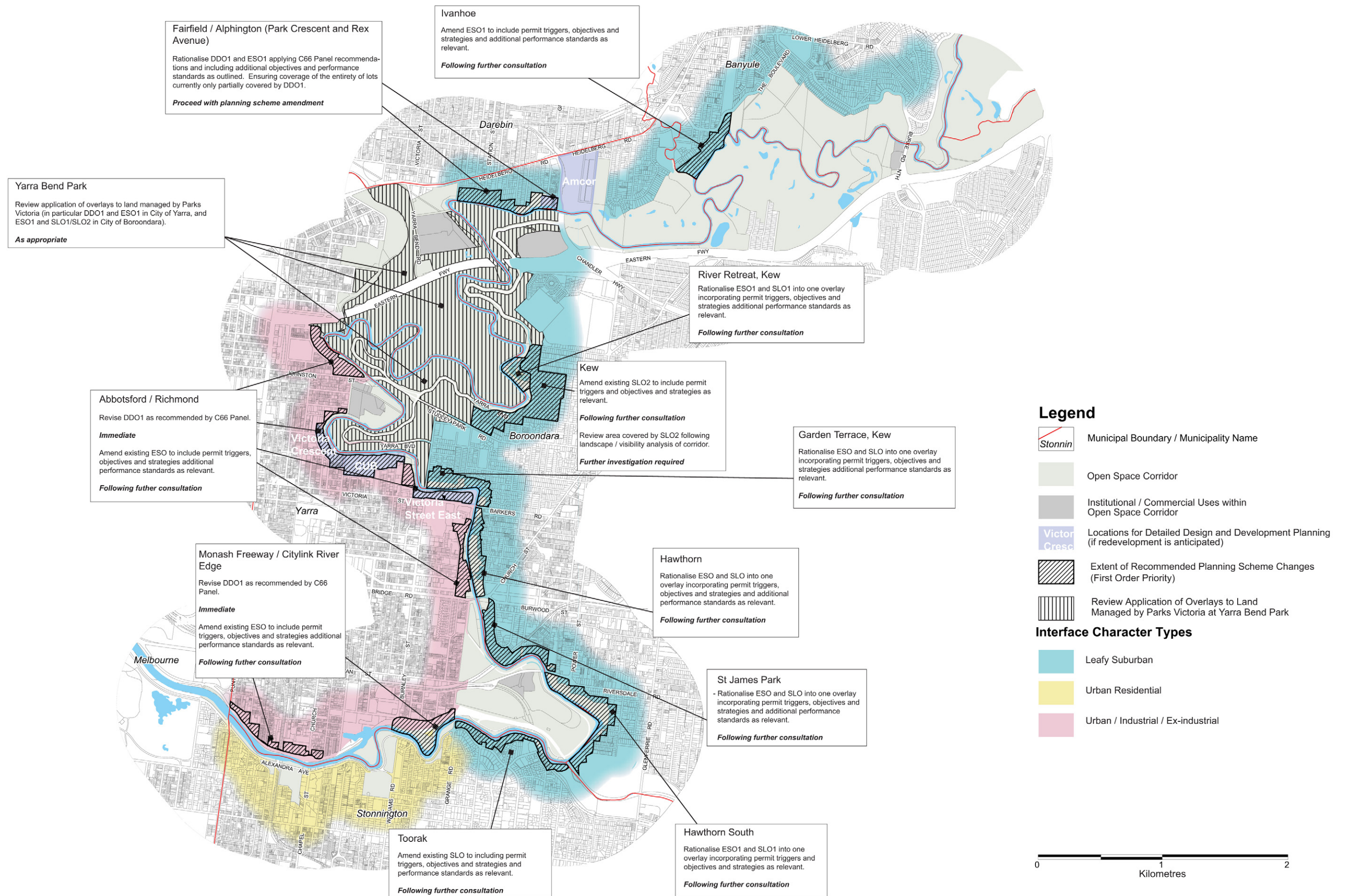
Interface Edge Conditions

- Private Land to Edge of River
- Private Land Abuts riverside Open Space
- Private Land Adjoins Parkland

0 1 2
Kilometres

Map 6a: Issues Analysis by Location
N.B - Only locations rated as *first order priority* are shown on this map

Map 6b – Recommended Planning Scheme Changes by Location



The Land Subject to Inundation Overlay is to be replaced with Floodway Overlay in some parts of the study area.

Map 6b: Recommended Planning Scheme Changes by Location

N.B - Only locations rated as *first order priority* are shown on this map

Local Planning and Policy Framework

In order to ensure that overlays are effectively and appropriately applied, and stand up to challenge, it is essential that they are supported by appropriate policies and strategic justification, particularly through the Local Planning and Policy Framework. Councils in the Study Area have different approaches to their Municipal Strategic Statements and Local Policies as they relate to the Yarra River. These have been reviewed in Table 3.1 above.

The key sources for improvements to the Local Planning Policy Framework are the Planning Objectives outlined in section 4, and the strategies contained [Attachment 1: Strategies and Guidelines for Managing Development the Study Area](#). In particular, the MSS should contain strategies for ongoing improvement of the Yarra River and its surrounds, and make reference to the improved overlay regime in each municipality as a means for achieving these outcomes.

Advice from the Department of Sustainability and Environment is that Local Policies should be applied where an issue affects the whole municipality, and / or where overlay schedules cannot be used for the particular purpose. As such, no new local policies have been recommended by this Study, however, it is appropriate for each existing local policy that relates to the Study Area to be reviewed following, and in conjunction with, the drafting of overlay schedules.

Further Strategic Work

Some further strategic work which addresses the way that development impacts on the Yarra River and Open Space Corridor is warranted, particularly in relation to those parts of the Study Area rated as *second order priorities*, and which have not been addressed specifically through planning controls in this Study. Ideally, further strategic work would involve councils and relevant State Government agencies working together to ensure continuation of a strategic approach to the Yarra corridor.

Landscape Values and Visibility

Areas which are remote from the Yarra River Open Space Corridor but visible from trails, public use areas and the river itself contribute to the landscape character, experience and sense of seclusion that the Study Area provides. A detailed analysis of these locations was beyond the scope of this Study.

However, it was apparent that the strategic basis for landscape impacts is weak in all four Planning Schemes, and that there appears to be a lack of consistency in the extent of coverage of 'skyline controls' (in the most part, these relate to the former Skyline Control Areas in the original Concept Plans).

Further strategic landscape assessment work, including visibility analysis using GIS software, would provide a sound basis for the development of planning controls in areas that do not immediately abut the river or Open Space Corridor, by:

- identifying particular sensitive and significant hill slopes and skylines as viewed from the river corridor;
- defining key viewing areas, and the numbers of likely viewers (and potentially, the expectation of viewers in terms of landscape character, e.g. secluded bush, leafy suburban character etc); and
- providing a justifiable basis for the geographical coverage of planning controls in locations not immediately adjacent to the river, but which affect the values of the Study Area (e.g. visible skylines and hill faces); and
- providing input to structure planning of Activity Centres near to the Open Space Corridor, to ensure views from the river and key public use areas are considered.

Advertising Signage

A number of existing studies address the need to control the intrusion of advertising signage across the Study Area. While this study has provided objectives for protection of landscape character and the sense of naturalness and seclusion experienced in parts of the Yarra River corridor, the Study Team has stopped short of developing specific guidelines for the size, design and siting of advertising signage. Further strategic work which examines where and how advertising signage should appropriately be located, and which is informed by existing background studies such as the Yarra River Corridor Urban Design Guidelines, would provide a useful basis for the development of such controls.

In conjunction with this strategic work would be a review of overlays to consider if and how advertising signage can be explicitly included.

Other Values

In light of the age of many documents relating to values of the Study Area, further strategic work in the areas of neighbourhood character (particularly relating character to the views from the river and Study Area), flora and fauna and indigenous heritage may also be warranted.

5.2 Detailed Design and Development Planning

Several locations within the interface areas lend themselves to more detailed design and development planning, guided by the Planning Objectives proposed by this Study, and the values identified by previous studies. Such locations include large, privately owned sites which offer substantial redevelopment opportunities should they become available.

The objectives contained in Table 4.1 above provide the framework for ensuring consistency in strategic planning work across the Study Area. These have been drafted to be applicable to future detailed strategic planning studies, including development plans, master plans or urban design frameworks of major areas that interface with the Open Space Corridor.

Amongst these interface areas, sites for potential future comprehensive planning strategies should major redevelopment be anticipated include:

- AMCOR Australian Paper sites in Alphington;
- Carlton and United Breweries site in Abbotsford;
- Victoria Street East (between Victoria Street – Barkers Road Bridge, and the Metropolitan Fire Brigade building) – draft UDF currently underway; and
- Victoria Crescent, Abbotsford (between Gipps Street and Church Street).

These locations are identified on Map 6b.

The Abbotsford Convent/Collingwood Children's Farm precinct has recently been the subject of detailed planning, with an outcome that includes protection of the convent building.

5.3 Ongoing Management of the Open Space Corridor

The objectives contained in Table 4.1 above provide the framework for ensuring consistency in strategic planning work across public land strategies and management plans and within planning schemes.

The management of the Open Space Corridor should occur on a consistent basis regardless of tenure. While a mix of uses and ownership is apparent across the Corridor, the consistent application of the objectives should occur across the Corridor to maintain and improve the indigenous vegetation character and protect the important natural and cultural heritage features, recreation opportunities and access.

A number of strategies for the ongoing improvement of the Open Space Corridor are listed in Attachment 1: Strategies and Guidelines for Managing Development in the Study Area. However as much of the area is public land, or used for public purposes the appropriate management approach is comprehensive masterplanning / management plans which both manage and control developments and uses to be consistent with the established values and objectives, and seek to achieve strategic improvements. As such, Attachment 1 should be viewed as an input to these plans which aims to ensure consistency with management of interface areas, rather than a replacement of existing masterplans.

Further Strategic Work

Master planning

Within the Open Space Corridor, masterplans / management plans are currently in place for

- McConchie Reserve;
- Burnley Harbour / Herring Island;
- Yarra Bend Park.

Several locations lend themselves to more detailed strategic planning, guided by the objectives and strategies proposed by this Study, and the values identified by previous studies. Key sites for future comprehensive master planning include:

- Creswick/Pridmore Park area in Hawthorn;
- Dights Falls Park, Abbootsford;
- Burnley Parklands Precinct;
- City Link Undercroft;
- St. Heliers Convent/Arts Precinct
- Middle Yarra golf courses and billabongs upstream of Chandler Bridge;
- Flockhart Street Reserve and adjacent trails (in conjunction with potential future access to the CUB site); and
- Alexandra Avenue riverside park.

For each of these and some additional areas, a brief review of existing issues and recommendations for masterplanning is contained in Attachment 4: Masterplanning in the Open Space Corridor. Each masterplanning location is shown on Map 7 below.

Regional trail network and public access

The scope of this study did not allow for a thorough review of regional public access priorities in this part of the Yarra corridor, including the location of additional pedestrian and bicycle trails and bridges. Such a review would need to consider access to, and recreational use of the river itself, and implications for boat launching and mooring facilities, public trails, bridges and other infrastructure.

Two relevant projects underway that will address these issues for part of the study area are:

- Parks Victoria's Two Rivers Project, which aims to develop a shared vision for access to and on the Yarra and Maribyrnong Rivers. The project includes development of a Water and Land Access Master Plan which will provide a blueprint for the development of new infrastructure for recreation and commercial boating, events and entertainment and linkages on and adjacent to the rivers. The project area is restricted to the navigable sections of the Yarra and Maribyrnong Rivers (i.e. downstream of Dights Falls on the Yarra).
- The Inner Melbourne Action Plan (IMAP), a joint project of the Cities of Melbourne, Stonnington, Yarra and Port Phillip, DSE and Docklands, partially funded by a *Melbourne 2030* targeted grant. A draft report has recently been released for consultation; it includes several proposed actions relating to completion of the regional open space network. As the Yarra River, up to its confluence with Darebin Creek, forms the boundary of this Plan, only the right bank of the Yarra is included.

It will be important for any future review of regional public access opportunities between Punt Road and Burke Road to be closely linked with these two initiatives. In particular, implementation of proposed IMAP open space initiatives should involve liaison with the City of Boroondara and consideration of both banks of the Yarra River.

Regional information base

Due to the many State and Local Government agencies with responsibilities along the Yarra corridor, it is often difficult for stakeholders (both Government and non-Government alike) to find relevant information, for example, a list of indigenous vegetation relevant to the River corridor. A regional project involving the sourcing of this type of information and making it easily accessible in a central location, such as on a Yarra River website, could address this problem.

5.4 Securing Access Through Acquisition and Other Means

Existing Public Acquisition Overlays

The Public Acquisition Overlay (PAO) is a tool contained in planning schemes used to identify land required for a public purpose. A PAO signals the *intention* of a public authority (usually either a Council or a State authority such as Parks Victoria) to acquire land, and the purpose for which it is to be acquired. However, a PAO does not specify the means or timing of acquisition, and public authorities may choose to acquire the land by developer contribution or negotiation (most common); by purchase when the land comes up for sale; or through compulsory acquisition (although this is rare). Acquisition usually occurs at a time that suits the landowner.

Eleven public acquisition overlays have been applied to secure public open space, often to complete recreation trail links (Map 7). These have been reviewed in detail in the [Attachment 5: Recommendations on Existing Public Acquisition Overlays](#), and recommendations have been made for the retention or removal of the PAO, subject to their value for recreation / open space purposes. Further investigation of options for securing access where appropriate, either through lease, licence or acquisition, are also advocated. Following acquisition, parcels of land should be rezoned as PPRZ or PCRZ as appropriate. Refer to the discussion under 'Open Space Corridor' in Section 5.1 on the applicability of overlays on public land.

