

6. Recommendations

6.1 Introduction

Chapter 6 compiles the findings of the report spatially, by way of four sub-areas along the river's course that have similar characteristics.

For each sub-area, all of the elements of the river - its values, character and views - are considered holistically. This ensures a coordinated approach to future management recommendations in each part of the river corridor.

The River Corridor Journey

The journey upstream along the Lower Yarra River corridor begins within the highly urban environment of Cremorne and South Yarra, and ends among the leafy suburban neighbourhoods and parkland of Fairfield, Alphington, East Kew and North Balwyn.

Travelling upstream from the western edge of the study area at Punt Road to Bulleen Road in the east, the river winds through landscapes that tell the story of Melbourne's early development, and the important role the Yarra River has played in the city's evolution over time.

The inner urban areas of Cremorne, Richmond and Abbotsford are an important part of Melbourne's industrial heritage. Industrial buildings constructed right at the river's edge indicate the way in which the river has been previously valued as a resource for industry and commerce.

The opposite side of the river in South Yarra, Toorak, Hawthorn and Kew tell a different story; of the river as a place that has been highly valued for its scenic amenity, with many dwellings built close to its edge to take advantage of the waterway and riverside vegetation.

The large open space of Yarra Bend Park is a major recreational resource for inner Melbourne, as is the network of smaller, linked parklands on both of its banks.

Despite the density of development along river's edge within the Lower Yarra context, the waterway itself retains a strongly naturalistic environment in most places, with heavy riverbank vegetation obscuring or filtering views to buildings and structures. In this regard, the river with its landscape corridor is of immense value to the people of Melbourne, and is a unique resource for a major capital city.

Sub-Areas

The journey along the Lower Yarra has been translated as four sub-areas, shown on the map opposite.

For each sub-area, recommendations are based upon an understanding of the values, character and key views of the river in that location.

Detailed cross-sectional analysis is used to show the typical experience of the river and its surrounding environment in each sub-area, exploring the relationship of the river's natural landscape elements such as riverbank topography and vegetation, with existing and future built form.

The four sub-areas are:

1. Punt Road to MacRobertson Bridge

Includes the industrial areas of Cremorne and the Monash Freeway along the river's northern edge and the inner urban residential area of South Yarra on higher ground on the southern bank.

2. MacRobertson Bridge to Hawthorn Bridge

The river flows through leafy suburban areas of Toorak and Hawthorn on the southern and eastern banks, and industrial and commercial areas of Burnley and Richmond on the western bank. Large areas of parklands create green links on both sides of the river.

3. Hawthorn Bridge to Dights Falls

Densely developed industrial, commercial and now residential areas of Richmond and Abbotsford have left a legacy of high scale buildings close to the river's edge in some locations. On the opposite bank the leafy suburban areas of Hawthorn and Kew are interspersed among extensive parklands. Here the river has a distinctly different character on either side as a result.

4. Dights Falls to Bulleen

The river makes numerous twists and turns as it meanders through extensive areas of parkland and open space, which are interspersed with residential neighbourhoods set in leafy surrounds. The river has a strongly naturalistic character in this location.

Recommendations

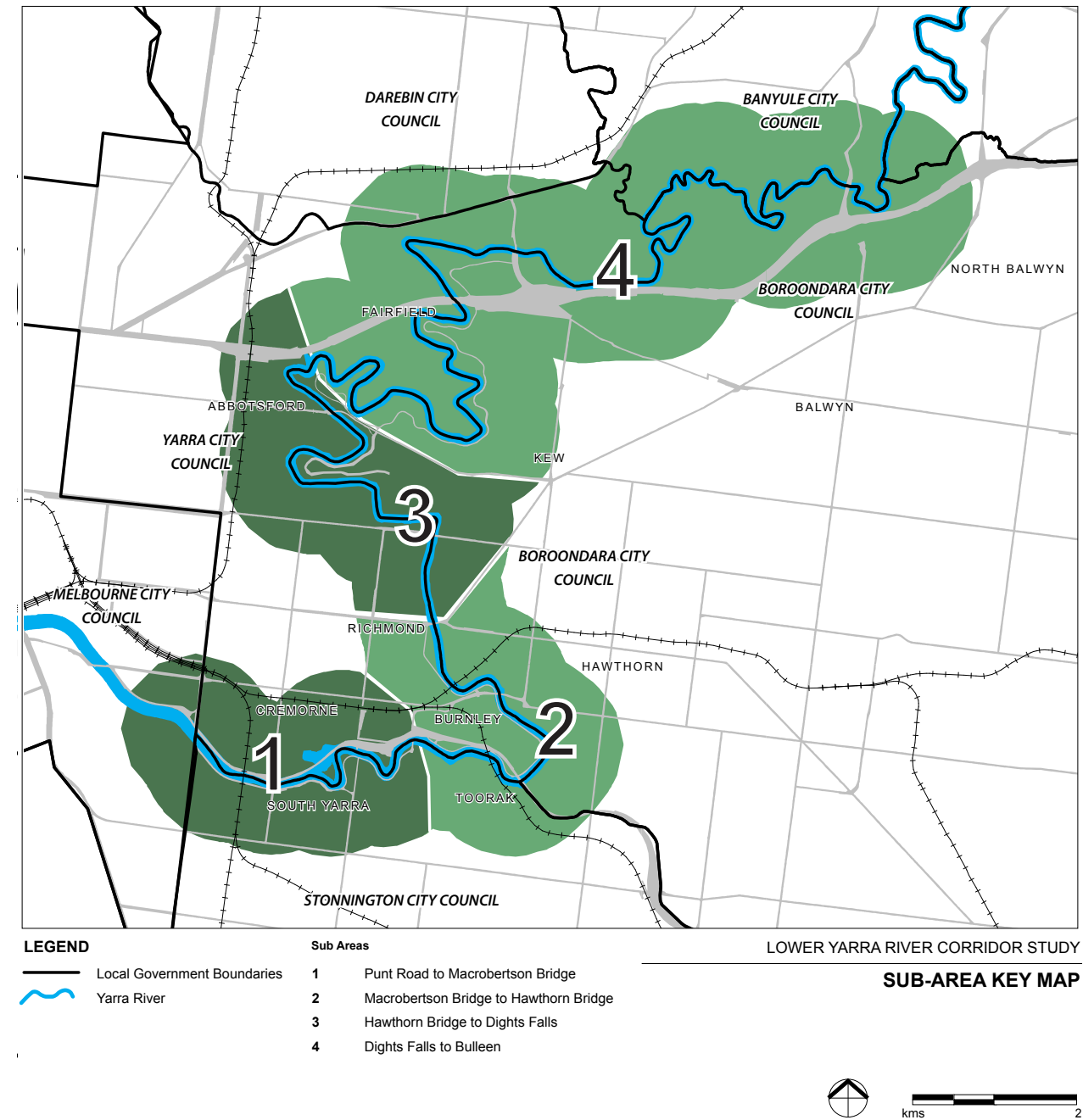
This chapter focusses on recommendations for the management of private land, where development is most likely and can potentially have the greatest impact upon the river's immediate and broader landscape setting.

Further analysis has been undertaken within each sub-area to inform recommendations for design and development controls. This includes existing patterns of lot size, site coverage, permeability, building height and vegetation cover.

Design and development controls are provided for the various River Interface Character Types within each sub-area.

The existing suite of statutory controls applying to each part of the river has been considered, and recommendations are made for additional new controls or review of existing controls.

6.2 Sub-areas



6.3 Sub-area 1: Punt Road to MacRobertson Bridge

Values, Character & Pattern of Viewing

This western section of the study area comprises the industrial areas of Cremorne on the northern banks of the river and the residential areas of South Yarra on the southern banks.

The industrial areas of Cremorne are set on low-lying land. In many locations, the gradual transition away from industrial activity to a greater mix of land uses is leading to the construction of higher scale buildings along the river's edge. The Monash Freeway has been constructed immediately along the northern river bank, and in some locations is cantilevered out over the water.

The higher ground of South Yarra on the southern bank has been developed with impressive homes set in leafy surrounds since the early days of Melbourne's settlement. From the 1920s it became a popular location for the construction of flats, perched upon the higher ground and overlooking the river. Today, these buildings are protected through the Heritage Overlay.

This is the most urbanised landscape of the study area, with large scale built form highly visible within the river's environment. Notwithstanding, the riverbank is well vegetated in many places, due to the network of open spaces along the southern bank, and small areas of planting on the northern bank.

The Main Yarra Trail and the Capital City Trail provide a continuous link from Melbourne's CBD on both sides of the river.

The River Interface Character Types within this sub-area described in Chapter 3 are:

Parklands and Recreation River Interface (PPRZ)	Formal open spaces for active and passive recreation
Motorway (C1Z, C2Z, IN1Z, IN3Z, SUZ, PUZ, CDZ)	Industrial and commercial areas, some of which are transitioning to residential or mixed use
Current & Ex-Industrial, Motorway (C1Z, C2Z, IN1Z, IN3Z, SUZ, PUZ, CDZ)	Industrial and commercial areas, some of which are transitioning to residential or mixed use
Urban Residential (RGZ, GRZ)	Medium and higher density residential areas comprising large houses, walk-up flats and apartment towers