Additional Public Access Priorities

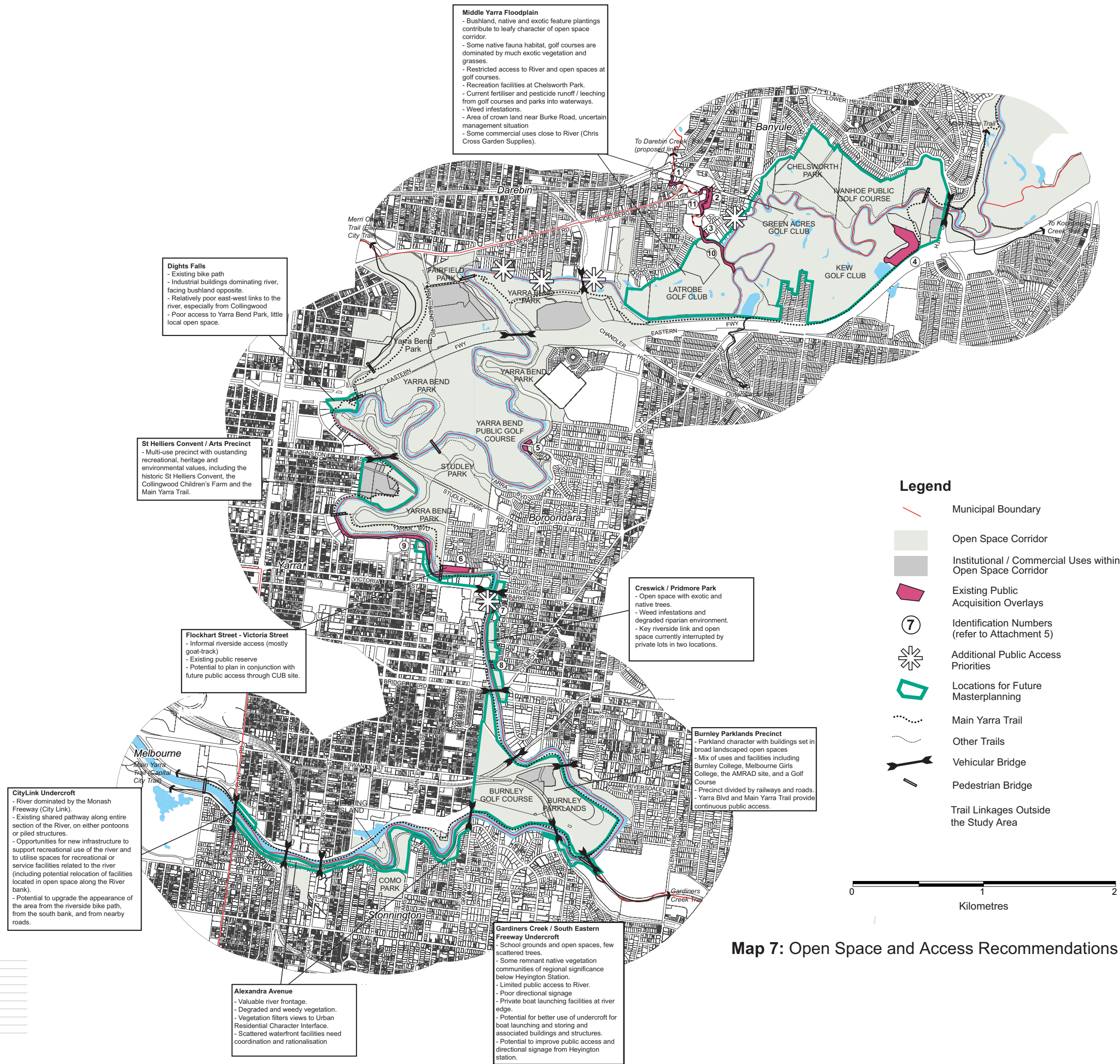
Five locations within the Study Area have been identified on Map 7 as priorities for investigation of additional public access along the river. Each of these represent different patterns of land ownership and current access. Some currently allow access but are in private ownership and have associated uncertain liability and management issues, while

others are locations suited to further investigation of their value as medium to long-term linkages within the corridor, subject to environmental constraints, and more detailed masterplanning of regional access opportunities. The five areas are:

- *Darebin Creek to Chelsworth Park (City of Banyule/City of Boroondara)* – Potential link between future Darebin Creek Trail extension and Chelsworth Park. Would provide public access to presently inaccessible stretch. Investigate potential recreation links and environmental constraints as part of masterplanning of the Middle Yarra Floodplain.
- *Fairfield Park to Rudder Grange (City of Yarra)* – Would become a useful and highly used recreational link providing equity of access and linking from Fairfield Park, although environmental sensitivities may render increased access undesirable. Public ownership may be an effective means to achieve desired outcomes for landscape and environment protection in this important riparian strip. Investigate relative financial, environmental, open space and land management benefits and constraints of public ownership of riparian zone.
- *Rudder Grange to Coate Park (City of Yarra)* – One private landowner, currently used as a valuable local riverside link on annual licence. Very little public riverside access in this area. Continue with licence arrangement in short term and investigate options for longer term access through lease, licence or acquisition.
- *Coate Park to Alphington Park (City of Yarra)* – Valuable recreational link at riverside with existing informal access in part. Existing uncertain liability issues over informal access and limited management of riparian areas. Consider options to formalise access in short term (e.g. lease or licence). Investigate formal access through part of AMCOR property through lease, licence or acquisition or pursue developer contribution in longer term, should the site come up for redevelopment.
- *Christine Crescent, Richmond (City of Yarra)* – Private land currently managed for open space under Victoria Gardens CDZ. There is a need to review property ownership and resolve management arrangements for this section of the Main Yarra Trail. Further investigation required.

Further comment is sought on the desirability of acquiring or negotiating additional public access in these river frontage areas.

Map 7 – Open Space, Recreation and Access Recommendations



Middle Yarra Floodplain

- Bushland, native and exotic feature plantings contribute to leafy character of open space corridor.
- Some native fauna habitat, golf courses are dominated by much exotic vegetation and grasses.
- Restricted access to River and open spaces at golf courses.
- Recreation facilities at Chelsworth Park.
- Current fertiliser and pesticide runoff / leaching from golf courses and parks into waterways.
- Weed infestations.
- Area of crown land near Burke Road, uncertain management situation
- Some commercial uses close to River (Chris Cross Garden Supplies).

Dights Falls

- Existing bike path
- Industrial buildings dominating river, facing bushland opposite.
- Relatively poor east-west links to the river, especially from Collingwood
- Poor access to Yarra Bend Park, little local open space.

St Heliers Convent / Arts Precinct

- Multi-use precinct with outstanding recreational, heritage and environmental values, including the historic St Heliers Convent, the Collingwood Children's Farm and the Main Yarra Trail.

Flockhart Street - Victoria Street

- Informal riverside access (mostly goat-track)
- Existing public reserve
- Potential to plan in conjunction with future public access through CUB site.

CityLink Undercroft

- River dominated by the Monash Freeway (City Link).
- Existing shared pathway along entire section of the River, on either pontoons or piled structures.
- Opportunities for new infrastructure to support recreational use of the river and to utilise spaces for recreational or service facilities related to the river (including potential relocation of facilities located in open space along the River bank).
- Potential to upgrade the appearance of the area from the riverside bike path, from the south bank, and from nearby roads.

Alexandra Avenue

- Valuable river frontage.
- Degraded and weedy vegetation.
- Vegetation filters views to Urban Residential Character Interface.
- Scattered waterfront facilities need coordination and rationalisation

Gardiners Creek / South Eastern Freeway Undercroft

- School grounds and open spaces, few scattered trees.
- Some remnant native vegetation communities of regional significance below Heyington Station.
- Limited public access to River.
- Poor directional signage
- Private boat launching facilities at river edge.
- Potential for better use of undercroft for boat launching and storing and associated buildings and structures.
- Potential to improve public access and directional signage from Heyington station.

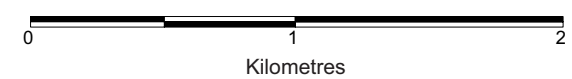
Creswick / Pridmore Park

- Open space with exotic and native trees.
- Weed infestations and degraded riparian environment.
- Key riverside link and open space currently interrupted by private lots in two locations.

Burnley Parklands Precinct

- Parkland character with buildings set in broad landscaped open spaces
- Mix of uses and facilities including Burnley College, Melbourne Girls College, the AMRAD site, and a Golf Course
- Precinct divided by railways and roads.
- Yarra Blvd and Main Yarra Trail provide continuous public access.

- Legend**
- Municipal Boundary
 - Open Space Corridor
 - Institutional / Commercial Uses within Open Space Corridor
 - Existing Public Acquisition Overlays
 - Identification Numbers (refer to Attachment 5)
 - Additional Public Access Priorities
 - Locations for Future Masterplanning
 - Main Yarra Trail
 - Other Trails
 - Vehicular Bridge
 - Pedestrian Bridge
 - Trail Linkages Outside the Study Area



Map 7: Open Space and Access Recommendations

5.5 Proposed Action Plan

Each of the above strategic directions is recommended for implementation as outlined in the following action plan (Table 5.1). The exact meaning of 'implementation timing' descriptors are given in the footnotes.

Table 5.1 Proposed Action Plan

Strategic Direction	Recommendation	Implementation Timing*
Strengthened planning controls – First Order Priority	Update DDO1 and LPPF in City of Yarra in accordance with Amendment C66.	Immediate.
	Rationalise existing overlays (DDO1 and ESO1) and include improved performance standards for vegetation clearing, building site coverage, jetties and river setbacks for Park Crescent, Fairfield and Rex Avenue, Alphington in the City of Yarra.	Proceed with planning scheme amendment.
	Include additional objectives and performance standards for other City of Yarra frontages (ESO1).	Following further consultation.
	Rationalise existing SLO2 and ESO1 in City of Boroondara to apply ESO as the preferred means to manage built form, environmental and landscape values and include improve planning objectives and performance standards.	Following further consultation.
	Improve planning objectives and performance standards for SLO1, replacing with ESO, in Toorak in the City of Stonnington.	Following further consultation.
	Improve planning objectives and performance standards for ESO1 in Ivanhoe in the City of Banyule.	Following further consultation.
	Update relevant planning scheme MSSs to contain strategies for ongoing improvement of the Yarra River and its surrounds, and make reference to the improved overlay regime in each municipality as a means for achieving these outcomes. Review relevance and need for Local Policies.	As appropriate / following further consultation.
	Replace LSIO with FO in locations where flood level would be greater than 1 metre depth in a 1 in 100 year flood event. Ensure LSIO and FO do not apply to land zoned UFZ.	Proceed with planning scheme amendment,
	Review application of overlays to Yarra Bend Park and other areas of public parkland.	As appropriate.
Strengthened planning controls – Second Order Priority	Investigate improvements to planning controls which are not rated as first order priority in Ivanhoe (City of Banyule), Kew (City of Boroondara) and South Yarra (City of Stonnington).	Further investigation required.
	Further strategic work to address landscape / visibility analysis, advertising signage and other values.	Further investigation required.
Ongoing management and enhancement of open space	Develop comprehensive management / master plans for: Gardiners Creek/SE Freeway; Pridmore Park in Hawthorn; Middle Yarra Golf courses and billabongs (Chandler Bridge to Burke Road); Flockhart Street Reserve; and Alexandra Avenue riverside park.	Ongoing.
Securing open space and access opportunities	Remove redundant PAOs at Kew East and Molesworth Street / River Retreat, Kew.	As appropriate.

Strategic Direction	Recommendation	Implementation Timing*
	Investigate opportunities to secure access through lease, licence or acquisition at: <ul style="list-style-type: none"> • Gipps St to Walmer St and Darebin Creek edge from the join of the creek to the river to Old Heidelberg Rd (City of Yarra); • Molesworth St, Kew; Walmer St. to Hodgson St.; Harrison Cr.; and Creswick St. (City of Boroondara); and • Darebin Creek edge near Heidelberg Rd opposite Sparks Reserve near Sylvan St and Riverside Road (City of Banyule). 	As appropriate.
	Investigate the possibility of additional public access at: <ul style="list-style-type: none"> • Darebin Creek to Chelsworth Park (City of Banyule/City of Boroondara); • Fairfield Park to Rudder Grange (City of Yarra); • Rudder Grange to Coate Park (City of Yarra); • Coate Park to Alphington Park (City of Yarra); • Christine Crescent, Richmond (City of Yarra). 	Further investigation required.

- 'Proceed with planning scheme amendment' means that appropriate amendments should be drafted as soon as practicable. Submissions received on this Report will be considered in the drafting process. The amendment process would include provision for formal submissions from the public.
- 'Following further consultation' means that submissions received on this report be thoroughly considered prior to any amendment being drafted. It may also be appropriate for these amendments to proceed after changes to ESO1/DDO1 etc in the City of Yarra, so that the content of submissions received during the statutory process, and subsequent Panel report, can be used to inform further work.
- 'Further investigation required' means that, apart from any submissions received on this report, further strategic planning work is required prior to any statutory changes being canvassed.
- 'Ongoing' means undertaking these tasks according to resources and other competing priorities.
- 'As appropriate' means as opportunities arise or following other actions on which the recommendation relies.