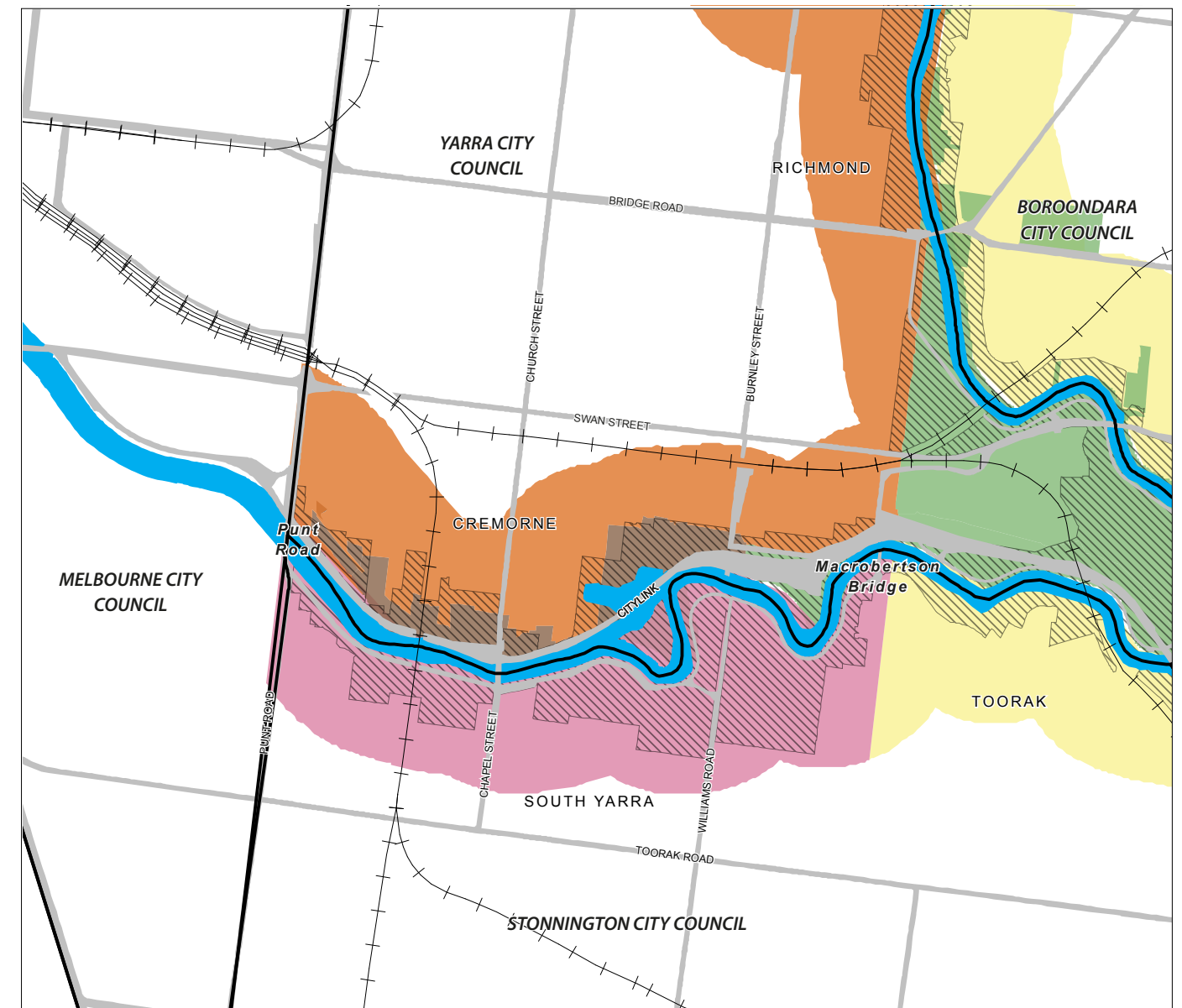
Important viewpoints within this sub-area, described in Chapter 4, are the Main Yarra Trail and Capital City Trail, road and rail bridge crossings and the parkland on the southern river banks.



Cremorne, northern river banks, view east from Chapel Street Bridge



Alexandra Avenue, South Yarra, southern side of river



LEGEND

- Local Government Boundaries
- Yarra River
- Recommended Management Areas

Character Types

- Leafy Suburban
- Urban Residential
- Parklands and Recreation
- Current & Ex-Industrial
- Motorway



Cross-Sectional Analysis

Landscape Setting Corridor

The aerial photo opposite and accompanying cross-sections show the river's setting through Cremorne and South Yarra.

In this sub-area the river flows through low-lying industrial areas on the northern bank and residential areas on higher ground on the southern bank.

The topography is flat and expansive on the northern bank, with long range views to the Melbourne CBD. On the southern bank land rises up steeply to the ridgeline on the horizon which is developed with residential apartments and large houses, set within well-landscaped surrounds.

River Experience Corridor

The edge of the river on the northern bank is defined by the motorway, which is a significant element of urban infrastructure within the river's landscape. The Capital City Trail also runs along the river's edge. The river experience corridor is also formed by buildings close to the river bank, some of which are high in scale and have cast shadow over the Trail.

The southern edge of the river is defined by a long stretch of narrow parkland between the river bank and the roadway of Alexandra Avenue. Dwellings set within well planted gardens form the backdrop of views from the river.

In this sub-area, built form and infrastructure are dominant visual elements in the landscape. However, there is also a strong presence of greenery and tree canopies.

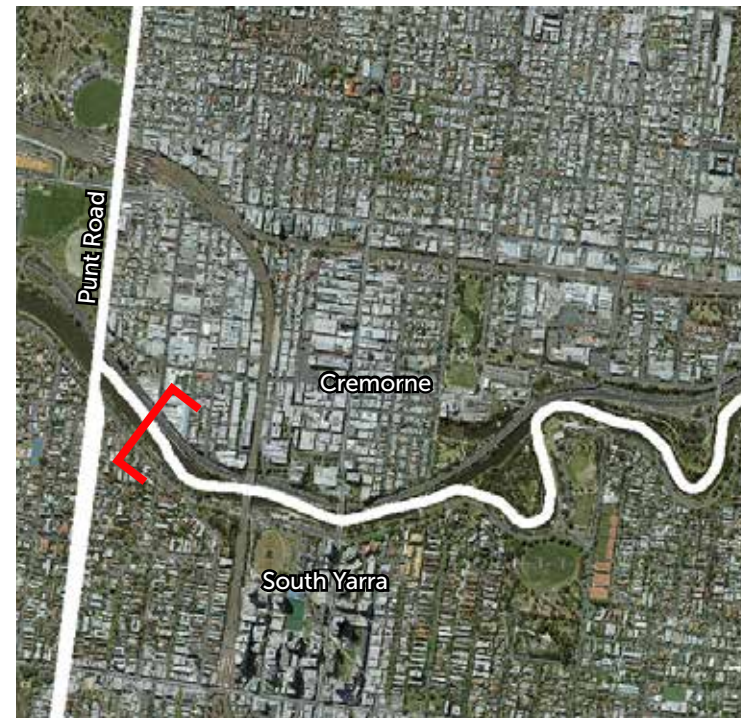
Waterway Corridor

The waterway has been compromised through the construction of the motorway which is cantilevered over the northern river banks. The motorway (as well as taller structures next to the river) overshadow the water in most places.

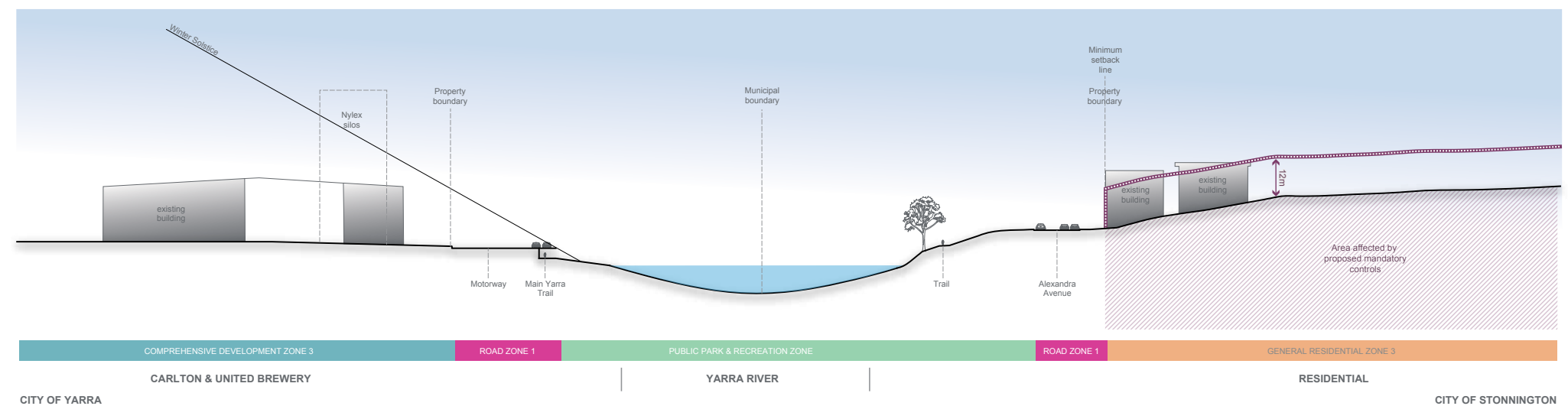
On the southern banks, patches of native vegetation exist and are being rehabilitated through new planting.

For the waterway itself, strengthening this corridor of indigenous vegetation is the most important objective.

Cross-Section Location



Section 1: South Yarra - Cremorne



River Corridor Management

Management of land in the river corridor is needed for both public and private land.

This is most critical in the Waterway Corridor and River Experience Corridor, shown on the map opposite as the 'area recommended for management'. In some locations on the southern side of the river, a buffer area extending into the Landscape Setting Corridor is also recommended for management, where development on higher ground could be visible from the river.

The recommended area of management for both public and private land is shown on the map and is also illustrated in the cross-section diagrams. The sections show the setback line for development. No development will be permitted between the river and the setback line.

Managing Public Land

Strategies for managing public land in this sub-area:

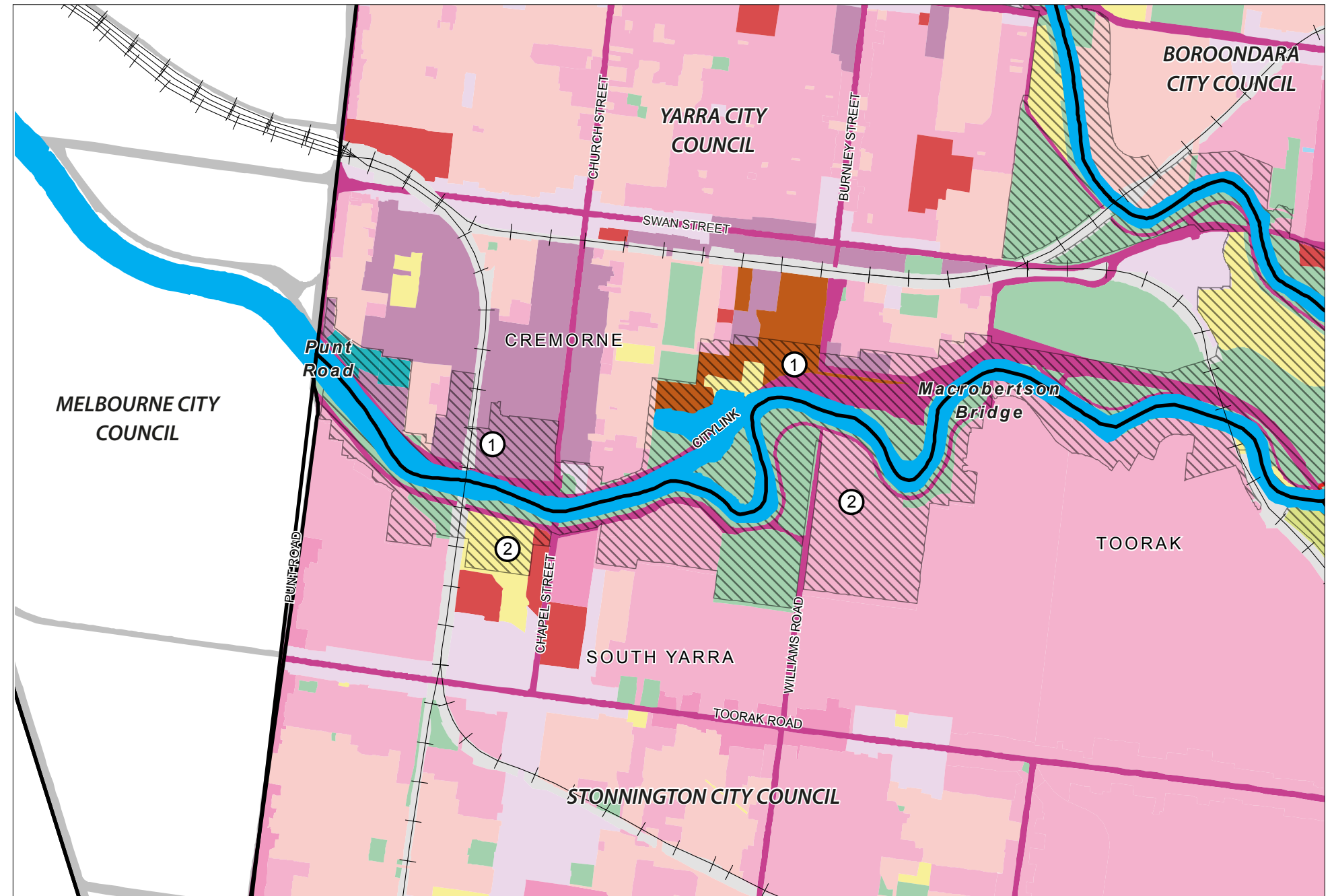
- Support the role of parkland in providing highly valued places for active and passive recreation.
- Design buildings and structures that are visible from the river and the Main Yarra Trail as distinctive features of these spaces that respond to the sensitivity of the riverside landscape and environment.
- Opportunities for planting of indigenous riparian vegetation and improvement of the tree canopy should be provided, where possible. The visual amenity of the shared path along the northern bank should also be improved as an intimate link with the water.

Managing Private Land

Strategies for managing private land in this sub-area:

- Ensure that where built form is visible from the river, parklands or the Main Yarra Trail, it is carefully designed to provide a well-considered architectural response.
- The presence of visible built form in longer range views from the southern side of the river should meet detailed design objectives, including: ensuring a high design quality in this visually prominent location; avoiding the appearance of a solid wall of development along the river.
- Buildings on the northern bank must not overshadow the waterway, the shared trails or the southern bank.

Development outcomes and requirements are detailed for each Character Type in the following table.



LEGEND

- Local Government Boundaries
- ~ Yarra River
- ▨ Recommended Management Areas

Zones

- General Residential Zone (GRZ)
- Neighbourhood Residential Zone (NRZ)
- Residential Growth Zone (RGZ)

- Road Zone Category 1 (RDZ1)
- Road Zone Category 2 (RDZ2)
- Rural Conservation Zone (RCZ)
- Public Conservation and Resource Zone (PCRZ)
- Public Park and Recreation Zone (PPRZ)
- Special Use Zone (SUZ)
- Public Use Zone (PUZ)
- Public Use Zone - Transport (PUZ4)

- Urban Floodway Zone (UFZ)
- Industrial 1 Zone (IN1Z)
- Industrial 3 Zone (IN3Z)
- Mixed Use Zone (MUZ)
- Commercial 1 Zone (C1Z)
- Commercial 2 Zone (C2Z)
- Comprehensive Development Zone (CDZ)

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Map Ref	River Interface Character Type & Location	Current Planning Controls	Desired Outcome	Recommended Development Requirements & Guidelines	Recommended Extent of Planning Control Area	Recommended Planning Controls
1	Motorway - adjoining the river in Cremorne Current & Ex-Industrial - north of Motorway	Yarra <ul style="list-style-type: none"> Commercial 1 Zone Commercial 2 Zone Comprehensive Development Zone Industrial 3 Zone Environmental Significance Overlay Schedule 1 Yarra River Environs Design and Development Overlay Schedule 1 Yarra River Corridor Protection Heritage Overlay applied to individual sites and precincts 	New buildings do not overwhelm the width and scale of the waterway. The waterway, river banks and recreational trails are not overshadowed. New buildings contribute positively to the river's skyline along the northern bank and to avoid the appearance of a solid wall of development along the river. Elements of identified industrial heritage are retained.	Discretionary height limit applied with mandatory requirement that no additional shadow be cast across the banks or waterway of the river. Minimum setback requirement does not apply as area does not have direct frontage to river's edge.	Adjoins motorway and extends up to 280m into industrial and commercial areas, depending on street and site layout.	Yarra <ul style="list-style-type: none"> Extend existing DDO1 further north to include sites that may cause overshadowing. Replace existing ESO1 with new SLO control.
2	Urban Residential - adjoining river in South Yarra	Stonnington <ul style="list-style-type: none"> Residential Growth Zone Schedule 1 General Residential Zone Schedules 3, 4 & 5 Public Use Zone Design and Development Overlay Schedule 3 Yarra River Skyline Area Heritage Overlay applied to individual sites and precincts 	Naturalistic landscape setting of river and open spaces is strengthened. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as the dominant visual element in the landscape. Encouraging the re-establishment of locally indigenous vegetation and trees.	Maximum building height of residential zones applied as mandatory control (with 1m provision for sloping sites): <ul style="list-style-type: none"> GRZ3 and GRZ4 'Residential Boulevards & Corridors' - mandatory 12 metres. GRZ5 'Residential Boulevards & Corridors' - mandatory 9 metres. RGZ1, 'Key Boulevards' - discretionary height limit of 13.5 metres. Building height to conform to natural ground level to reduce visual impact. Minimum setback requirement does not apply as area does not have direct frontage to river's edge. Use of reflective materials or bright/bold colours is avoided. Permit required to remove established trees. Planting of locally indigenous vegetation encouraged.	Extends approximately 200m from property boundary at the river frontage, depending on street and site layout	Stonnington <ul style="list-style-type: none"> Apply revised DDO3 to RGZ, GRZ & PUZ that sets mandatory height controls. Apply new SLO to all land up to the centreline of the Yarra River

6.4 Sub-area 2: MacRobertson Bridge to Hawthorn Bridge

Values, Character & Pattern of Viewing

Moving east from the MacRobertson Bridge, the river's landscape character becomes more vegetated on both sides, and its natural elements more evident.

The topography of the southern banks in Toorak rises up steeply and buildings are perched along the ridgeline or, in some locations, the riverbanks have been excavated to allow development closer to the water.

In the eastern part of this sub-area in Hawthorn, the topography flattens out and buildings are nestled among heavy riverbank vegetation.

The western/northern side of the river in Burnley comprises flatter land which has been reserved as parklands and the Burnley Campus of Melbourne University.

Here the river corridor becomes more heavily vegetated, with a strong native tree canopy, this vegetation filters views to buildings in many places. The river becomes more of an enclosed space, due to the steeper sections of topography and thick riverside vegetation along its banks.

The River Interface Character Types within this sub-area described in Chapter 3 are:

Parklands and Recreation River Interface (PPRZ)	Formal open spaces for active and passive recreation
Leafy Suburban (NRZ, GRZ, RGZ, UFZ, C1Z, IN1Z, SUZ)	Residential areas adjoining river corridor and open spaces

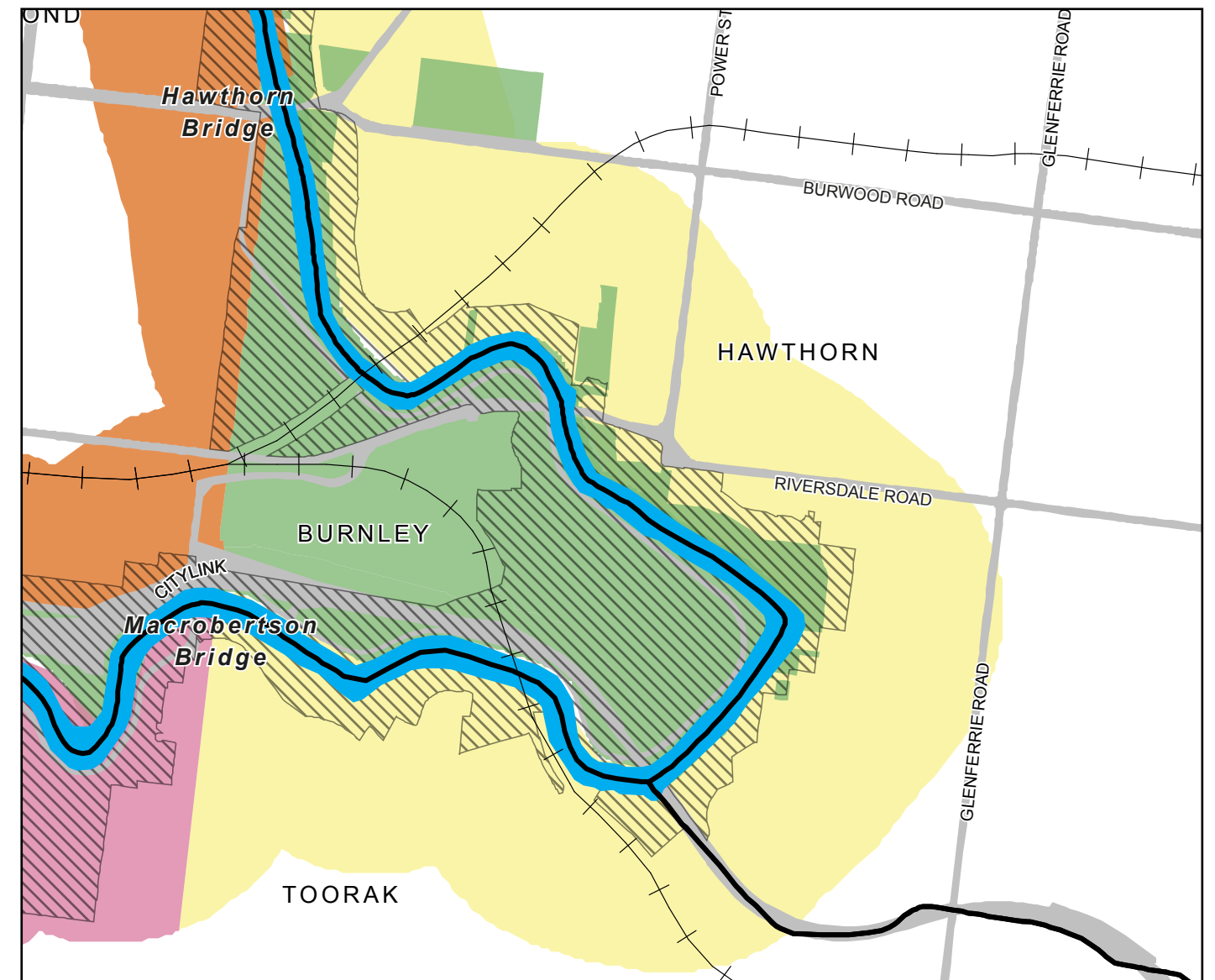
Important viewpoints within this sub-area, described in Chapter 4, are the Main Yarra Trail and Capital City Trail, road and rail bridge crossings and the parkland on both river banks.