Documents Reviewed in this Study

Title	Coverage	Author	Date
Lower Yarra River Development Plan 1985	Regional	Melbourne and Metropolitan Board of Works (MMBW)	1985
Melbourne 2030	Regional	Department of Infrastructure	2002
Melbourne's Creeks and Rivers 2004	Regional	Melbourne Water	2004
The Middle Yarra Concept Plan	Regional	Department of Planning & Urban Growth, Department of Conservation & Environment	August 1990
Middle Yarra River Planning Controls	Regional	Department of Planning & Urban Growth, Department of Conservation and Environment	August 1990
Draft Port Phillip and Westernport Regional River Health Strategy	Regional	Melbourne Water	September 2004
Lower Yarra River Waterway Management Activity Plan	Regional	Melbourne Water	2002
Yarra 2006 Action Plan	Regional	Parks Victoria	January 2002
Yarra Bend Park Strategy Plan	Regional	Parks Victoria	April 1999
Lower Yarra River Future Directions Plan & Recreation Guidelines	Regional	Parks Victoria	April 2001
Linking People and Spaces	Regional	Parks Victoria	2002
Banyule Environment Strategy	City of Banyule	Banyule City Council	2003
Banyule Neighbourhood Character Strategy	City of Banyule	Banyule City Council	1999 / 2002
Banyule's Wildlife Corridor Program	City of Banyule	Banyule City Council	March 2000
Significant Trees and Vegetation Study	City of Banyule	Banyule City Council	March 2000
Vegetation Communities of the City of Banyule	City of Banyule	Banyule City Council	June 2000
Biodiversity Corridors Plan	City of Boroondara	City of Boroondara	March 2004
Biodiversity Strategy	City of Boroondara	City of Boroondara	May 2003
Flora and Fauna Values and Management Issues	Willsmere Billabong, North Kew	City of Boroondara	City of Boroondara
Open Space Policy	City of Boroondara	City of Boroondara	August 1996
Willsmere – Chandler Park Management Plan	Willsmere – Chandler Park	City of Boroondara	July 2001
Stonnington Open Space Strategy	City of Stonnington	City of Stonnington	March 2000
Stormwater Environmental Management Plan	City of Stonnington	City of Stonnington	August 2002
Yarra Built Form Review	City of Yarra	City of Yarra	July 2003
Yarra River Corridor Urban Design Guidelines	City of Yarra	City of Yarra	April 2004 (Amended April 2004)
Yarra Planning Scheme Amendment C66	City of Yarra	City of Yarra	April 2004

Attachment 1 – Strategies and Guidelines for Managing Development in the Study Area

Attachment 1 – Strategies and Guidelines for Managing Development the Study Area

The following table contains objectives developed to address the four key issues identified in the Report. For each objective, various strategies and guidelines are listed. Many of these would be expected to be included in planning schemes, either as part of a Local Planning Policy Framework (LPPF) or in an overlay schedule.

The application of these objectives and strategies should be considered in conjunction with the Landscape Character Types shown in the Study Area Map (Map 1) in the *Consultant Report* (June 2005). Note that recommended strategies and guidelines may include some which already occur in existing planning provisions.

A) Vegetation, Habitat and Natural Heritage

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
<p>1. Develop and maintain an indigenous riparian vegetation corridor across public and private land upstream of Punt Road.</p>	<p>a) Protect, restore, rehabilitate and manage (as appropriate) indigenous riparian vegetation.</p> <p>b) Avoid buildings and structures (including fences) in the riparian vegetation corridor, except structures required for water access identified under a planning strategy under the Crown Land (Reserves) Act 1978 or Water Industry Act 1994 (or Heidelberg and Kew Lands Act for Yarra Bend Park) , or Master Plan incorporated in the Planning Scheme.</p> <p>c) Where native bushland extends to the river edge (or rehabilitation is currently occurring or likely to occur) fences should be avoided to allow for the free movement of wildlife along the corridor, reduce the need for vegetation removal and minimise the visual intrusion of built structures into the landscape.</p> <p>d) Encourage the revegetation of riparian areas with locally indigenous vegetation (including, trees, shrubs, reeds and sedges).</p> <p>e) Ensure the removal of environmental weeds in areas of high environmental value within, or with the potential to spread into the</p>	<p>a) Encourage the management, protection, rehabilitation and restoration of indigenous riparian vegetation.</p> <p>b) Ensure buildings and structures are set back from the river edge to allow for the retention or establishment of indigenous riparian vegetation, allow for the free movement of wildlife, and minimise the visual intrusion of structures into the landscape.</p> <p>c) Where native bushland extends to the river edge (or rehabilitation is currently occurring or likely to occur) fences should be avoided to allow for the free movement of wildlife along the corridor.</p> <p>d) Structures which must be located in the riparian zone, such as jetties and boat ramps, must demonstrate no further disturbance to areas of remnant indigenous vegetation.</p> <p>e) Require landscaping plans which demonstrate the use of locally indigenous plant species (including, trees, shrubs, reeds and sedges) in landscaping and revegetation works.</p> <p>f) Encourage the removal of</p>	<p>(Note: this objective does not apply downstream of Church Street.)</p> <p>a) Encourage the management, protection, rehabilitation and restoration of indigenous riparian vegetation.</p> <p>b) Avoid buildings and structures (including fences) in the riparian vegetation corridor. Any structures which must be located in the riparian zone, such as jetties and boat ramps, must demonstrate no further disturbance to areas of remnant indigenous vegetation.</p> <p>c) Encourage the revegetation of riparian areas with locally indigenous vegetation (including, trees, shrubs, reeds and sedges).</p> <p>d) Require landscaping plans that demonstrate the use of locally indigenous plant species in landscaping and revegetation / rehabilitation works.</p> <p>e) Encourage the removal of environmental weeds and their replacement with locally indigenous species.</p> <p>f) Minimise impervious surfaces to allow for the retention or establishment of indigenous riparian</p>	N/A

	<p>riparian vegetation corridor. [Parks Victoria would query the view that some of the strategies are not relevant to the planning scheme. For instance, the removal of environmental weeds is a key component of the previous strategy to encourage the revegetation of riparian areas]</p> <p>f) In public access areas and trails, consideration should be given to visitor experience and safety.</p> <p>g) Obtain the views of Parks Victoria, Melbourne Water, the Port Phillip and Westernport Catchment Management Authority and other public authorities as appropriate.</p>	<p>environmental weeds in the riparian zone and their replacement with locally indigenous species.</p> <p>g) Minimise impervious surfaces to allow for the retention or establishment of indigenous riparian vegetation.</p> <p>h) Where appropriate, seek to purchase riparian land for public purposes and establish continuity of riparian vegetation.</p>	<p>vegetation.</p> <p>g) Ensure buildings are set back from the river edge to allow for the retention or establishment of indigenous riparian vegetation.</p> <p>h) Where appropriate, seek to purchase riparian land for public purposes and establish continuity of riparian vegetation.</p>	
<p>2. Protect and manage non-riparian indigenous vegetation communities throughout, and seek to expand indigenous vegetation coverage, except where established exotic vegetation has heritage or landscape significance, contributes to neighbourhood character objectives or supports established recreational uses.</p>	<p>a) Encourage the gradual phasing out of exotic vegetation and replacement with appropriate indigenous species, except where exotic vegetation has recognised heritage or landscape significance, grasses are required to support recreation needs, and non-invasive exotic vegetation outside the riparian zone contributes to neighbourhood character objectives.</p> <p>b) Ensure an emphasis on indigenous vegetation is evident in current and future strategic planning work affecting the Open Space Corridor.</p> <p>c) Ensure pests, erosion, drainage, vegetation removal and access is managed in accordance with vegetation management objectives and existing Management Plans.</p>	<p>a) Encourage the gradual phasing out of exotic vegetation and replacement with appropriate indigenous species, except where exotic vegetation has recognised heritage or landscape significance, grasses required for private open space and non-invasive exotic vegetation outside the riparian zone contributes to neighbourhood character objectives.</p> <p>b) Ensure the removal of environmental weeds with the potential to spread into the Open Space Corridor and parkland.</p> <p>c) Manage private bushland to preserve indigenous vegetation communities, consistent with those on public land.</p>	<p>a) Encourage the gradual phasing out of exotic vegetation and replacement with appropriate indigenous species, except where exotic vegetation has recognised heritage or landscape significance, grasses required for private open space and non-invasive exotic vegetation outside the riparian zone contributes to neighbourhood character objectives.</p> <p>b) Ensure the removal of environmental weeds with the potential to spread into the Open Space Corridor and parkland.</p>	<p>a) Ensure the removal of environmental weeds with the potential to spread into the Open Space Corridor and parkland.</p>
<p>3. Protect natural landforms, natural stream geomorphology and geological formations.</p>	<p>a) Protect natural watercourses, billabongs and wetlands in accordance with endorsed management plans (e.g. planning strategy under the Crown Land (Reserves) Act 1978 or Water Industry Act 1994 (or Heidelberg and Kew Lands Act for Yarra Bend Park or Masterplan incorporated in</p>	<p>a) Ensure developments demonstrate measures to protect natural river geomorphology and geological formations by avoiding major earthworks, minimising cut and fill of embankments; and managing access, among others.</p> <p>b) Ensure developments result in no</p>	<p>a) Ensure developments demonstrate measures to protect natural river geomorphology and geological formations by avoiding major earthworks, minimising cut and fill of embankments; and managing access, among others.</p>	<p>N/A</p>

	<p>the Planning Scheme).</p> <p>b) Ensure developments demonstrate measures to protect natural river geomorphology and geological formations by avoiding major earthworks, minimising cut and fill of embankments; and managing access, among others.</p> <p>c) Ensure developments result in no further fill of flood prone land.</p> <p>d) Institute management programs for litter and debris removal.</p> <p>e) Ensure landscaping plans demonstrate protection of natural landforms including appropriate approaches to vegetation retention and planting, ground preparation, and minimising ground disturbance.</p>	<p>further fill of flood prone land.</p>		
<p>4. Protect, maintain, regenerate, restore, enhance or preserve (whichever is appropriate) features or locations of environmental significance (including significant biodiversity and geodiversity).</p>	<p>a) Identify and map locations of significant flora, fauna and vegetation communities, geological diversity, significant landscape features, and other sites of environmental significance throughout the river corridor.</p> <p>b) Protect, manage, maintain and enhance areas surrounding sites of known environmental significance in a manner which protects or enhances natural significance and provides opportunities for education and interpretation.</p> <p>c) Retain, replace and restore significant flora and indigenous vegetation that provides habitat for significant fauna.</p> <p>d) Retain mature, dead and dying native trees as habitat for native fauna, except where risk or safety hazard requires their removal.</p> <p>e) Ensure development prevents or minimises impacts that may degrade the natural or cultural</p>	<p>a) Identify and map locations of environmental significance throughout the river corridor.</p> <p>b) Ensure development prevents or minimises impacts that may degrade the natural or cultural significance of a place.</p> <p>c) Protect, manage, maintain and enhance areas surrounding sites of known environmental significance in a manner which protects or enhances natural significance.</p> <p>d) Retain, replace and restore significant flora and indigenous vegetation that provides habitat for significant fauna.</p> <p>e) Encourage retention of mature, dead and dying native trees as habitat for native fauna, except where risk or safety hazard requires their removal.</p>	<p>a) Identify and map locations of environmental significance throughout the river corridor.</p> <p>b) Ensure development prevents or minimises impacts that may degrade the natural or cultural significance of a place.</p> <p>c) Protect, manage, maintain and enhance areas surrounding sites of known environmental significance in a manner which protects or enhances natural.</p> <p>d) Encourage retention of mature, dead and dying native trees as habitat for native fauna, except where risk or safety hazard requires their removal.</p>	<p>a) Identify and map locations of environmental significance throughout the river corridor.</p> <p>b) Ensure development prevents or minimises impacts that may degrade the natural or cultural significance of a place.</p>

- significance of a place.
- f) Undertake maintenance to facilitate regeneration, restoration, reinstatement, enhancement or preservation of sites of natural or cultural heritage significance.
- g) Further strategies should be investigated through detailed master-planning / management planning of the Open Space Corridor.

B) Urban and Landscape Character, Built Form and Cultural Heritage

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
5. Protect and enhance the landscape qualities of the Yarra River Open Space Corridor as a vegetation-dominated corridor, particularly in views from key viewing locations within and outside the Open Space Corridor.	<ul style="list-style-type: none"> a) Protect and manage established vegetation as set out in Part A, above. b) Encourage the retention and planting of canopy trees and ensure new buildings and structures do not protrude beyond the established or future tree canopy. c) Where appropriate, plant additional vegetation between the river and any buildings, and in spaces between buildings. d) Set back buildings from the riparian vegetation corridor. e) Site and design buildings and structures to minimise visual intrusion into vegetation-dominated vistas, including the use of dark, non-reflective materials on roofs and other external surfaces that blend with vegetation. f) Site and design buildings and structures (including jetties, boat ramps and mooring facilities) to minimise visual intrusion into the riverine landscape in views along and across the water. g) Provide vegetation screening for existing and proposed structures and developments which visually intrude into the Open Space Corridor (e.g. Eastern Freeway). h) Minimise the visual intrusion of advertising signs into the Open Space corridor. i) Ensure landscaping plans protect and enhancement the vegetation- 	<ul style="list-style-type: none"> a) Protect and manage established vegetation as set out in Part A above. b) Encourage the retention and planting of canopy trees and ensure new buildings and structures do not protrude beyond the established or future tree canopy. c) Encourage planting of additional vegetation between the river and any buildings, and in spaces between buildings. d) Set back buildings from the riparian vegetation corridor. e) Site and design buildings and structures to minimise visual intrusion into vegetation-dominated vistas, including the use of dark, non-reflective materials on roofs and other external surfaces that blend with vegetation. f) Minimise the visual intrusion of advertising signage into the river corridor. g) Ensure landscaping plans demonstrate the protection and enhancement of the vegetation-dominant character. h) Control building site coverage and impervious surfaces to allow establishment and protection of vegetation. i) Minimise cut and fill. j) Minimise building scale and mass as viewed through vegetation. k) Ensure jetties, boat ramps and 	<ul style="list-style-type: none"> a) Protect and manage established vegetation as set out in Part A, above. b) Encourage the retention of canopy trees. c) Encourage planting of additional vegetation between the river and any buildings, and in spaces between buildings. d) Set back buildings from the riparian vegetation corridor. e) Minimise the visual intrusion of advertising signage into the river corridor. f) Ensure landscaping plans demonstrate the protection and enhancement of the vegetation-dominant character. g) Ensure jetties, boat ramps and mooring facilities are designed and sited to enhance the natural landscape character of the immediate riverside environs, and do not detract from the enjoyment of all users of the river and river corridor. 	<ul style="list-style-type: none"> a) Protect and manage established vegetation in accordance with neighbourhood character objectives for the area. b) Minimise the visual intrusion of buildings, structures and advertising signage into the Open Space Corridor.