Toorak, southern side of river, view south from Main Yarra Trail on northern bank



Hawthorn, eastern side of river, view south from Swan Street Bridge



LEGEND

- Local Government Boundaries
- Yarra River
- Recommended Management Areas

Character Types

- Leafy Suburban
- Urban Residential
- Parklands and Recreation
- Current & Ex-Industrial
- Motorway



Cross-Sectional Analysis

Landscape Setting Corridor

The aerial photo opposite and accompanying cross-sections show the river's landscape setting as it winds from Toorak to Hawthorn, around the Burnley Gardens and Kevin Bartlett Reserve.

In this sub-area the topography is undulating, with the river banks rising up steeply to higher ground beyond. Adjoining areas to the south in Toorak and the east in Hawthorn are developed with leafy residential neighbourhoods which have a well-vegetated character and strong tree canopy.

Parklands in Burnley and Hawthorn provide a well-treed and open landscape setting for the river.

River Experience Corridor

The river experience corridor comprises the Main Yarra Trail which is located alongside the northern and western edge of the river, passing through the parklands in Burnley. Parklands in Hawthorn on the eastern river banks also provide direct access to the water's edge.

In this sub-area, the river banks are well vegetated which helps to create a more enclosed space and naturalistic river environment within this urban setting. Numerous dwellings are located close to the water's edge, along the more elevated sections of the river banks and along the crestline are visible from the waterway. In most locations they are well screened by established vegetation and do not dominate the landscape.

However, in this part of the corridor there are also several institutional buildings and large scale dwellings in Toorak which are visually dominant due to their close proximity to the water's edge, their imposing scale and a lack of screening vegetation.

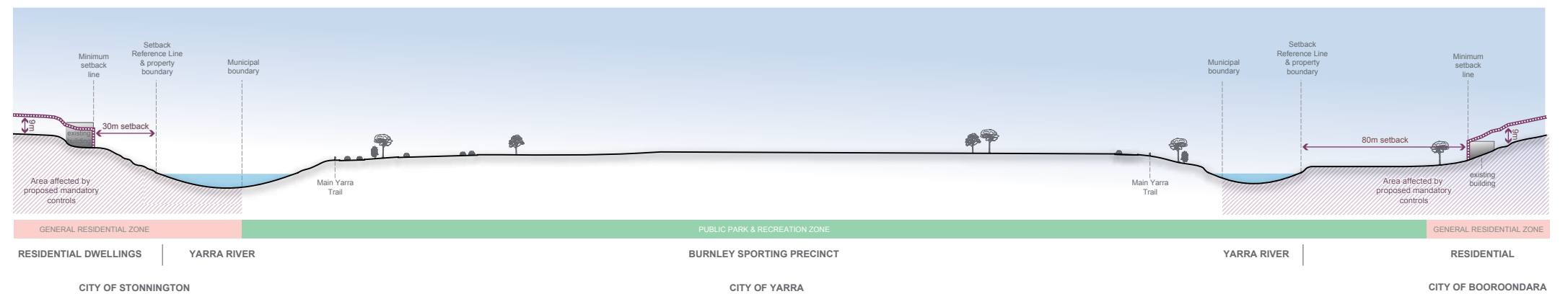
Waterway Corridor

For the waterway itself, maintenance of a continuous corridor of indigenous vegetation is the most important objective, to strengthen the natural landscape character and screen views to development.

Cross-Section Location



Section 2: Toorak - Hawthorn



River Corridor Management

Management of land in the river corridor is needed for both public and private land.

This is most critical in the Waterway Corridor and River Experience Corridor, shown on the map opposite as the 'area recommended for management'. In some locations, a buffer area extending into the Landscape Setting Corridor is also recommended for management, where there is a sensitive interface with the riverside spaces or parkland.

The recommended area of management for both public and private land is shown on the map and is also illustrated in the cross-section diagrams.

The sections show the setback line for development. No development will be permitted between the river and the setback line.

Managing Public Land

Strategies for managing public land in this sub-area:

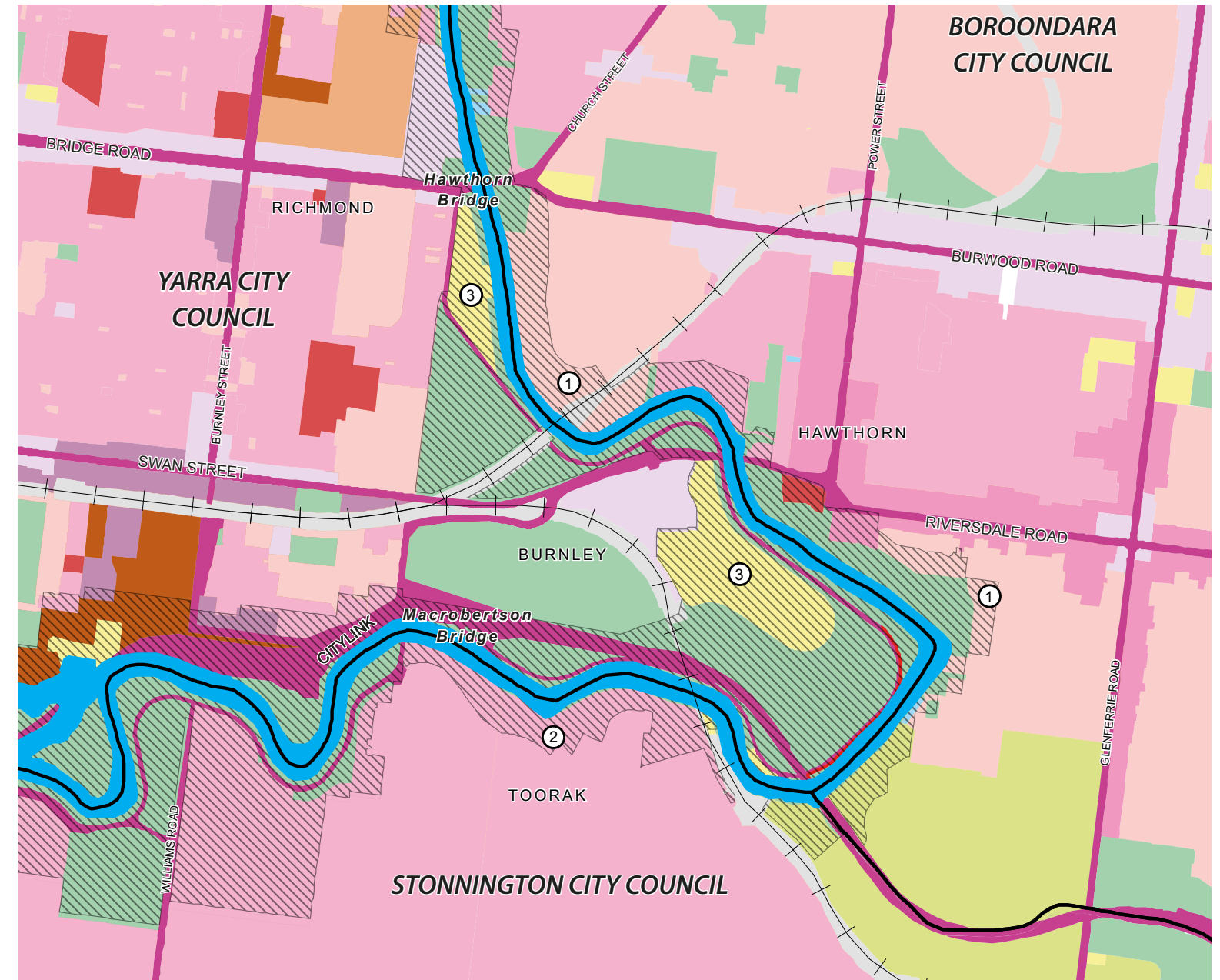
- Support the role of parkland in providing highly valued places for active and passive recreation.
- Design buildings and structures that are visible from the river and the Main Yarra Trail as distinctive features of these spaces that respond to the sensitivity of the riverside landscape and environment.
- Opportunities for planting of indigenous riparian vegetation and improvement of the tree canopy should be provided, where possible.

Managing Private Land

Strategies for managing private land in this sub-area:

- Ensure that where built form is visible from the river, parklands or the Main Yarra Trail, it is carefully designed to provide a well-considered architectural response.
- The presence of visible built form in longer range views from the northern/western side of the river should meet detailed design objectives, including: ensuring a high design quality in this visually prominent location; avoiding the appearance of a solid wall of development along the river.

Development outcomes and requirements are detailed for each Character Type in the following table.