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
	dominant character.	mooring facilities are designed and sited to enhance the natural landscape character of the immediate riverside environs, and do not detract from the enjoyment of all users of the river and river corridor.		
6. Manage the siting and design of built form in accordance with the distinctive landscape character of the Yarra River Open Space Corridor, and the urban and suburban qualities of its private land interfaces.	<p>Draft Preferred Future Landscape Character statement: <i>Protect and enhance the Open Space Corridor as parkland dominated by trees and indigenous vegetation communities, and enhanced by recreation facilities and open spaces that are designed and landscaped to contribute to the quality of the bushland environment.</i></p> <ul style="list-style-type: none"> a) Ensure buildings present visually interesting elevations on all faces visible from the public domain. b) Ensure that new development provides visual permeability from the street and other public places into the river corridor. c) Consider the impact of building massing and siting on views of and within the river corridor, including from the opposite bank. d) Relate the siting, scale, bulk and massing of development to the width and scale of the waterway and river banks and visibility. e) Ensure public works occur in a manner consistent with the protection and enhancement of the urban and landscape character. f) Ensure structure planning of activity centres near the Open Space Corridor considers views from the river and key public use areas. 	<p>Draft Preferred Future Landscape Character statement: <i>Protect and enhance the leafy suburban frontage as an environment where buildings on visible hill slopes and skylines are subordinate to vegetation, views are filtered through trees and a riparian strip of indigenous vegetation separates built areas from the river itself.</i></p> <ul style="list-style-type: none"> a) Ensure buildings present visually interesting elevations on all faces visible from the public domain, vary building heights to avoid a consistent wall of development along the river corridor interface. b) Encourage and / or require appropriate landscaping works and building screening to meet the objectives for vegetation and landscape character. c) Consider the impact of building massing and siting on views of the river corridor, including from the opposite bank. d) Break up building forms and provide space for vegetation. e) Ensure public works occur in a manner consistent with the protection and enhancement of urban and landscape character. f) Use architectural devices to improve the contribution of buildings and structures to the urban and landscape character of 	<p>Draft Preferred Future Landscape Character statement: <i>Protect and enhance the City of Yarra urban frontage as a high quality built form edge that respects the scale of the river landform and topographic features, and allows vegetation to dominate the immediate riverside environs upstream of Church Street.</i></p> <ul style="list-style-type: none"> a) Ensure buildings present visually interesting elevations on all faces visible from the public domain. Vary building heights to avoid a consistent wall of development along the river corridor interface. b) Ensure that new development provides visual permeability from the street and other public places into the river corridor. c) Relate the siting, scale, bulk and massing of development to the width and scale of the waterway and riverbanks and visibility. d) Consider the impact of building massing and siting on views of the river corridor, including from the opposite bank. e) Ensure public works occur in a manner consistent with the protection and enhancement of urban and landscape character. f) Use architectural devices to improve the contribution of buildings and structures to the urban and landscape character of the City of Yarra urban interface. g) Encourage and/or require appropriate landscaping works and building screening to meet the objectives for vegetation and 	<ul style="list-style-type: none"> a) Develop and implement policies and planning controls to manage the key elements of neighbourhood character for the Urban Residential Character Interface in the City of Stonnington, including the impacts of development, built form, and landscaping on the Yarra River corridor. b) Encourage and/or require appropriate landscaping works and building screening to meet the objectives for vegetation and landscape character. c) Consider the impact of building massing and siting on views of the river corridor, including from the opposite bank. d) Ensure public works occur in a manner consistent with the protection and enhancement of urban and landscape character. e) Ensure structure planning of nearby activity centres considers the impacts of development, built form and landscaping on the Yarra River corridor. f) Use architectural devices to improve the contribution of

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
		<p>the leafy suburban interface.</p> <p>g) Ensure structure planning of activity centres near the Open Space Corridor considers views from the river and key public use areas.</p>	<p>landscape character.</p> <p>h) Ensure structure planning of activity centres near the Open Space Corridor considers views from the river and key public use areas.</p>	<p>buildings and structures to the urban and landscape character of the Stonnington urban interface.</p>
7. Conserve sites of cultural heritage significance (e.g. historic buildings, Indigenous cultural values).	<p>a) Continue to identify and, where appropriate map sites and features of cultural heritage significance (including bridges, boathouses, public institutions, locations and features of historic and contemporary indigenous heritage value, and locations of artistic association with the river corridor.)</p> <p>b) Undertake maintenance to facilitate regeneration, restoration, reinstatement, enhancement or preservation of sites of cultural heritage significance.</p> <p>c) Ensure developments prevent or minimise degradation of the cultural significance of a place.</p> <p>d) Protect, manage, maintain and enhance areas surrounding sites of known cultural heritage significance in a manner which protects or enhances cultural significance and provides opportunities for education and interpretation.</p>	<p>a) Continue to identify and, where appropriate map sites and features of cultural heritage significance (including sites of European and Indigenous heritage value).</p> <p>b) Undertake maintenance to facilitate regeneration, restoration, reinstatement, enhancement or preservation of sites of cultural heritage significance.</p> <p>c) Ensure developments prevent or minimise degradation of the cultural significance of a place.</p> <p>d) Protect, manage, maintain and enhance areas surrounding sites of known cultural heritage significance in a manner which protects or enhances cultural significance.</p>	<p>a) Continue to identify and, where appropriate map, sites and features of cultural heritage significance (including sites of European and Indigenous heritage value).</p> <p>b) Undertake maintenance to facilitate regeneration, restoration, reinstatement, enhancement or preservation of sites of cultural heritage significance.</p> <p>c) Ensure developments prevent or minimise impacts that may degrade the cultural significance of a place.</p> <p>d) Protect, manage, maintain and enhance areas surrounding sites of known cultural heritage significance in a manner which protects or enhances cultural significance.</p>	<p>a) Continue to identify and, where appropriate map sites and features of cultural heritage significance (including sites of European and Indigenous heritage value).</p> <p>b) Undertake maintenance to facilitate regeneration, restoration, reinstatement, enhancement or preservation of sites of cultural heritage significance.</p> <p>c) Ensure developments prevent or minimise degradation of the cultural significance of a place.</p> <p>d) Protect, manage, maintain and enhance areas surrounding sites of known cultural heritage significance in a manner which protects or enhances cultural significance.</p>

C) Open Space, Recreation and Access

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
8. Maintain a linear parkland along the Yarra River, connecting with existing and proposed parkland areas upstream and downstream to provide greater public access to the river and adjoining land.	<p>a) Seek to acquire land or negotiate access for public purposes in locations where the continuity of the parkland or trail network is interrupted, or where access to the river and river environs is desirable.</p> <p>b) Control the design and siting of buildings to create or retain a riverside vegetation and access corridor.</p>	<p>a) Develop trail and open space linkages in streets and open spaces adjoining the river Corridor.</p>	<p>a) Develop trail and open space linkages in streets and open spaces adjoining the river Corridor.</p>	<p>a) Develop trail and open space linkages in streets and open spaces adjoining the river Corridor.</p>
9. Maintain and improve a network of recreational trails in close proximity to the river, which link with the existing and future metropolitan trail network.	<p>a) Develop and / or maintain shared bicycle / pedestrian trails close to the river on at least one bank throughout the study area (subject to objectives for the protection of natural and cultural heritage).</p> <p>b) Institute a landscaping program to maintain and progressively improve trails, paths, recreation facilities, and open space areas throughout the Open Space Corridor.</p> <p>c) Provide appropriate directional signage throughout the trail network which respects natural and cultural values and the landscape character and experience.</p> <p>d) Develop and maintain a hierarchy of trails which includes unsealed, foot-only paths.</p>	<p>a) Investigate opportunities to secure access through lease, licence or acquisition, to locations where the continuity of the parkland or trail network is interrupted, where future regional links have been identified or where access to the river and river environs is desirable.</p>	<p>a) Investigate opportunities to secure access through lease, licence or acquisition, to locations where the continuity of the parkland or trail network is interrupted, where future regional links have been identified or where access to the river and river environs is desirable.</p>	<p>a) Investigate opportunities to secure access through lease, licence or acquisition, to locations where the continuity of the parkland or trail network is interrupted, where future regional links have been identified or where access to the river and river environs is desirable.</p>

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
10. Protect and enhance the amenity of publicly used areas to create an attractive environment that is conducive to a range of recreational activities.	<p>a) Institute a landscaping program to maintain and progressively improve trails, paths, recreation facilities, and open space areas throughout the Open Space Corridor.</p> <p>b) Control building heights and siting to maintain sunlight to public spaces and ensure no additional overshadowing of the river and Main Yarra Trail at all times of the year.</p> <p>c) Maintain vegetation and site buildings and structures to promote the safety and security of recreational users of the Open Space Corridor.</p>	<p>a) Control building heights, siting and setbacks to maintain sunlight to public spaces, reduce intrusion of large buildings into the views and setting of public use areas.</p> <p>b) Design and site buildings to avoid visual intrusion into bushland and semi-natural areas valued by the community for their relative seclusion and sense of remoteness.</p> <p>c) Ensure no additional overshadowing of the river and recreational trails at all times of the year.</p> <p>d) Encourage low back fences, and orientate dwellings toward the open space corridor to improve the visual interface and encourage passive surveillance.</p>	<p>a) Control building heights, siting and setbacks to maintain sunlight to public spaces, reduce intrusion of large buildings into the views and setting of public use areas.</p> <p>b) Design and site buildings to avoid visual intrusion into bushland and semi-natural areas valued by the community for their relative seclusion and sense of remoteness.</p> <p>c) Ensure no additional overshadowing of the river and Main Yarra Trail at all times of the year.</p> <p>d) Encourage low back fences, and orientate dwellings toward the open space corridor to improve the visual interface and encourage passive surveillance.</p>	<p>a) Control building heights, siting and setbacks to maintain sunlight to public spaces, reduce intrusion of large buildings into the views and setting of public use areas.</p> <p>b) Minimise additional overshadowing of the river and open space areas at all times of the year.</p> <p>c) Orientate dwellings toward the open space corridor to improve the visual interface and encourage passive surveillance.</p>
11. Maintain and enhance public access to and throughout the Yarra River Open Space Corridor including access to the Yarra River itself and shared use of water access locations.	<p>a) Plan and develop new access and recreation facilities including bridges, paths and trails and boat / canoe launching facilities, identified as priorities in programs such as Parks Victoria's Two Rivers project.</p>	<p>a) Develop and maintain a network of trails and linkages from urban and suburban areas to the Yarra River Open Space Corridor and trail network.</p>	<p>a) Develop and maintain a network of trails and linkages from urban and suburban areas to the Yarra River Open Space Corridor and trail network.</p>	<p>a) Develop and maintain a network of trails and linkages from urban and suburban areas to the Yarra River Open Space Corridor and trail network.</p>

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
<p>12. Provide a mix of quality recreational opportunities, (including water-based activities), particularly those suited to the Yarra River corridor's qualities of a river environment in an urban and bushland setting.</p>	<p>a) Provide appropriate recreational opportunities through the provision of facilities for passive and active recreation in the Open Space Corridor.</p> <p>b) Allow some areas to remain free of formal (i.e. sporting) recreation facilities and commercial uses such as cafes and kiosks.</p> <p>c) Encourage the rationalisation of facilities not directly related to Yarra River corridor's qualities of a river environment in an urban and bushland setting.</p> <p>d) Encourage appropriate maintenance, management and access regimes where private land is managed for, or is to be acquired for, public purposes.</p> <p>e) Manage the Open Space Corridor to ensure safe, sustainable and equitable use for a wide range of recreation and tourism activities, addressing their impact on the environment, cultural heritage and other values of the open space corridor.</p> <p>f) Continue to provide opportunities for education and interpretation of the river, its history and environmental qualities.</p> <p>g) Minimise development in areas at risk of flooding except for uses that have a specific requirement to be located in proximity to the river (e.g. boatsheds).</p> <p>h) New boating infrastructure located on public land will be made available for the use of a wide cross-section of the community, rather than for the sole enjoyment of individuals or groups.</p>	N/A	N/A	N/A

D) Drainage, Flooding and Waterway Management

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
13. Manage and control development in accordance with Melbourne Water guidelines for flood management, recognising the function of the Yarra River as part of a natural and urban drainage system, and the necessity of associated maintenance activities and constraints on development.	<ul style="list-style-type: none"> a) Manage development in accordance with drainage, flooding and stability requirements in accordance with the requirements of Melbourne Water as metropolitan drainage authority. b) Manage development within the riverside vegetation and access corridor to minimise site coverage, and the area of impervious surfaces to meet objectives for vegetation and floodway management. 	<ul style="list-style-type: none"> a) Minimise development in areas at risk of flooding except for uses that have a specific requirement to be located in proximity to the river (e.g. boatsheds). b) Where possible, combine objectives for the provision of public open space and access to the river with maintenance of flood ways. c) Consider public acquisition of highly flood-prone land on which development is severely restricted. d) Minimise site coverage and area of impervious surfaces in immediate riverside environs to meet objectives for vegetation and floodway management. 	<ul style="list-style-type: none"> a) Minimise development in areas at risk of flooding except for uses that have a specific requirement to be located in proximity to the river (e.g. boatsheds). b) Where possible, combine objectives for the provision of public open space and access to the river with maintenance of flood ways. c) Consider public acquisition of highly flood-prone land on which development is severely restricted. d) Minimise site coverage and area of impervious surfaces in immediate riverside environs to meet objectives for vegetation and floodway management. 	<ul style="list-style-type: none"> a) Minimise development in areas at risk of flooding except for uses that have a specific requirement to be located in proximity to the river (e.g. boatsheds). b) Where possible, combine objectives for the provision of public open space and access to the river with maintenance of flood ways. c) Minimise site coverage and area of impervious surfaces in immediate riverside environs to meet objectives for vegetation and floodway management.
14. Ensure development does not compromise bank stability or result in increased erosion.	<ul style="list-style-type: none"> a) Manage bank stability, and erosion sedimentation according to Melbourne Water waterway management requirements. b) Control development to minimise erosion potential and impacts on stability of the river corridor. c) Require landscaping plans to demonstrate how erosion will be controlled and stability maintained or improved using 'soft landscaping' techniques. 	<ul style="list-style-type: none"> a) Manage bank stability, and erosion sedimentation according to Melbourne Water waterway management requirements. b) Control development to minimise erosion potential and impacts on stability of the river corridor. c) Require landscaping plans to demonstrate how erosion will be controlled and stability maintained or improved using 'soft landscaping' techniques. 	<ul style="list-style-type: none"> a) Manage bank stability, and erosion sedimentation according to Melbourne Water waterway management requirements. b) Control development to minimise erosion potential and impacts on stability of the river corridor. c) Require landscaping plans to demonstrate how erosion will be controlled and stability maintained or improved using 'soft landscaping' techniques. 	N/A
15. Minimise conflict between waterway management and vegetation, landscape character and access objectives.	<ul style="list-style-type: none"> a) Encourage flood management and bank stabilisation works to occur in a manner consistent with the vegetation, landscape character and access objectives. 	<ul style="list-style-type: none"> a) Encourage flood management and bank stabilisation works to occur in a manner consistent with the vegetation, landscape character and access objectives. 	<ul style="list-style-type: none"> a) Encourage flood management and bank stabilisation works to occur in a manner consistent with the vegetation, landscape character and access objectives. 	<ul style="list-style-type: none"> a) Encourage flood management and bank stabilisation works to occur in a manner consistent with the vegetation, landscape character and access objectives.