LEGEND

- Local Government Boundaries
- Yarra River
- Recommended Management Areas
- Zones**
 - General Residential Zone (GRZ)
 - Neighbourhood Residential Zone (NRZ)
 - Residential Growth Zone (RGZ)

- Road Zone Category 1 (RDZ1)
- Road Zone Category 2 (RDZ2)
- Rural Conservation Zone (RCZ)
- Public Conservation and Resource Zone (PCRZ)
- Public Park and Recreation Zone (PPRZ)
- Special Use Zone (SUZ)
- Public Use Zone (PUZ)
- Public Use Zone - Transport (PUZ4)

- Urban Floodway Zone (UFZ)
- Industrial 1 Zone (IN1Z)
- Industrial 3 Zone (IN3Z)
- Mixed Use Zone (MUZ)
- Commercial 1 Zone (C1Z)
- Commercial 2 Zone (C2Z)
- Comprehensive Development Zone (CDZ)



Map Ref	River Interface Character Type & Location	Current Planning Controls	Desired Outcome	Recommended Development Requirements & Guidelines	Recommended Extent of Planning Control Area	Recommended Planning Controls
1	Leafy Suburban - adjoining river in Hawthorn	<p>Boroondara</p> <ul style="list-style-type: none"> Neighbourhood Residential Zone Schedule 3 Residential Growth Zone Schedule 1 Mixed Use Zone Public Use Zone Special Use Zone Urban Flood Zone Design and Development Overlay Schedule 31 Yarra River Corridor Protection Environmental Significance Overlay Schedule 1 Yarra River Corridor Protection Heritage Overlay applied to individual sites 	<p>Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised.</p> <p>Strong landscaped edge to river to screen views to buildings is maintained.</p> <p>Further encroachment of built form into the river corridor is avoided.</p> <p>Tree canopy is retained and enhanced as the dominant visual element in the landscape.</p> <p>Further disturbance of riverbank topography is minimised.</p>	<p>Maximum building height of 9 metres applied as mandatory control (with 1m provision for sloping sites) to limit the appearance of building scale/mass as seen from the opposite bank.</p> <p>Permit required to remove established trees.</p> <p>Planting of locally indigenous vegetation encouraged.</p> <p>Minimum building setback of 30-80m from the property boundary fronting the river, responding to topography and location of existing buildings.</p>	<p>Extends up to approximately 160m from property boundary at the river frontage, depending on street and site layout.</p>	<p>Boroondara</p> <ul style="list-style-type: none"> Apply updated DDO31 to NRZ, RGZ, MUZ, PUZ, SUZ & UFZ that sets mandatory height controls and minimum setback distances from the river. Replace existing ESO1 with new SLO and apply to all land up to the centreline of the Yarra River.
2	Leafy Suburban - adjoining river in Toorak	<p>Stonnington</p> <ul style="list-style-type: none"> General Residential Zones 8 & 11 Public Use Zone Special Use Zone Significant Landscape Overlay Schedule 1 Yarra River and Valley Streamside Environment Area Heritage Overlay applied to individual sites 	<p>Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised.</p> <p>Strong landscaped edge to river to screen views to buildings is maintained.</p> <p>Further encroachment of built form into the river corridor is avoided.</p> <p>Tree canopy is retained and enhanced as the dominant visual element in the landscape.</p> <p>Further disturbance of riverbank topography is minimised.</p> <p>Improved access to the river where possible.</p>	<p>Maximum building height of 9 metres applied as mandatory control (with 1m provision for sloping sites) to limit the appearance of building scale/mass as seen from the opposite bank.</p> <p>Permit required to remove established trees.</p> <p>Planting of locally indigenous vegetation encouraged.</p> <p>Minimum building setback of 30m from the property boundary fronting the river, responding to topography and location of existing buildings.</p>	<p>Extends approximately 170m from property boundary at the river frontage, depending on street and site layout.</p>	<p>Stonnington</p> <ul style="list-style-type: none"> Extend existing DDO3 to GRZ, PUZ & SUZ that sets mandatory height controls and minimum setback distances from the river. Replace existing SLO1 with new SLO to all land up to the centreline of the Yarra River.
3	Parklands and Recreation - Melbourne University, Burnley Campus and Melbourne Girls College	<p>Yarra</p> <ul style="list-style-type: none"> Public Use Zone 2 Design and Development Overlay Schedule 1 Yarra River Corridor Protection Environment Significance Overlay Schedule 1 Yarra River Environs Heritage Overlay applied to individual sites 	<p>Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised.</p> <p>Strong landscaped edge to river to screen views to buildings is maintained.</p> <p>Further encroachment of built form into the river corridor is avoided.</p> <p>Tree canopy is retained and enhanced as the dominant visual element in the landscape.</p> <p>Further disturbance of riverbank topography is minimised.</p> <p>Improved access to the river where possible.</p>	<p>Maximum building height of 9 metres applied as mandatory control (with 1m provision for sloping sites) to limit the appearance of building scale/mass as seen from the opposite bank.</p> <p>Permit required to remove established trees.</p> <p>Planting of locally indigenous vegetation encouraged.</p> <p>Minimum building setback of 30m from the property boundary fronting the river, responding to topography and location of existing buildings.</p>	<p>Extends between approximately 120m and 190m from property boundary at the rivers edge depending on site layout.</p>	<p>Yarra</p> <ul style="list-style-type: none"> Extend existing DDO1 to PUZ that sets mandatory height controls and minimum setback distances from the river. Replace existing SLO1 with new SLO to all land up to the centreline of the Yarra River.

6.5 Sub-area 3: Hawthorn Bridge to Dights Falls

Values, Character & Pattern of Viewing

Further north beyond Hawthorn Bridge, the Yarra River passes through a variety of urban environments which have created a distinct contrast in the landscape character on either side of the river.

The western side of the river comprises the historic industrial areas of Richmond and Abbotsford which now form an intensely urbanised landscape. The topography in this area rises up steeply from the river's edge to a distinct crestline, beyond which it is generally flat. This area features established industrial, commercial and residential buildings, some of which are located within close proximity to the Yarra River corridor. There is a mix of building styles, scales and heights.

The eastern side of the river features expansive areas of parkland, including the Yarra Bend Park which is a large open landscape of predominantly native vegetation, as well as smaller open spaces of Pridmore Park and Creswick Street Reserve. These are interspersed with WELL-vegetated residential neighbourhoods of Hawthorn and Kew which adjoin the parkland and in some locations have a direct frontage with the river. While many dwellings are visible from the river, they are mostly well screened by vegetation.

In Hawthorn, the topography of the eastern banks is relatively flat. In Kew, the land rises up steeply to an undulating ridgeline. Many dwellings are constructed along the sloping riverbanks or located on the ridgeline.

Mature trees and understorey planting are located sporadically along the river banks on the western side. In some locations, buildings or infrastructure are constructed close to the river's edge. By contrast, the landscape of eastern banks within the Yarra Bend Park and public other open spaces is densely planted with a consistent tree canopy and thick understorey planting, which is the main visual element in the landscape on this side of the river.

The River Interface Character Types within this sub-area described in Chapter 3 are:

Parklands and Recreation River Interface (PPRZ)	Formal open spaces for active and passive recreation
Leafy Suburban (NRZ, GRZ, RGZ, UFZ, C1Z, IN1Z, SUZ)	Residential areas adjoining river corridor and open spaces
Current & Ex-Industrial (C1Z, C2Z, IN1Z, IN3Z, MUZ, SUZ, PUZ, PDZ)	Industrial and commercial areas, some of which are transitioning to residential or mixed use

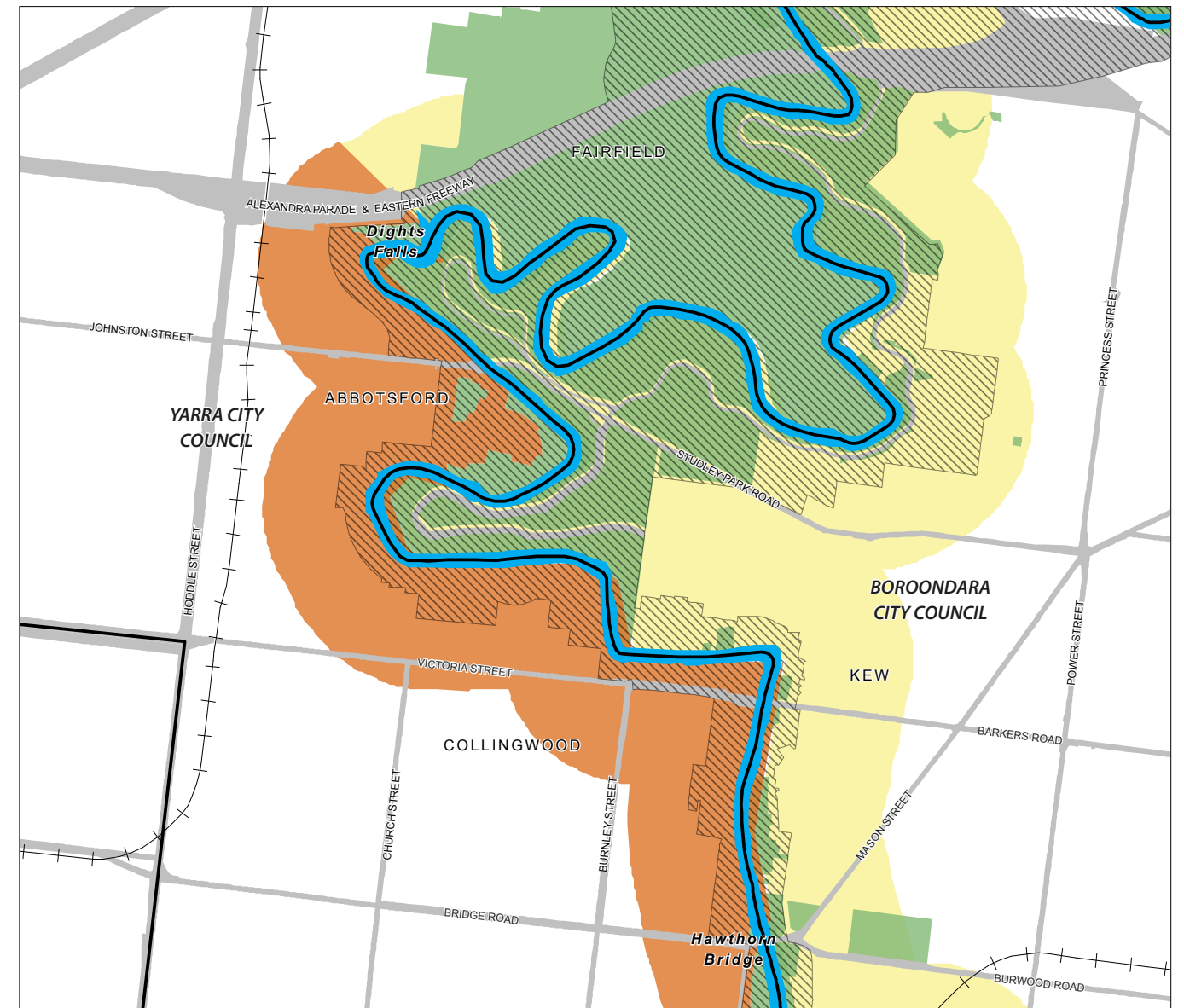
Important viewpoints within this sub-area, described in Chapter 4, are the Main Yarra Trail, pedestrian, road rail bridge crossings and the parkland on the eastern river banks.



Abbotsford, western side of river, looking north from Johnston Street Bridge

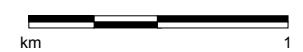


Kew, eastern side of river, looking north from Victoria Bridge



LEGEND

Local Government Boundaries	Leafy Suburban
Yarra River	Parklands and Recreation
Recommended Management Areas	Current & Ex-Industrial



Cross-Sectional Analysis

Landscape Setting Corridor

The aerial photo opposite and accompanying cross-sections on this page and the following pages show the river's landscape setting as it flows through these urban and suburban landscapes and winds around Yarra Bend Park.

In the western and southeastern parts of this sub-area the topography of wider environment is generally flat. The topography becomes steeper and more undulating around Yarra Bend Park on the eastern side of the river.