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
16. Ensure development results in no net increase in the rate or quantity of stormwater or sediment or other pollutants entering watercourses or wetlands.	<p>a) Develop stormwater management plans to manage developments within the Open Space Corridor.</p>	<p>a) Minimise the coverage of impervious surfaces in accordance with water sensitive urban design and stormwater management requirements.</p> <p>b) Require landscaping plans to demonstrate how the rate and quantity of stormwater leaving a property will be controlled and pollutants filtered, including using 'soft landscaping' techniques.</p>	<p>a) Minimise the coverage of impervious surfaces in accordance with water sensitive urban design and stormwater management requirements.</p> <p>b) Require landscaping plans to demonstrate how the rate and quantity of stormwater leaving a property will be controlled and pollutants filtered, including using 'soft landscaping' techniques..</p>	<p>a) Minimise the coverage of impervious surfaces in accordance with water sensitive urban design and stormwater management requirements.</p> <p>b) Require landscaping plans to demonstrate how the rate and quantity of stormwater leaving a property will be controlled and pollutants filtered, including using 'soft landscaping' techniques.</p>

Attachment 2 – Issues Analysis by Location and Recommended Planning Scheme Changes

Attachment 2 – Issues Analysis by Location and Recommended Planning Scheme Changes

Table 1. First Order Priorities

This table applies an analysis of values, issues and planning controls to those areas which are considered *first order priority* by virtue of their location close to the Yarra River. The following table applies the formula stated in the *Consultant Report*.

Value + Development Pressure + Lack of Control = Need for new / strengthened control

The locations mentioned are shown on **Maps 6A and 6B** in the *Consultant Report*. Note that recommendations for improved controls may include some already included in existing planning provisions. Recommended controls are not necessarily drafted to represent the content of planning scheme amendments – all recommendations are for consultation purposes and actual planning provisions would require further fine-tuning.

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
Toorak (Left bank Glen Waverley rail line to Grange Road)	Leafy Suburban	<i>Private land to river edge;</i> <i>all or part of properties within 1 in 100 year flood level</i>	<ul style="list-style-type: none"> Leafy suburban, mixed exotic river edge, highly visible from opposite bank (Main Yarra Trail and Yarra Blvd) and rail line. Scenic backdrop to highly used stretch of the Yarra River (boating tours and cruises). Minimal indigenous vegetation. Stormwater, garden runoff and weeds impact on waterway. Potential for public access limited due to multiple titles and slope. Area of known Aboriginal significance? 	<ul style="list-style-type: none"> Jetties, boat ramps, mooring facilities, boatsheds. Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and entertaining areas sited to take advantage of riverside location. Private recreation spaces (including swimming pools and tennis courts). 	<p>Existing R1Z SLO1 LSIO (part) HO</p> <p>Potential ESO or SLO LSIO and/or FO</p>	<p>Recommended overlays: ESO LSIO and FO HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater than 35cm diameter at 1m above ground level. <p>Relevant Objectives, Strategies & Guidelines (Att 1): 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16.</p> <p>Additional Performance Standards <i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. Buildings should be set back from the river to respond to topography, existing vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. 	<p>Amend existing SLO/replace with ESO to include permit triggers, objectives and strategies and performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.) Convert part of LSIO to FO.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
						<p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Development on river frontage lots shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 30% of the total land area on the lot. (In calculations, areas which can not support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over.) <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring facilities should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and not impact on the enjoyment of all users of the river and river corridor. 	
Hawthorn South (left bank from Wallen Road to Monash Freeway/-CityLink)	Leafy Suburban	<p><i>Private lots to river edge</i></p> <p><i>Private lots adjoin riverside open space.</i></p> <p><i>Part of some lots within 1 in 100 year flood level.</i></p>	<ul style="list-style-type: none"> Leafy suburban character set on varied, partly hilly topography and amongst canopy trees, overlooking parkland, and visible from Yarra Bend Trail and Yarra Blvd on opposite bank. Amenity of parkland and river affected by insensitive development in some locations. Indirect runoff and water quality issues. 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and private recreation facilities (including swimming pools and tennis courts). 	<p>Existing</p> <p>R1Z</p> <p>HO (most)</p> <p>ESO1</p> <p>SLO2</p> <p>LSIO (part of some lots)</p> <p>Potential:</p> <p>SLO or ESO</p> <p>LSIO and/or FO</p> <p>HO (as currently)</p>	<p>Recommended overlays:</p> <p>ESO</p> <p>LSIO and FO</p> <p>HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater than 35cm diameter at 1m above ground level; <p>Relevant Objectives, Strategies & Guidelines (Att 1)</p> <p>1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.</p> <p>Additional Performance Standards</p> <p><i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above 	<p>Rationalise ESO and SLO into one overlay (ESO) incorporating permit triggers, objectives and strategies and additional performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
					applied)	<p>natural ground level at any point.</p> <ul style="list-style-type: none"> Buildings should be set back from the river to respond to topography and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 50% of the total land area on the lot. Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	development.) Convert part of LSIO to FO.
St James Park (left bank, Hawthorn Bridge to Wallen Road)	Leafy Suburban	Private land to river edge; all or part of properties within 1 in 100 year flood level	<ul style="list-style-type: none"> Attractive leafy river interface in long backyards, visible from opposite bank (Main Yarra Trail and Yarra Blvd). European heritage values expressed in architecture and gardens. Area of known Aboriginal significance? Minimal indigenous vegetation. Stormwater, garden runoff 	<ul style="list-style-type: none"> Jetties, boat ramps, mooring facilities, boatsheds. Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and entertaining areas sited to take advantage of riverside location. Private recreation 	Existing R1Z HO ESO1 LSIO (part) SLO2 Potential: SLO or ESO	<p>Recommended overlays:</p> <p>ESO LSIO and FO HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater than 35cm circumference at 1m height. 	Rationalise ESO and SLO into one overlay (ESO) incorporating permit triggers, objectives and strategies and additional performance standards as outlined. (Note that in interpreting the revised ESO equal

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
			<p>and weeds impact on waterway.</p> <ul style="list-style-type: none"> ▪ Hard paved areas including tennis courts increase stormwater runoff. ▪ Several private riverside structures including jetties. ▪ Potential for public access limited due to multiple titles and slope. ▪ Runoff and water quality issues. 	<p>spaces (including swimming pools and tennis courts).</p>	<p>LSIO and / or FO</p> <p>HO (as currently applied)</p>	<p>Relevant Objectives, Strategies & Guidelines (Att 1):</p> <p>1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13 14, 15.</p> <p>Additional Performance Standards</p> <p><i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> ▪ Maximum building height of 9m above natural ground level at any point. ▪ Buildings should be set back from the river to respond to topography, existing vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> ▪ Development shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 30% of the total land area on the lot. (In calculations, areas which can not support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over). ▪ Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> ▪ Jetties, boat ramps and mooring facilities should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and not impact on the enjoyment of all users of the river and river corridor. 	<p>weight should be given to landscape values of the river corridor in considering the appropriateness of development.)</p> <p>Convert part of LSIO to FO.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
Hawthorn (left bank, between Barkers Road and Hawthorn Bridge)	Leafy Suburban	<i>Private land to river edge (some lots at Creswick Street and Harrison Crescent, covered by PAO);</i> <i>all or part of properties within 1 in 100 year flood level</i>	<ul style="list-style-type: none"> Leafy character in large, open backyards. Some native habitat trees. Highly visible from Main Yarra Trail on opposite bank Area of known Aboriginal significance? Discontinuity of riverside public open space at Creswick Street. Indirect runoff and water quality issues. 	<ul style="list-style-type: none"> Jetties, boat ramps, mooring facilities, boatsheds. Subdivision and / or multiple dwellings (particularly larger lots). Extension and redevelopment of existing dwellings. Outbuildings and entertaining areas sited to take advantage of riverside location (including swimming pools and tennis courts). Private recreation spaces (including swimming pools and tennis courts). 	<p>Existing UFZ / R1Z</p> <p>PAO2</p> <p>SLO2 (part)</p> <p>ESO1 (part)</p> <p>LSIO (part R1Z only)</p> <p>Potential: ESO</p> <p>SLO</p> <p>LSIO and/or FO</p>	<p>Recommended overlays: ESO LSIO and FO</p> <p>HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater than 35cm diameter at 1m above ground level. <p>Relevant Objectives, Strategies & Guidelines (Att 1): 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16.</p> <p>Additional Performance Standards: <i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. Buildings should be set back from the river to respond to topography and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 35% of the total land area on the lot. Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring 	<p>Rationalise ESO and SLO into one overlay (ESO) incorporating permit triggers, objectives and strategies and additional performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.)</p> <p>Convert part of LSIO to FO.</p> <p>Refer to <i>Recommendations on Existing PAOs</i> table.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
						facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor.	
Garden Terrace, Kew (left bank, Walmer Street footbridge to Barkers Road)	Leafy Suburban	<i>Private land to river edge; all or part of properties within 1 in 100 year flood level</i>	<ul style="list-style-type: none"> Leafy river edge containing exotic vegetation in large open backyards visible from River and opposite bank (Main Yarra Trail). Strong potential for enhancement of riparian vegetation corridor and fauna habitat. Some potential for public riverside open space between Walmer and Hodgson Streets, although steep topography and development at the river edge north of Barkers Road constrains potential future access. Runoff and water quality issues. 	<ul style="list-style-type: none"> Jetties, boat ramps, mooring facilities, boatsheds. Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and entertaining areas sited to take advantage of riverside location. Private recreation spaces (including swimming pools and tennis courts). 	<p>Existing: UFZ LSIO PAO SLO2 ESO1</p> <p>Potential: SLO or ESO LSIO and / or FO PAO (as currently applied)</p>	<p>Recommended overlays: ESO LSIO and FO PAO, HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater than 35cm circumference at 1m height above ground level. <p>Relevant Objectives, Strategies & Guidelines (Att 1) 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.</p> <p>Additional Performance Standards</p> <p><i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. Buildings should be set back from the river to respond to topography and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 35% of the total land area on the lot. Developments shall not result in any 	<p>Rationalise ESO and SLO into one overlay (ESO) incorporating permit triggers, objectives and strategies additional performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.)</p> <p>Convert part of LSIO to FO. Refer to <i>Recommendations on Existing PAOs</i> table.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
						<p>net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level.</p> <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	
Kew (left bank Wills Street Kew to Caritas Christi Hospice)	Leafy Suburban Interface	<i>Private lots separated from riverside parkland by road.</i>	<ul style="list-style-type: none"> Mixed, bushy suburban character adjacent to parkland and overlooking the river, highly visible from adjacent Yarra Blvd, river, and opposite bank. Indirect runoff and water quality issues. 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and private recreation facilities (including swimming pools and tennis courts). 	<p>Existing:</p> <p>R1Z</p> <p>SLO2</p> <p>HO (Caritas Christi)</p> <p>Potential:</p> <p>SLO or ESO</p> <p>HO (as currently applied)</p>	<p>Recommended overlays:</p> <p>SLO or ESO, HO (as currently applied).</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove or destroy trees greater than 35cm in diameter at 1m above ground level. <p>Relevant Objectives, Strategies & Guidelines (Att 1)</p> <p>2(b), 4, 5, 6, 7, 8, 10, 11, 14.</p> <p>Additional Performance Standards</p> <p><i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 50% of the total land area on the lot. (In calculations, areas which can not support vegetation including spaces under eaves and gaps less than 4m 	Amend existing SLO2 or rationalise with ESO to include permit triggers and objectives and strategies as outlined.

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
River Retreat, Kew (left bank at Molesworth St / River retreat, Kew)	Leafy Suburban	<p><i>Private land to river edge (one parcel);</i></p> <p><i>Private land within the Open Space corridor;</i></p> <p><i>All or part of properties within 1 in 100 year flood level (some cases);</i></p>	<ul style="list-style-type: none"> ▪ Bush suburban at the river edge, visible from River and Yarra Bend Public Golf Course. ▪ Runoff and water quality issues. ▪ Indigenous vegetation and fauna habitat of State significance. ▪ Strong potential for linking riverside open space through this area. 	<ul style="list-style-type: none"> ▪ Extensions to existing dwellings. ▪ Outbuildings and entertaining areas. ▪ Clearing of remnant vegetation for views or private open space. ▪ Private recreation spaces (including swimming pools and tennis courts). 	<p>Existing R1Z UFZ (part) PAO2 SLO1 ESO1 LSIO (part)</p> <p>Potential: SLO or ESO LSIO and / or FO</p> <p>PAO2 (as currently applied)</p>	<p>between buildings / structures are considered to be effectively built over).</p> <p>Recommended overlays: ESO LSIO and FO PAO2, HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> ▪ All buildings and works. ▪ Remove or destroy any indigenous vegetation. <p>Relevant Objectives, Strategies & Guidelines (Att 1) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.</p> <p>Additional Performance Standards</p> <p><i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> ▪ Maximum building height of 9m above natural ground level at any point. ▪ Buildings should be set back from the river to respond to topography, existing indigenous vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> ▪ Developments shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 50% of the total land area on the lot. (In calculations, areas which cannot support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over). 	<p>Rationalise ESO1 and SLO1 into one overlay (ESO) incorporating permit triggers, objectives and strategies additional performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.)</p> <p>Convert part of LSIO to FO.</p> <p>Refer to <i>Recommendations on Existing PAOs</i> table.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
						<ul style="list-style-type: none"> Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. 	
Fairfield / Alphington (Park Crescent, and Rex Avenue)	Leafy Suburban	<p><i>Private land to river edge;</i></p> <p><i>All or part of properties within 1 in 100 year flood level</i></p>	<ul style="list-style-type: none"> Bushy landscape on steep slopes, highly visible from popular stretch of Yarra River and from Yarra Bend Park and trails on opposite bank. Runoff and water quality issues. Valuable indigenous riparian vegetation and wildlife corridor, including depleted vegetation communities of State significance. Area of known Aboriginal significance? Some potential for future public access linking Fairfield Park to Rudder Grange (subject to environmental constraints). 	<ul style="list-style-type: none"> Jetties, boat ramps, mooring facilities, boatsheds. Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and entertaining areas sited to take advantage of riverside location. Clearing of remnant vegetation for views or private open space. Private recreation spaces (including swimming pools and tennis courts). 	<p>Existing R1Z</p> <p>DDO1 (part) ESO1</p> <p>LSIO (part)</p> <p>Potential: SLO or ESO LSIO and / or FO</p>	<p>Recommended overlays: ESO LSIO and FO HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> all buildings and works. remove or destroy any indigenous vegetation. <p>Relevant Objectives, Strategies & Guidelines (Att 1) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.</p> <p>Additional Performance Standards</p> <p><i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. Buildings should be set back from the river to respond to topography, existing indigenous vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 35% of the total land area on the lot outside the 1 in 100 year flood level. Developments shall not result in any 	<p>Rationalise ESO and DDO, applying C66 Panel recommendations and covering entirety of lots only partially covered by existing DDO in Park Crescent / The Esplanade / Alphington Street. Include permit triggers, objectives and strategies, and additional performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.)</p> <p>Convert part of LSIO to FO.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
						<p>net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level.</p> <ul style="list-style-type: none"> ▪ Where the total built area and impervious surfaces coverage within the 1 in 100 year flood level of any lot currently exceeds 15%, redevelopment of the site must result in a reduction of site coverage to: <ul style="list-style-type: none"> ○ 15% or less on lots which have less than 200m² outside the 1 in 100 year flood level; or ○ 5% or less on lots which have more than 200m² outside the 1 in 100 year flood level. ▪ In calculations, areas which cannot support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> ▪ Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	
Ivanhoe (right bank from Chelsworth Park to Darebin Creek)	Leafy Suburban	<p><i>Private land to river edge;</i></p> <p><i>all or part of properties within 1 in 100 year flood level</i></p>	<ul style="list-style-type: none"> ▪ Leafy suburban area set on prominent topography, partly visible from adjacent residential areas, Yarra River and Golf Clubs (opposite). ▪ Vegetation communities of regional significance including substantial native 	<ul style="list-style-type: none"> ▪ Jetties, boat ramps, mooring facilities, boatsheds. ▪ Subdivision and / or multiple dwellings (particularly larger lots). ▪ Extensions to existing dwellings. ▪ Outbuildings and 	<p>Existing R1Z</p> <p>ESO1 ESO4 (part)</p> <p>Potential: SLO or ESO</p>	<p>Recommended overlays: ESO LSIO and FO HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> ▪ All buildings and works. ▪ Remove or destroy any indigenous 	<p>Amend ESO1 to include permit triggers, objectives and strategies and additional performance standards as outlined.</p> <p>(Note that in</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
			<p>habitat.</p> <ul style="list-style-type: none"> ▪ Indirect runoff and water quality issues. ▪ Currently no public access to this section of river. 	<p>entertaining areas sited to take advantage of riverside location.</p> <ul style="list-style-type: none"> ▪ Clearing of remnant vegetation for views or private open space. ▪ Private recreation spaces (including swimming pools and tennis courts). 	<p>LSIO and / or FO</p>	<p>vegetation, or trees greater than 35cm in diameter at 1m above ground level.</p> <p>Relevant Objectives, Strategies & Guidelines (Att 1) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.</p> <p>Additional Performance Standards</p> <p><i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> ▪ Maximum building height of 9m above natural ground level at any point. ▪ Buildings should be set back from the river to respond to topography, existing indigenous vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> ▪ Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 30% of the total land area on the lot outside the 1 in 100 year flood level. ▪ Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> ▪ Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	<p>interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.)</p> <p>Convert part of LSIO to FO.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
Abbotsford / Richmond (right bank from Merri Creek to Bridge Road, excluding CUB, Victoria Crescent and Victoria Street East)	Urban Industrial / Ex-Industrial Interface	<i>Private land to river edge (part); All or part of properties within 1 in 100 year flood level Private lots adjoin riverside open space.</i>	<ul style="list-style-type: none"> Top of river escarpment heavily developed with current and former industrial buildings Adjoins highly trafficked stretch of Yarra River and Main Yarra Trail, amenity and character important. Narrow riparian strip throughout– frequently weed infested. Continuous riverside trail access interrupted between Gipps and Flockhart Streets in Abbotsford. Water quality and stormwater impacted by urbanisation. Several buildings, built areas within the flood zone. Private land used for public open space (at Christine Crescent), management arrangement uncertain. Potential for enhancement of indigenous vegetation and amenity of trail. 	<ul style="list-style-type: none"> Large mixed use developments (office and apartment). Redevelopment of industrial buildings. Jetties, boat ramps, boat launching facilities. 	B3Z, B4Z, B5Z, IN1Z, some PUZ, CDZ (Vict Gardens), R1Z. DDO1 PAO2 ESO1 LSIO (part) CDZ1 (part – Victoria Gardens) Potential: DDO ESO LSIO and / or FO PAO	<p>Recommended overlays: DDO and ESO PAO (part) LSIO and FO</p> <p>Recommended Permit Triggers:</p> <ul style="list-style-type: none"> As per Amendment C66. Remove, destroy or lop trees greater than 35cm diameter at 1m above ground level (as per current ESO1). <p>Relevant Objectives, Strategies & Guidelines (Att 1) 1, 2(b), 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16.</p> <p>Additional Performance Standards <i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> As per Amendment C66 to the City of Yarra Planning Scheme. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	<p>Revise DDO1 as recommended by C66 Panel.</p> <p>Amend existing ESO1 to include additional objectives and strategies as appropriate.</p> <p>Convert part of LSIO to FO.</p>
Monash Freeway / Citylink River Edge	Urban industrial ex-industrial.	<i>Private lots separated from River by road. No riverside open space.</i>	<ul style="list-style-type: none"> Built form including freeway structure dominate this edge, variation in built edge and heights required. Issues with overshadowing of Main Yarra Trail. 	<ul style="list-style-type: none"> Large commercial and residential development (office and apartment). Redevelopment of industrial buildings. 	RDZ, B3Z, R1Z, PUZ, IN3Z. DDO1, DDO5 (part), ESO, LISO (part).	<p>Recommended overlays: DDO and ESO LSIO and FO HO (as currently applied)</p> <p>Recommended Permit Triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater 	<p>Revise DDO1 as recommended by C66 Panel.</p> <p>Amend existing ESO1 to include additional permit triggers and objectives as appropriate.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
					<p>Potential: DDO ESO LSIO and / or FO</p>	<p>than 35cm circumference at 1m height above ground level.</p> <p>Relevant Objectives, Strategies & Guidelines (Att 1) As appropriate.</p> <p>Additional Performance Standards</p> <p><i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> ▪ Building heights should be limited to avoid any additional shadowing of the river or public spaces between the freeway and the river, and to avoid any undesirable visual impacts on the river corridor. <p><i>Public Access</i></p> <ul style="list-style-type: none"> ▪ Development should facilitate public access to the river, especially between Punt Road and Cremorne Street (i.e. at the Nylex Site, Cremorne); and between Mary and Burnley Streets (i.e. in the vicinity of the Burnley harbour and depot). <p>Relevant Objectives, Strategies & Guidelines (Att 1)</p> <ul style="list-style-type: none"> ▪ 2(b), 4, 6, 7, 8, 9, 11, 12, 15. 	<p>Convert part of LSIO to FO.</p>

Table 2. Second Order Priorities

This table addresses provides a cursory analysis for those parts of the Study Area which are *second order priorities* by virtue of being more remote from the river.

As these represent areas of less urgent need, detailed planning controls have not been developed as part of this study. In a number of cases, further investigation into the appropriate tools, coverage of overlays and strategic justification for these may be warranted.

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Directions for Future Controls	Action (see Attachment 3)
South Yarra (left bank from Grange Road to Punt Road)	Urban Residential	<i>Private lots separated from riverside open space by road.</i>	<ul style="list-style-type: none"> Densely developed urban residential hill face overlooking river. Scenic backdrop to highly used stretch of the Yarra River (boating tours and cruises). Indirect runoff and water quality issues. Alexandra Avenue and parkland provides substantial buffer to the River. 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and private recreation facilities (including swimming pools and tennis courts). 	R1Z HO (part) DDO3 LSIO (part)	<p>Relevant Objectives, Strategies & Guidelines (Att 1) 2(a), 4, 5, 6, 7, 8, 11, 13, 14.</p> <p>Desired Outcomes:</p> <ul style="list-style-type: none"> Protection and management of neighbourhood character and heritage values. Guidelines for protection of neighbourhood character and heritage values which relate to views from the Yarra River and Open Space Corridor. Maintenance and enhancement of the amenity of the riverside open space. <p>Candidate overlays: DDO and/or SLO HO (as currently applied) LSIO and/or FO</p>	<p>Review DDO and HO in the longer term to ensure neighbourhood character and heritage controls relate to views and values of the River and Open Space Corridor.</p> <p>Convert part of LSIO to FO.</p>
Kew (remainder) (left bank from Wills Street to Burke Road including Willsmere, Kew Cottages, Kew East. Also northern Walmer Street and Nolan Street, Kew)	Leafy Suburban Interface	<i>Private lots remote from River but adjoin parkland within the open space corridor.</i>	<ul style="list-style-type: none"> Interface issues with adjoining bushland, including spread of weeds. Higher or insensitively sited buildings may have some potential to impact on landscape character sense of seclusion of some bushland areas. 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and private recreation facilities (including swimming pools and tennis courts). 	R1Z, some PPRZ DDO1, (Kew cottages), DDO2 (Willsmere), VPO2 (Kew cottages)	<p>Relevant Objectives, Strategies & Guidelines (Att 1) 2(b), 4, 6, 7, 8, 10, 11, 14.</p> <p>Desired Outcomes:</p> <ul style="list-style-type: none"> Retention of trees and other vegetation. Maintenance of building heights subordinate to vegetation and other landscape features (e.g. Willsmere). Sufficient space for planting and growth of new vegetation, including large trees. 	<p>Amend existing SLO2 to include permit triggers and objectives and strategies as outlined.</p> <p>Investigate coverage back from the river using landscape analysis in the longer term.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Directions for Future Controls	Action (see Attachment 3)
					and Wills-mere) SLO2 (Kew East) LSIO (part)	<ul style="list-style-type: none"> Colours, materials and design that complement a heavily vegetated environment. <p>Candidate overlays: SLO and/or ESO HO (as currently applied) LSIO and/or FO</p>	Convert part of LSIO to FO.
Alphington (remainder) <small>(Right bank from Alphington Park to Darebin Creek)</small>	Leafy Suburban Interface	<i>Private lots remote from River but adjoin parkland in within the open space corridor.</i>	<ul style="list-style-type: none"> Hill face visible from River, golf courses and parkland. Interface issues with adjoining bushland, including spread of weeds. Indirect runoff and water quality issues. Area of known Aboriginal significance? 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and private recreation facilities (including swimming pools and tennis courts). 	R1Z DDO1 (part) LSIO (part of some lots) ESO1	<p>Relevant Objectives, Strategies & Guidelines (Att 1) 2(b), 4, 5, 6, 7, 8, 10, 11, 14.</p> <p>Desired outcomes:</p> <ul style="list-style-type: none"> Retention of trees and other vegetation. Maintenance of building heights subordinate to vegetation; Sufficient space for planting and growth of new vegetation, including large trees; Use of colours, materials and design that complement a heavily vegetated environment; Minimisation of the impacts of stormwater runoff on water quality; Control of the spread of environmental weeds into the Open Space Corridor. <p>Candidate overlays: SLO and/or ESO LSIO and / or FO HO (as currently applied)</p>	<p>Rationalise ESO and DDO, applying C66 Panel recommendations and covering entirety of lots only partially covered by existing DDO. Include permit triggers, objectives and strategies, and additional performance standards as outlined.</p> <p>Convert part of LSIO to FO.</p>
Ivanhoe (remainder) <small>(Right bank from Wilson Reserve / Chelsworth Park to</small>	Leafy Suburban Interface	<i>Private lots remote from River but adjoin parkland in within the open space</i>	<ul style="list-style-type: none"> Hill face visible from river, golf courses and parkland. Interface issues with adjoining bushland, including spread of weeds. 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and 	R1Z SLO2 VPO3	<p>Relevant Objectives, Strategies & Guidelines (Att 1) 2(b), 4, 5, 6, 7, 8, 10, 11, 14.</p> <p>Desired outcomes:</p> <ul style="list-style-type: none"> Retention of trees and other vegetation. Maintenance of building heights 	Amend existing SLO2 to include permit triggers and objectives and strategies as outlined.