Parkland areas and residential neighbourhoods are well vegetated with a strong tree canopy. The western parts of the sub-area are densely urbanised with little tree cover.

River Experience Corridor

This part of the river is accessed by the Main Yarra Trail, which crosses from the eastern to western banks in several locations, and parkland adjoining the river.

In this sub-area, built form and infrastructure are dominant visual elements on the western side of the river within the Current & Ex-Industrial character type. Many existing buildings are large in scale and constructed in close proximity to the river's edge. Future development must be carefully managed in order to avoid further visual intrusion into the river corridor, or casting shadow on the water and river banks.

Detailed cross-sections have been taken in multiple locations to determine appropriate building heights and setbacks, allowing consideration of the relationship of the urban areas on the western bank with the parkland and leafy suburban areas on the eastern bank.

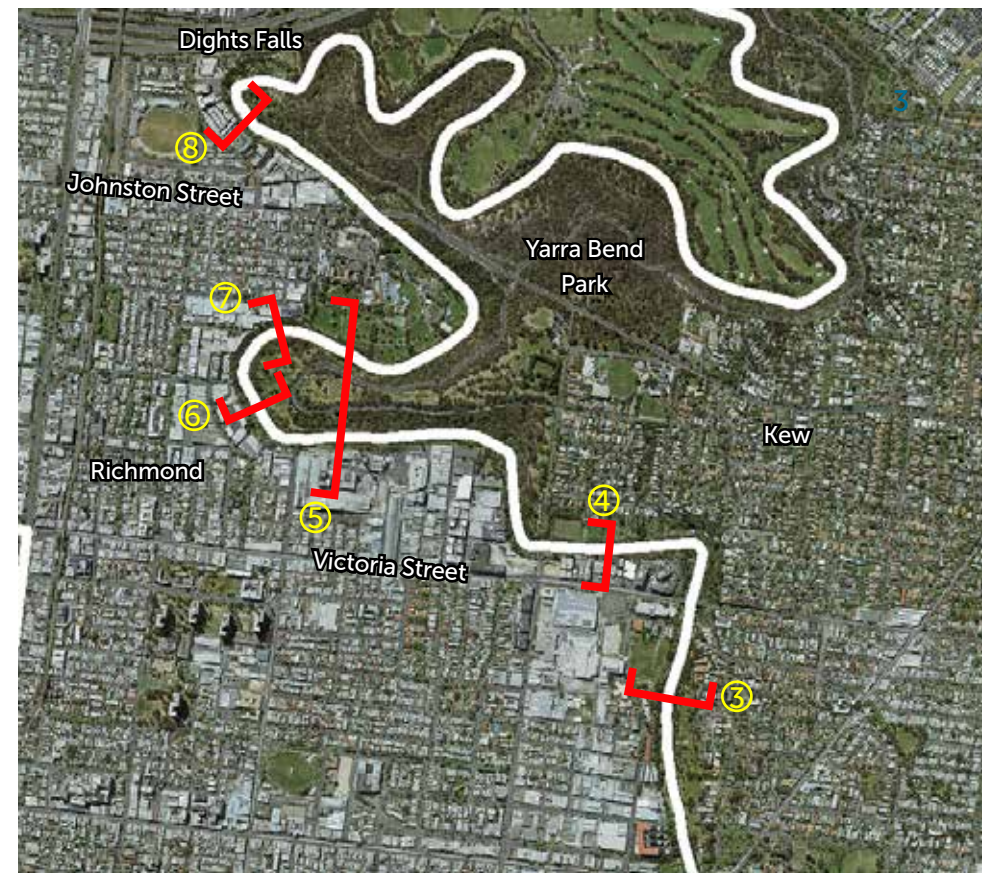
Waterway Corridor

The waterway has been compromised through modification of the river banks in some locations (on both sides of the river) and the construction of large retaining walls (in Richmond and Abbotsford). Several taller buildings overshadow the water.

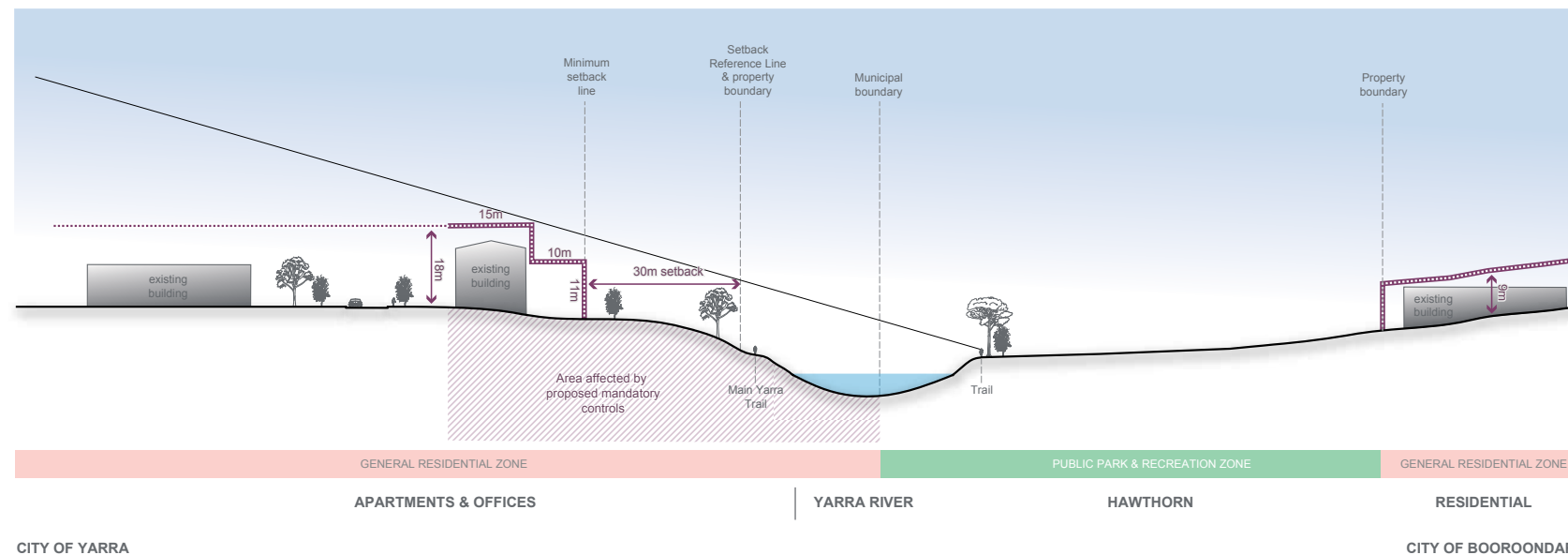
On the western banks, patches of native vegetation exist and should be rehabilitated through new planting.

For the waterway itself, maintenance and strengthening of a continuous corridor of indigenous vegetation, which in many places helps to screen views to buildings, is the most important objective.