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Directions for Future Controls	Action (see Attachment 3)
Burke Road, and north of the ESO1 between Darebin Creek and Chelsworth Park)		<i>corridor.</i>	<ul style="list-style-type: none"> ▪ Indirect runoff and water quality issues. ▪ Some native vegetation of regional significance. 	private recreation facilities (including swimming pools and tennis courts).		<p>subordinate to vegetation;</p> <ul style="list-style-type: none"> ▪ Sufficient space for planting and growth of new vegetation, including large trees; ▪ Use of colours, materials and design that complement a heavily vegetated environment; ▪ Minimisation of the impacts of stormwater runoff on water quality; ▪ Control of the spread of environmental weeds into the Open Space Corridor. <p>Candidate overlays:</p> <p>SLO and/or ESO</p> <p>LSIO and / or FO</p> <p>HO (as currently applied)</p>	

Attachment 3 – Planning Controls and Policies by Municipality : Recommended Changes

Attachment 3: Planning Controls and Policies by Municipality: Recommended Changes

For explanation of implementation timing descriptors, refer to Section 5.5 of the *Consultant Report*.

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Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
MSS 21.04-5 Natural Environment	-	• N/A	<ul style="list-style-type: none"> • Seek to update strategic basis for landscape character, key views, vistas. • Improve identification of and skylines. 	<ul style="list-style-type: none"> • Consider updating objectives to be consistent with any revised objectives for the Yarra River arising from this study. 	<ul style="list-style-type: none"> • Update for any new controls arising from this study. 	As appropriate.
22.01 Middle Yarra Environs Policy	-	• N/A	-	<ul style="list-style-type: none"> • Review relevance/need for Local Policy in light of updated MSS and overlays. 	<ul style="list-style-type: none"> • Review relevance/need for additional decision guidance in light of updated overlays. 	As Appropriate.
ESO1	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> • Ivanhoe (Chelsworth Park to Darebin Creek) • Review application to public parkland. 	<ul style="list-style-type: none"> • Require permits for: <ul style="list-style-type: none"> • all buildings and works; • remove or destroy any indigenous vegetation, or trees greater than 35cm in diameter at 1m above ground level. 	<ul style="list-style-type: none"> • Seek to update strategic basis for landscape character, key views and vistas in the longer term. 	<ul style="list-style-type: none"> • Include the following objectives contained in Attachment 1 of this Report: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16. 	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. • Additional Performance Standards <ul style="list-style-type: none"> <i>Heights and Setbacks</i> <ul style="list-style-type: none"> • Maximum building height of 9m above natural ground level at any point. • Buildings should be set back from the river to respond to topography, existing indigenous vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <i>Site Coverage</i> <ul style="list-style-type: none"> • Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 30% of the total land area on the lot outside the 1 in 100 year flood level. • Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. <i>Jetties, boat ramps and mooring facilities</i> <ul style="list-style-type: none"> • Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	Following further consultation.
SLO2	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> - Ivanhoe (remainder) • Review coverage near Riverside Drive for visibility from the River Corridor. 	<ul style="list-style-type: none"> • Consider extending permit trigger to cover more buildings and works. • Consider a site coverage permit trigger (or decision guideline). 	<ul style="list-style-type: none"> • Seek to update strategic basis for landscape character, key views and vistas in the longer term. 	<ul style="list-style-type: none"> • Include the following objectives contained in Attachment 1 of this Report: 2(b), 4, 5, 6, 7, 8, 10, 11, 14. 	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. 	Further investigation required.
LSIO	<ul style="list-style-type: none"> • Replace part of LSIO with Floodway Overlay in accordance with Melbourne Water recommendations. 	-	-	-	-	Proceed with planning scheme amendment.

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Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
MSS	<ul style="list-style-type: none"> • Include reference to hills slopes, skylines and private land away from the river which contributes to the character of the river valley. 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Review and update Lower Yarra River Urban Design Guidelines (1992) as basis for considering the landscape and urban character of the immediate riverside environs. 	<ul style="list-style-type: none"> • Consider updating objectives to be consistent with any revised objectives for the Yarra River arising from this study. 	<ul style="list-style-type: none"> • Update for any new controls arising from this study. 	As appropriate.
22.13 – Yarra Valley Environs Policy		<ul style="list-style-type: none"> • N/A. 		<ul style="list-style-type: none"> • Review relevance/need for Local Policy in light of updated MSS and overlays. 	<ul style="list-style-type: none"> • Review relevance/need for additional decision guidance in light of updated overlays. 	As appropriate.
ESO1	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> • St James Park • Hawthorn South • Hawthorn (Barkers Rd to Hawthorn Bridge) • Garden Terrace, Kew • River Retreat • Review application to Yarra Bend Park. 	<ul style="list-style-type: none"> • Require permit for: <ul style="list-style-type: none"> • all buildings and works; • remove, destroy or lop trees greater than 35cm circumference at 1m height; • remove or destroy any indigenous riparian vegetation (River Retreat only). 	<ul style="list-style-type: none"> • Review and update Lower Yarra River Urban Design Guidelines (1992) as basis for considering the landscape and urban character of the immediate riverside environs. 	<ul style="list-style-type: none"> • Include the following objectives contained in Attachment 1 of this Report: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16. 	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. • Additional Performance Standards <ul style="list-style-type: none"> <i>Building Heights and Setbacks</i> <ul style="list-style-type: none"> • Maximum building height of 9m above natural ground level at any point. • Buildings should be set back from the river to respond to topography, existing vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <i>Site Coverage</i> <ul style="list-style-type: none"> • Development shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 30-50% of the total land area on the lot (depending on location). (In calculations, areas which cannot support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over.); <i>Jetties, boat ramps and mooring facilities</i> <ul style="list-style-type: none"> • Jetties, boat ramps and mooring facilities should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and not impact on the enjoyment of all users of the river and river corridor. 	Following further consultation.
SLO1	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> • River Retreat • Rationalise with revised ESO1. • Review application to Yarra Bend Park. • Consider extending coverage into hill faces and streets back from the river between Walmer Street Kew and Gardiners Creek. 	<ul style="list-style-type: none"> • Consider extending permit trigger to include indigenous shrubs and understorey vegetation. 	<ul style="list-style-type: none"> • Review and update Lower Yarra River Urban Design Guidelines (1992) as basis for considering the landscape and urban character of the immediate riverside environs. 	<ul style="list-style-type: none"> • Include the following objectives contained in Attachment 1 of this Report: 2(b), 4, 5, 6, 7, 8, 10, 11, 14, 15. 	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. 	Following further consultation. (Extending coverage requires further investigation.)

Boroondara

Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
SLO2	<ul style="list-style-type: none"> Applies to: <ul style="list-style-type: none"> St James Park Hawthorn South Hawthorn (Barkers Rd to Hawthorn Bridge) Garden Terrace, Kew Kew (Willis St to Caritas Christi) Kew (remainder) Rationalise SLO2 with revised ESO1 (with exception of Kew (Remainder) and possibly Kew (Willis St to Caritas Christi).) 	<ul style="list-style-type: none"> Require permit for: <ul style="list-style-type: none"> all buildings and works; remove, destroy or lop trees greater than 35cm circumference at 1m height. 	-	Include the following objectives contained in Attachment 1 of this Report: 2(b), 4, 5, 6, 7, 8, 10, 11, 15.	<ul style="list-style-type: none"> Include planning provisions as contained in relevant objectives in Attachment 1. Additional Performance Standards (<i>applies to Kew (Willis St to Caritas Christi).</i>) <ul style="list-style-type: none"> <i>Building Heights and Setbacks</i> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. <i>Site Coverage</i> <ul style="list-style-type: none"> Development shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 50% of the total land area on the lot. (In calculations, areas which cannot support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over.); 	Following further consultation. (Further investigation required for Kew (remainder).)
LSIO	<ul style="list-style-type: none"> Replace part of LSIO with Floodway Overlay in accordance with Melbourne Water recommendations. 	-	-	-	-	Proceed with planning scheme amendment.

Yarra						
Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
MSS	-	-	-	-	• Update for any new controls arising from this study.	As appropriate.
22.08 Protection of Biodiversity	-	-	-	• Update as appropriate with objectives from this Study.	-	As appropriate.
ESO1	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> • Park Crescent Fairfield and Rex Avenue Alphington • Alphington (remainder) • Richmond / Abbotsford • Freeway River Edge • Rationalise with DDO1 in Leafy Suburban area (see below). • Review application to Yarra Bend Park. 	<ul style="list-style-type: none"> • Require permit for: <ul style="list-style-type: none"> • all buildings and works; • remove or destroy any indigenous vegetation (except in Urban industrial/ex-industrial areas). • remove, destroy or lop trees greater than 35cm diameter at 1m above ground level. (Urban industrial/ex-industrial areas) 	<ul style="list-style-type: none"> • Seek to update strategic basis for landscape character / significant landscapes as well as flora, fauna and environmental values. • Consider including Yarra Bend Park Strategy Plan and Fairfield Park Master Plans as reference documents. 	<ul style="list-style-type: none"> • Include the following objectives contained in Attachment 1 of this Report: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. • Additional Performance Standards <ul style="list-style-type: none"> • (See DDO1 below). 	Proceed with planning scheme amendment in Park Crescent/Rex Ave, Alphington. Remaining areas following further consultation.
LSIO	<ul style="list-style-type: none"> • Replace part of LSIO with Floodway Overlay in accordance with Melbourne Water recommendations. 	-	-	-	-	Proceed with planning scheme amendment.
22.03 Yarra River Corridor Urban Design Guidelines		• N/A		<ul style="list-style-type: none"> • Review relevance/need for Local Policy on Yarra River in light of updated MSS and overlays. 	<ul style="list-style-type: none"> • Review relevance/need for additional decision guidance on Yarra River in light of updated overlays. 	Immediate.

Yarra

Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
DDO1	<ul style="list-style-type: none"> Applies to: <ul style="list-style-type: none"> Park Crescent Fairfield and Rex Avenue Alphington Alphington (remainder) Abbotsford/Richmond Monash Freeway River Edge For the Leafy Suburban area – Park Crescent and Alphington (Remainder), rationalise ESO and DDO, applying C66 Panel recommendations and covering entirety of lots only partially covered by existing DDO. Review application to Yarra Bend Park. 	<ul style="list-style-type: none"> As per Amendment C66. 	<ul style="list-style-type: none"> As per Amendment C66. 	<ul style="list-style-type: none"> Update as per Amendment C66. Supplement C66 landscape objectives with the requirement to protect landscape character of hill faces as well as skylines in the leafy suburban character area. 	<ul style="list-style-type: none"> Update as per Amendment C66. Additional Performance Standards <p>As per Amendment C66, with the following additions to apply to the Leafy Suburban River Edge in Fairfield.</p> <p><i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. Buildings should be set back from the river to respond to topography, existing indigenous vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 35% of the total land area on the lot outside the 1 in 100 year flood level. Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. Where the total built area and impervious surfaces coverage within the 1 in 100 year flood level of any lot currently exceeds 15%, redevelopment of the site must result in a reduction of site coverage to: <ul style="list-style-type: none"> 15% or less on lots which have less than 200m² outside the 1 in 100 year flood level; or 5% or less on lots which have more than 200m² outside the 1 in 100 year flood level. In calculations, areas which can not support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> New jetties, boat ramps and mooring facilities should be avoided upstream of Dights Falls. In other areas, jetties, boat ramps and mooring facilities must not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. <p>Additions for Monash Freeway River Edge:</p> <p><i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> Building heights should be limited to avoid any additional shadowing of the river or public spaces between the freeway and the river, and to avoid any undesirable visual impacts on the river corridor. <p><i>Public Access</i></p> <ul style="list-style-type: none"> Development should facilitate public access to the river, especially between Punt Road and Cremorne Street (i.e. at the Nylex Site, Cremorne); and between Mary and Burnley Streets (i.e. in the vicinity of the Burnley harbour and depot). <p>Addition for Abbotsford/Richmond:</p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring facilities must not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	<p>Immediate (C66). [Alphington remainder – further investigation required]</p>

Stonnington

Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
MSS 21.05 – Urban Environment and Character	-	• N/A	• Develop and implement policies and planning controls to manage the key elements of neighbourhood character for the Urban Residential Character Interface in the City of Stonnington including the impacts of development, built form, and landscaping on the Yarra River corridor.	-	• Update for any new controls arising from this study.	As appropriate.
21.04 – Natural Environment and Open Space	-	• N/A	-	• Review relevance/need for Local Policy on Yarra River in light of updated MSS and overlays.	• Review relevance/need for additional decision guidance on Yarra River in light of updated overlays.	As appropriate.
SLO1	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> • Toorak • Replace SLO with ESO 	<ul style="list-style-type: none"> • Require permit for: <ul style="list-style-type: none"> • all buildings and works; • remove, destroy or lop trees greater than 35cm diameter at 1m above ground level. 	-	• Include the following objectives contained in Attachment 1 of this Report: 1, 2, 3, 6, 7, 8, 9, 15, 16, 17.	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. • Additional Performance Standards <ul style="list-style-type: none"> <i>Building Heights and Setbacks</i> <ul style="list-style-type: none"> • Maximum building height of 9m above natural ground level at any point. • Buildings should be set back from the river to respond to topography, existing vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <i>Site Coverage</i> <ul style="list-style-type: none"> • Development on river frontage lots shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 30% of the total land area on the lot. (In calculations, areas which can not support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over.). <i>Jetties, boat ramps and mooring facilities</i> <ul style="list-style-type: none"> • Jetties, boat ramps and mooring facilities should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and not impact on the enjoyment of all users of the river and river corridor. 	Following further consultation.
DDO3	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> • South Yarra • Consider replacing DDO with SLO. 	<ul style="list-style-type: none"> • Consider options for controlling the removal of vegetation. 	<ul style="list-style-type: none"> • Develop and implement policies and planning controls to manage the key elements of neighbourhood character for the Urban Residential Character Interface in the City of Stonnington including the impacts of development, built form, and landscaping on the Yarra River corridor. 	<ul style="list-style-type: none"> • Include the following objectives contained in Attachment 1 of this Report: 2(a), 4, 5, 6, 7, 8, 11, 13, 14 	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. 	Further investigation required.
LSIO	<ul style="list-style-type: none"> • Replace part of LSIO with Floodway Overlay in accordance with Melbourne Water recommendations. 	-	-	-	-	Proceed with planning scheme amendment.

Attachment 4 – Masterplanning in the Open Space Corridor

Attachment 4 – Masterplanning in the Open Space Corridor

This table outlines an initial brief for locations within the Open Space Corridor which warrant future masterplanning.