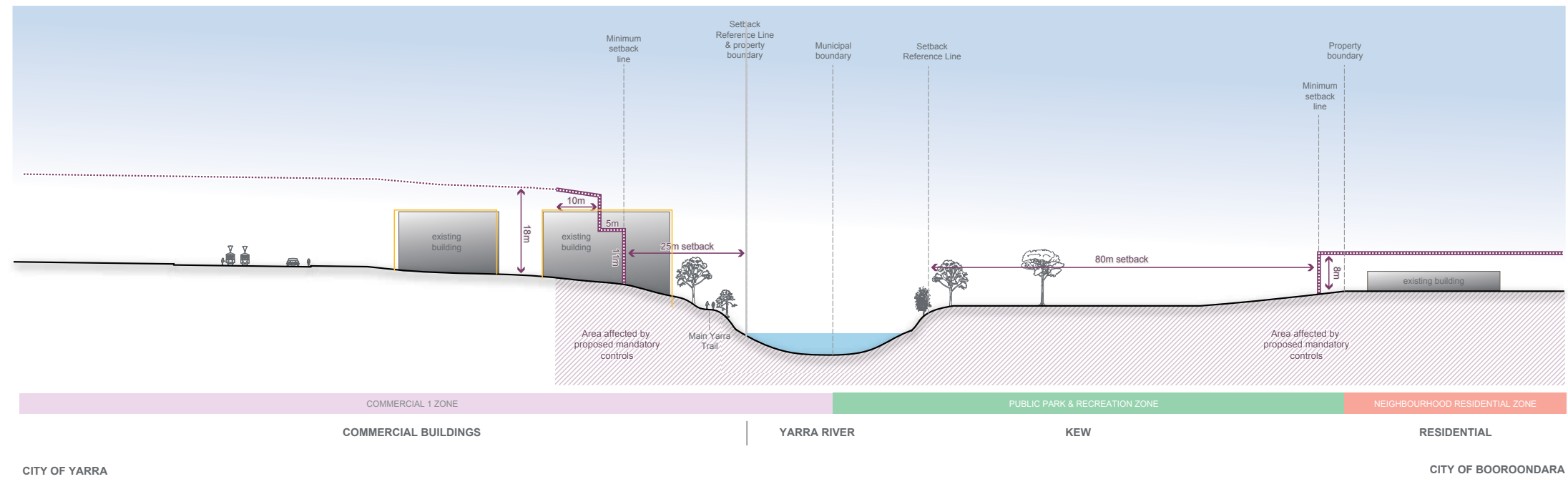
Cross-Section Locations



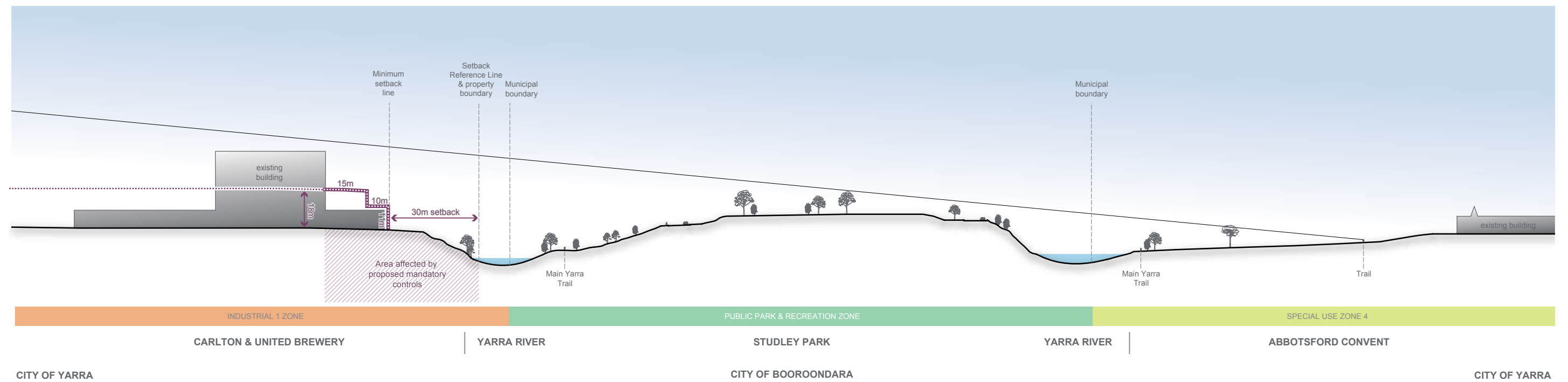
Section 3: River Street



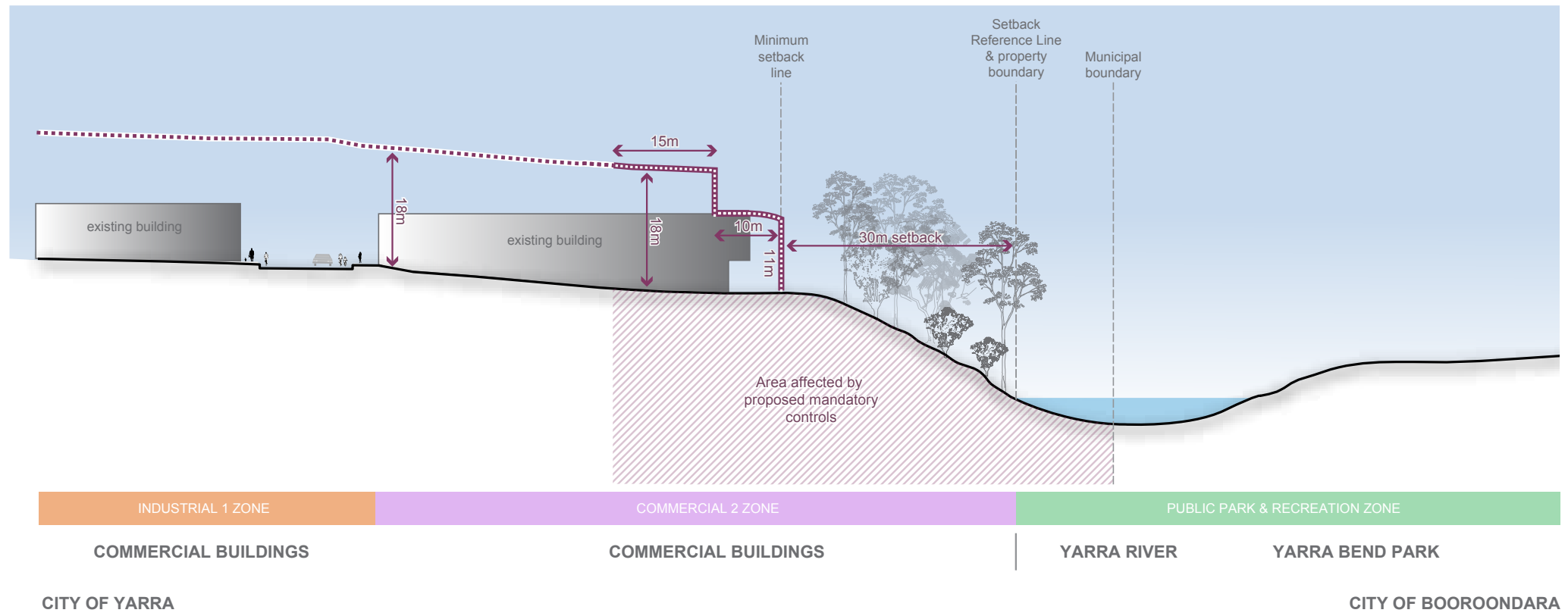
Section 4: Victoria Street



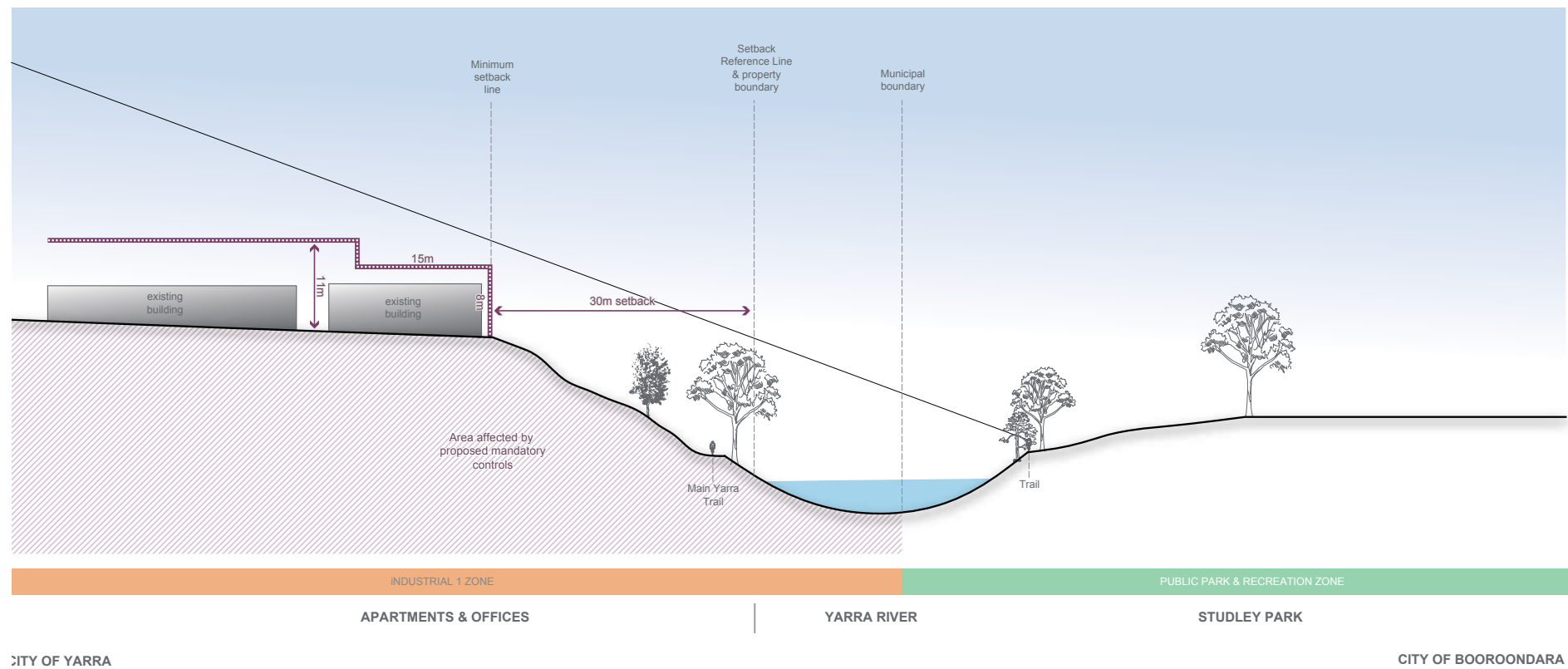
Section 5: Carlton & United Brewery - Abbotsford Convent



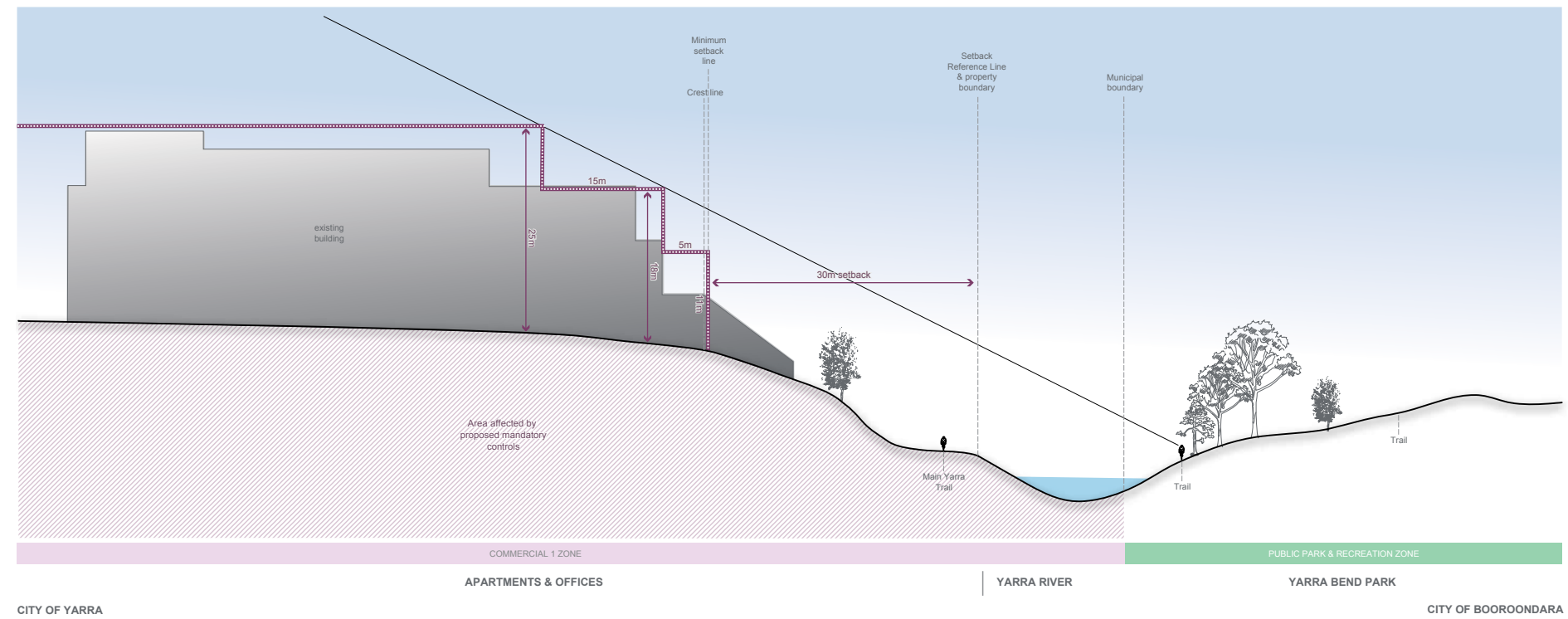
Section 6: Victoria Crescent (west)



Section 7: Marine Parade & Harper Street



Section 7: Trenerry Crescent



River Corridor Management

Management of land in the river corridor is needed for both public and private land.

This is most critical in the Waterway Corridor and River Experience Corridor, shown on the map opposite as the 'area recommended for management'. In some locations on the southern side of the river, a buffer area extending into the Landscape Setting Corridor is also recommended for management, where development on higher ground could be visible from the river.