Detailed analysis and has only been made for areas within the Open Space Corridor which do not currently have masterplans or management plans in place. Locations correspond with recommended future masterplanning areas shown on Map 7 in the *Consultant Report*.

Area	Character Type	Condition	Values and Issues	Recommendations
Middle Yarra Floodplain	Open Space Corridor	Public parkland and golf courses within open space corridor.	<ul style="list-style-type: none"> ▪ Bushland, native and exotic feature plantings contribute to leafy character of open space corridor. ▪ Some native fauna habitat, golf courses are dominated by much exotic vegetation and grasses. ▪ Restricted access to river and open space within golf courses. ▪ Recreation facilities at Chelsworth Park. ▪ Current fertiliser and pesticide runoff / leeching from golf courses and parks into waterways. ▪ Weed infestations. ▪ Area of Crown land near Burke Road - uncertain management situation ▪ Some commercial uses close to river (e.g. Chris Cross Garden Supplies). 	<p>Comprehensive masterplan for entire area.</p> <p>This would be an overarching plan which would recognise existing master and management plans for sub-areas, such as the Willsmere – Chandler Park Management Plan.</p>
Dights Falls Park, Abbotsford	Open Space Corridor	Public parkland within open space corridor.	<ul style="list-style-type: none"> ▪ Existing bike path ▪ Industrial buildings dominating river, facing bushland opposite. ▪ Relatively poor east-west links to the river, especially from Collingwood ▪ Poor access to Yarra Bend Park, little local open space. 	New masterplan required.
Flockhart Street - Victoria Street	Open Space Corridor	Public parkland within open space corridor.	<ul style="list-style-type: none"> ▪ Informal riverside access (mostly goat-track) ▪ Existing public reserve ▪ Potential to plan in conjunction with future public access through CUB site. 	New masterplan required.
Creswick / Pridmore Park Hawthorn	Open Space Corridor	Public parkland within open space corridor.	<ul style="list-style-type: none"> ▪ Open space with exotic and native trees. ▪ Weed infestations and degraded riparian environment. ▪ Key riverside link and open space currently interrupted by private lots in two locations. 	New masterplan required.

Area	Character Type	Condition	Values and Issues	Recommendations
Burnley Parklands Precinct	Open Space Corridor	Public parkland within open space corridor. Private land within Open Space corridor.	<ul style="list-style-type: none"> ▪ Parkland character with buildings or clusters of buildings set in broad landscaped open spaces, mix of uses and facilities including Burnley College, Melbourne Girls College, the AMRAD site and Burnley Golf Course, divided by railways and roads. ▪ Yarra Boulevard provides continuous public access parallel to the river bank and has the potential for further enhancement as a pedestrian and cyclist-friendly park road. 	<p>A master plan should be prepared for this entire precinct, addressing public access and facilities in addition to providing detailed guidance for adjoining private redevelopment. Objectives to be addressed include:</p> <ul style="list-style-type: none"> ▪ Better pedestrian and bicycle connections throughout the precinct. ▪ Enhanced amenity and landscape character throughout the parklands. ▪ Provision of appropriate recreational facilities. ▪ Car parking provision, distribution and management to support use of the parklands. ▪ Removal or enhancement of obtrusive facilities between Yarra Boulevard and the River, including the St Kevin's College boat shed. ▪ Control of development within islands of private and institutional land in the precinct to avoid further erosion of the overall parkland character, and to manage impacts such as traffic and parking on public open spaces.
Citylink Undercroft	Urban Industrial / Ex Industrial Interface	Public land not used for public open space.	<ul style="list-style-type: none"> ▪ River dominated by the major road (City Link). ▪ Existing shared pathway along entire section of the river, on either pontoons or piled structures. ▪ Opportunities for new infrastructure to support recreational use of the river and to utilise spaces for recreational or service facilities related to the river (including potential relocation of facilities located in open space along the river bank). ▪ Potential to upgrade the appearance of the area from the riverside bike path, from the south bank, and from nearby roads. ▪ The undercroft spaces including a car park east of Punt Road and parkland isolated within the exit ramp onto Punt Road are poorly utilised and unattractive. 	<p>Develop masterplan which addresses:</p> <ul style="list-style-type: none"> ▪ improved access to the river; ▪ pro-active vegetation management and additional planting where possible; ▪ opportunities for new infrastructure (e.g. boat sheds / boat ramps) in undercroft space to support recreational use of the river. ▪ Pedestrian crossing of Harcourt Parade and a link through the Nylex development site to connect Cremorne to the riverside bike path. ▪ Utilise spaces for recreational or service facilities related to the river (including potential relocation of facilities located in open space along the River bank). ▪ Upgrade the appearance of the area from the riverside bike path, from the south bank, and from nearby roads.

Area	Character Type	Condition	Values and Issues	Recommendations
Alexandra Avenue Riverside Park	Open Space Corridor	Public parkland within the Open Space Corridor.	<ul style="list-style-type: none"> ▪ Scenic riverside open space with recreational path and boat / canoe launching facilities and some boatsheds. ▪ Mixed exotic and native vegetation lacks coherent character and provides little riparian habitat. 	<p>Rationalisation and masterplanning of the public land and open space areas in order to:</p> <ul style="list-style-type: none"> ▪ rationalise facilities; ▪ investigate moving boat sheds and boat launching facilities to less valuable riverside space (such as the freeway undercroft, as discussed above); and ▪ developing a detailed landscaping design for future planting and works in the public domain.
Burnley Harbour and surrounds	Open Space Corridor	Public land not used for open space within the Open Space Corridor.	<ul style="list-style-type: none"> ▪ Isolated by the Freeway, a major electricity terminal, the railways. ▪ Little open space between the Freeway and the river except at Loys Paddock. ▪ Much of the vegetation is in poor condition and weed infested. Excepting Loys Paddock, the area is sparsely treed and many of the trees are self-sown or suckering weed species, especially poplars. ▪ The river banks in this area are low and relatively flat, providing good potential access to the water. ▪ The harbour provides access below the freeway to the river. ▪ Potential as an attractive and accessible riverside public space with links to Loys Paddock / Herring Island poorly realised. ▪ Possible use of degraded undercroft spaces for recreational or service facilities related to the river. ▪ Some improvements have been completed recently in the open spaces around Burnley Harbour (e.g. McConchie Reserve). 	<ul style="list-style-type: none"> • Enhancements to be undertaken by responsible public agencies as resources permit.
St Heliers Convent / Arts precinct	Open Space Corridor	Public land not used for open space.	<ul style="list-style-type: none"> ▪ Multi-use precinct with outstanding recreational, heritage and environmental values, including the historic St Heliers Convent, the Collingwood Children's Farm and the Main Yarra Trail. ▪ Private land on north side of St Helier Street is subject to a Development Plan Overlay. Convent to be protected but details of future use to be resolved. 	<ul style="list-style-type: none"> • Consider overall master plan for entire area including Children's Farm, St Heliers Convent / Arts Precinct and open space managed by Parks Victoria.

Area	Character Type	Condition	Values and Issues	Recommendations
Yarra Bend Park	Open Space Corridor	Public parkland within Open Space Corridor.	<ul style="list-style-type: none"> ▪ Extensive area of bushland park currently managed by Parks Victoria. 	<ul style="list-style-type: none"> • Strategy Plan currently in place. • Exclude from application of overlays for environment, landscape character or recreation purposes.
McConchie Reserve	Open Space Corridor	Public parkland within Open Space Corridor.	<ul style="list-style-type: none"> ▪ Small local park with important local recreational values. 	<ul style="list-style-type: none"> • Masterplan recently completed.
Herring Island	Open Space Corridor	Public parkland within Open Space Corridor.	<ul style="list-style-type: none"> ▪ An artificial island now covered with indigenous vegetation and providing outstanding open space and habitat values. 	<ul style="list-style-type: none"> • Management plan currently in place.
Gardiners Creek / SE Freeway undercroft	Leafy Suburban Interface	<p>Private land adjoins riverside open space.</p> <p>Private land to river edge.</p>	<ul style="list-style-type: none"> ▪ School grounds and open spaces, few scattered trees. ▪ Some remnant native vegetation communities of regional significance below Heyington Station. ▪ Limited public access to River. ▪ Poor directional signage. ▪ Private boat launching facilities at river edge. ▪ Potential for better use of CityLink undercroft for boat launching and storing and associated buildings and structures. ▪ Currently poorly utilised, this publicly owned land near Heyington Station restricted for public access by St Kevin's College. ▪ Potential for increased access to and along the river and / or improved signage from Heyington Station could be investigated. 	<ul style="list-style-type: none"> • Investigate potential for improved public access. • Improve directional signage from Heyington station to Gardiners Creek and Main Yarra Trails.

Attachment 5 – Recommendations on Existing Public Acquisition Overlays

Attachment 5 – Recommendations on Existing Public Acquisition Overlays

Map Ref.	Location	Label / Purpose	Acquisition Authority	Analysis	Acquisition Status and Issues	Recommendations
1	Banyule Darebin Creek edge near Heidelberg Rd opposite Sparks Reserve. Located approx. 700m NW of the Yarra.	PAO2 Open Space	DSE (for Parks Victoria)	Future link between Darebin Trail and Yarra River / Main Yarra Trail.	Small parcel Two parts purchased by the Crown about two years ago. Parks Victoria negotiating for the remaining PAO land	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition, subject to finalisation of appropriate link to Main Yarra Trail.
2	Banyule Darebin Creek edge near Sylvan St and Sparks Reserve. Located approx. 500m NW of the Yarra.	PAO3 Open Space Covers land immediately adjacent to the creek.	Banyule City Council	Future link between Darebin Trail and Yarra River / Main Yarra Trail.	Medium sized parcel. Covers part of 13 properties.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition, subject to finalisation of appropriate link to Main Yarra Trail.
3	Banyule Darebin Creek edge near Riverside Road. Located approx. 200m NW of the Yarra.	PAO3 Open Space Covers land immediately adjacent to the creek.	Banyule City Council	Future link between Darebin Trail and Yarra River / Main Yarra Trail.	Small parcel. Covers part of one property.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition, subject to finalisation of appropriate link to Main Yarra Trail.

Map Ref.	Location	Label / Purpose	Acquisition Authority	Analysis	Acquisition Status and Issues	Recommendations
4	Boroondara Near the Burke Rd exit of the Eastern Freeway. Covers part of the Kew Golf Club Property.	PAO2 Public open space	DSE (for Parks Victoria)	Of no known public open space value. Appears to be a mapping error.	One large parcel. Parks Victoria has not accepted liability. Parks Victoria made representation through submissions to the new format VPP Boroondara Planning Scheme to remove PAO.	Remove PAO.
5	Boroondara 2 Parcels at River end of Molesworth St, Kew. Covers land immediately adjacent to the River.	PAO2 Public open space.	DSE (for Parks Victoria)	Valuable riverside riparian vegetation. Acquisition would provide continuity of parkland, and improve management regimes.	PAO Covers one parcel of land.	Remove PAO on northern parcel as already acquired. Retain PAO on southern parcel for acquisition.
6	Boroondara Yarra River edge between Walmer St. and Hodgson St.	PAO2 Public open space	DSE (for Parks Victoria)	Potential link Walmer St-Hodgson St. and neighbourhood riverside park. Topographic and other constraints prevent extension to Barkers Road. Limited regional recreation value.	Medium sized parcel. Covers two large and two small properties. Covers land immediately adjacent to the river.	Retain PAO. Low priority for acquisition. Investigate opportunities to secure access through lease or licence.
7	Boroondara Yarra River edge near Harrison Cr. Covers land immediately adjacent to the river.	PAO1 Public open space	Boroondara City Council	Locally valuable link. With Creswick St, acquisition creates Hawthorn linear park from Barkers Road to Wallan Road.	Covers part of two small properties contained in the UFZ.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition.
8	Boroondara Covers land immediately adjacent to the river near Creswick St.	PAO2 Public open space	DSE (for Parks Victoria)	Very valuable public open space link. Potential for rehabilitation of habitat. Acquisition would provide access to land locked Parks Victoria managed parcel of land.	Two small parcels. Covers rear undeveloped part of three small properties.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition.

Map Ref.	Location	Label / Purpose	Acquisition Authority	Analysis	Acquisition Status and Issues	Recommendations
9	Yarra Yarra River edge between Gipps St and Walmer St	PAO2 Creation of a linear park. Covers land Immediately adjacent to the river.	DSE (for Parks Victoria)	Very valuable continuation of Main Yarra Trail on right bank. Currently narrow strip of mostly very steep escarpment. Existing public access between Bridge Road and Flockhart Street. Potential to improve management of riparian zone through public ownership, and to divert high volume recreation traffic from the sensitive bushland areas on the opposite bank.	One long thin parcel, covers many properties, including the CUB site, part of which is built over. Yarra CC has negotiated 'in principle' support for future public access through CUB River edge.	Retain PAO. Consider extending further back from River to include top of escarpment. Continue negotiations with land owners for opportunities to secure access through lease, licence or acquisition in the short to medium term. Liaise with Parks Victoria regarding liability and future management arrangements.
10	Yarra Darebin Creek edge from the join of the creek to the river to Old Heidelberg Rd (west side of Darebin Creek)	PAO2 Creation of a linear park	DSE (for Parks Victoria)	Covers land Immediately adjacent to the Creek to enable connection of the Darebin Trail across the Yarra River to the Main Yarra Trail in Willsmere Park.	Two long thin parcels through the Latrobe Golf Club.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition, subject to finalisation of appropriate link to Main Yarra Trail.
11	Yarra Darebin Creek edge from the join of the creek to the river to Old Heidelberg Rd (west side of Darebin Creek)	PAO2 Creation of a linear park	DSE (for Parks Victoria)	Covers land Immediately adjacent to the Creek to enable connection of the Darebin Trail across the Yarra River to the Main Yarra Trail in Willsmere Park.	Land on the west side of the Creek through Alphington Grammar School.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition, subject to finalisation of appropriate link to Main Yarra Trail.