The recommended area of management for both public and private land is shown on the map and is also illustrated in the cross-section diagrams. The sections show the setback line for development. No development will be permitted between the river and the setback line.

Managing Public Land

Strategies for managing public land in this sub-area:

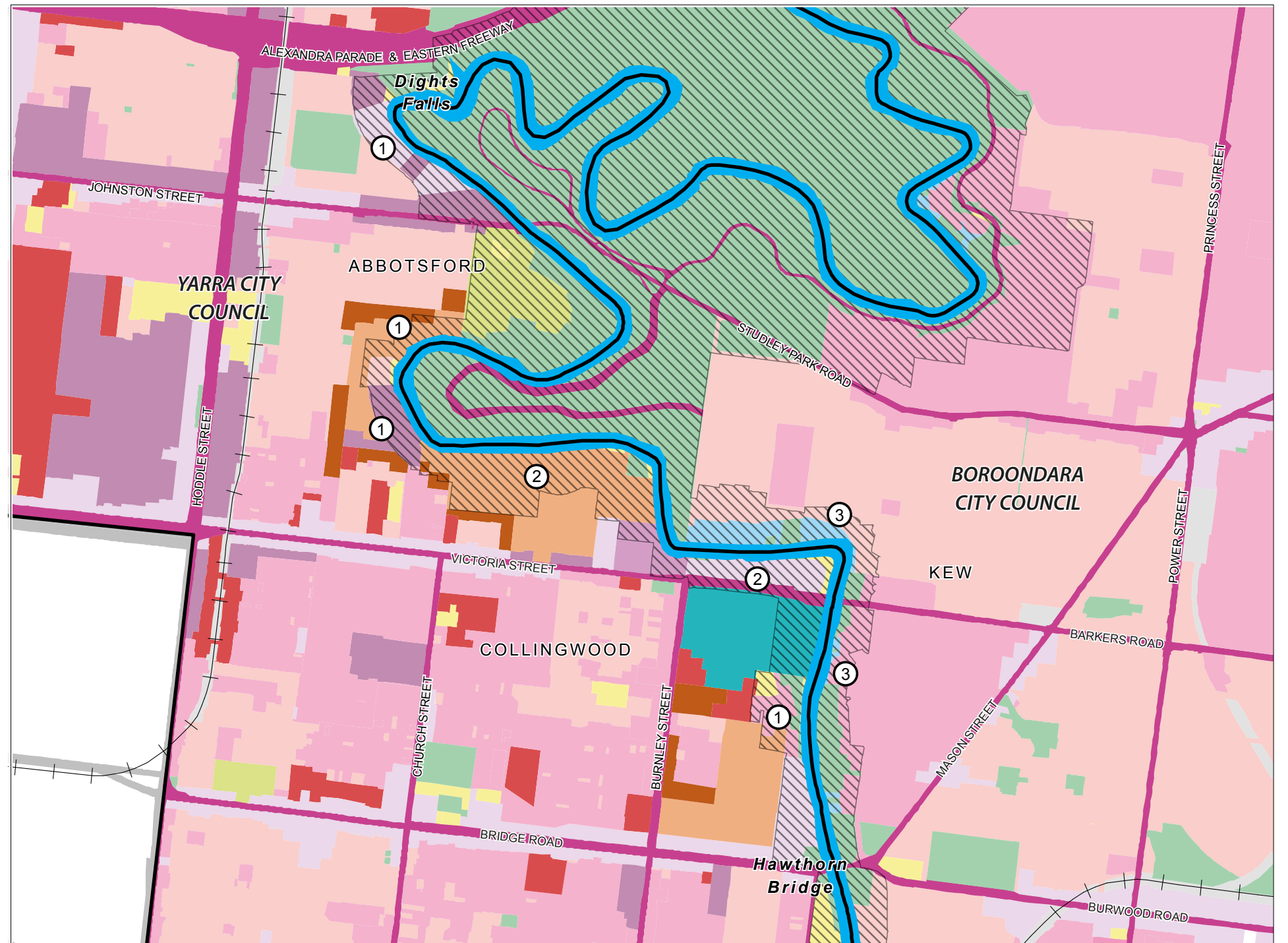
- Support the role of parkland in providing highly valued places for active and passive recreation.
- Design buildings and structures that are visible from the river and the Main Yarra Trail as distinctive features of these spaces that respond to the sensitivity of the riverside landscape and environment.
- Opportunities for planting of indigenous riparian vegetation and improvement of the tree canopy should be provided, where possible. The visual amenity of the shared path along the northern bank should also be improved as an intimate link with the water.

Managing Private Land

Strategies for managing private land in this sub-area:

- Ensure that where built form is visible from the river, parklands or the Main Yarra Trail, it is carefully designed to provide a well-considered architectural response.
- Higher scale built form in strategic development areas on the western side of the river should meet detailed design objectives, including: ensuring a high design quality in this sensitive environment and avoiding overshadowing of the waterway, the shared trails or the opposite bank.

Development outcomes and requirements are detailed for each Character Type in the following table.



LEGEND

- Local Government Boundaries
- ~ Yarra River
- ▨ Recommended Management Areas

Zones

- General Residential Zone (GRZ)
- Neighbourhood Residential Zone (NRZ)
- Residential Growth Zone (RGZ)

- Road Zone Category 1 (RDZ1)
- Road Zone Category 2 (RDZ2)
- Rural Conservation Zone (RCZ)
- Public Conservation and Resource Zone (PCRZ)
- Public Park and Recreation Zone (PPRZ)
- Special Use Zone (SUZ)
- Public Use Zone (PUZ)
- Public Use Zone - Transport (PUZ4)

- Urban Floodway Zone (UFZ)
- Industrial 1 Zone (IN1Z)
- Industrial 3 Zone (IN3Z)
- Mixed Use Zone (MUZ)
- Commercial 1 Zone (C1Z)
- Commercial 2 Zone (C2Z)
- Comprehensive Development Zone (CDZ)



Map Ref	River Interface Character Type & Location	Current Planning Controls	Desired Outcome	Recommended Development Requirements & Guidelines	Recommended Extent of Planning Control Area	Recommended Planning Controls
1	Current & Ex-Industrial - adjoining the river in Richmond and Abbotsford: <i>River Street</i> <i>Victoria Cres</i> <i>Marine Pde & Harper St</i> <i>Trenerry Cres</i>	Yarra <ul style="list-style-type: none"> Commercial 1 & 2 Zones Industrial 1 & 3 Zones Environmental Significance Overlay Schedule 1 Yarra River Environs Design and Development Overlay Schedule 1 Yarra River Corridor Protection Heritage Overlay applied to individual sites and precincts 	<p>Elements of identified industrial heritage are retained.</p> <p>New buildings do not overwhelm the width and scale of the waterway.</p> <p>Natural topography of the river banks is retained.</p> <p>Further encroachment of built form into the river corridor is avoided.</p> <p>Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained and strengthened.</p> <p>Tree canopy is retained and enhanced as the dominant visual element along the skyline.</p> <p>The waterway, river banks, riverside parkland and recreational trails are not overshadowed.</p>	<p>Maximum building height of between 11m and 25m and upper level setbacks of 5-15m applied as mandatory controls to respond to local context and avoid overshadowing.</p> <p>Permit required to remove established trees.</p> <p>Planting of locally indigenous vegetation encouraged.</p> <p>Minimum building setback of 30m from the property boundary fronting the river, responding to topography and location of existing buildings.</p>	Extends up to approximately 160m from property boundary at the river frontage, depending on street and site layout.	Yarra <ul style="list-style-type: none"> Update building height and setback requirements of existing DDO1 to reduce potential for overshadowing and visibility of built form from river. Replace existing ESO1 with new SLO control.
2	Current & Ex-Industrial - adjoining the river in Richmond: <i>Victoria Street</i> <i>Carlton & United Breweries site</i>	Yarra <ul style="list-style-type: none"> Commercial 1 Zone Industrial 1 Zone Priority Development Zone Environmental Significance Overlay Schedule 1 Yarra River Environs Design and Development Overlay Schedule 1 Yarra River Corridor Protection Heritage Overlay applied to individual sites and precincts 	As above.	<p>Maximum building height of 18m applied as a discretionary control to respond to local context and avoid overshadowing.</p> <p>Upper level setbacks of 5-10m.</p> <p>Permit required to remove established trees.</p> <p>Planting of locally indigenous vegetation encouraged.</p> <p>Minimum building setback of 25-30m from the property boundary fronting the river, responding to topography and location of existing buildings.</p>	Extends up to approximately 160m from property boundary at the river frontage, depending on street and site layout.	Yarra <ul style="list-style-type: none"> Update building height and setback requirements of existing DDO1 to reduce potential for overshadowing and visibility of built form from river. Replace existing ESO1 with new SLO control.
3	Leafy Suburban - adjoining river in Hawthorn & Kew	Boroondara <ul style="list-style-type: none"> Neighbourhood Residential Zone 3 General Residential Zone 1 & 3 Urban Flood Zone Environmental Significance Overlay Schedule 1 Yarra River Corridor Protection Design and Development Overlay Schedule 31 Yarra River Corridor Protection Heritage Overlay applied to individual sites 	<p>Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised.</p> <p>Strong landscaped edge to river to screen views to buildings is maintained.</p> <p>Further encroachment of built form into the river corridor is avoided.</p> <p>Tree canopy is retained and enhanced as the dominant visual element in the landscape.</p> <p>Further disturbance of riverbank topography is minimised.</p>	<p>Maximum building height of between 8-9m applied as mandatory controls, consistent with height requirements of existing residential zones (with 1m provision for sloping sites), to limit the appearance of building scale/mass as seen from the opposite bank.</p> <p>Permit required to remove established trees.</p> <p>Planting of locally indigenous vegetation encouraged.</p> <p>Minimum building setback of 30-80m from the property boundary fronting the river, responding to topography and location of existing buildings.</p>	Extends up to approximately 160m from property boundary at the river frontage, depending on street and site layout.	Boroondara <ul style="list-style-type: none"> Apply updated DDO31 to NRZ, GRZ & UFZ that sets mandatory height controls and minimum setback distances from the river. Replace existing ESO1 with new SLO and apply to all land up to the centreline of the Yarra River.

6.6 Sub-area 4: Dights Falls to Bulleen

Values, Character & Pattern of Viewing

Upstream of Dights Falls, the low density residential areas of Alphington, Fairfield and Kew are set among the extensive Yarra Bend Park and have a distinctly leafy, well vegetated suburban character.

At Dights Falls the topography rises up relatively steeply from the river banks on both sides, to a gently undulating hinterland. Moving towards the floodplains of Bulleen, the topography becomes lower-lying and flatter.

There are a number of golf courses within the floodplain area parklands. As a result, this part of the study area has a largely undeveloped and naturalistic setting.

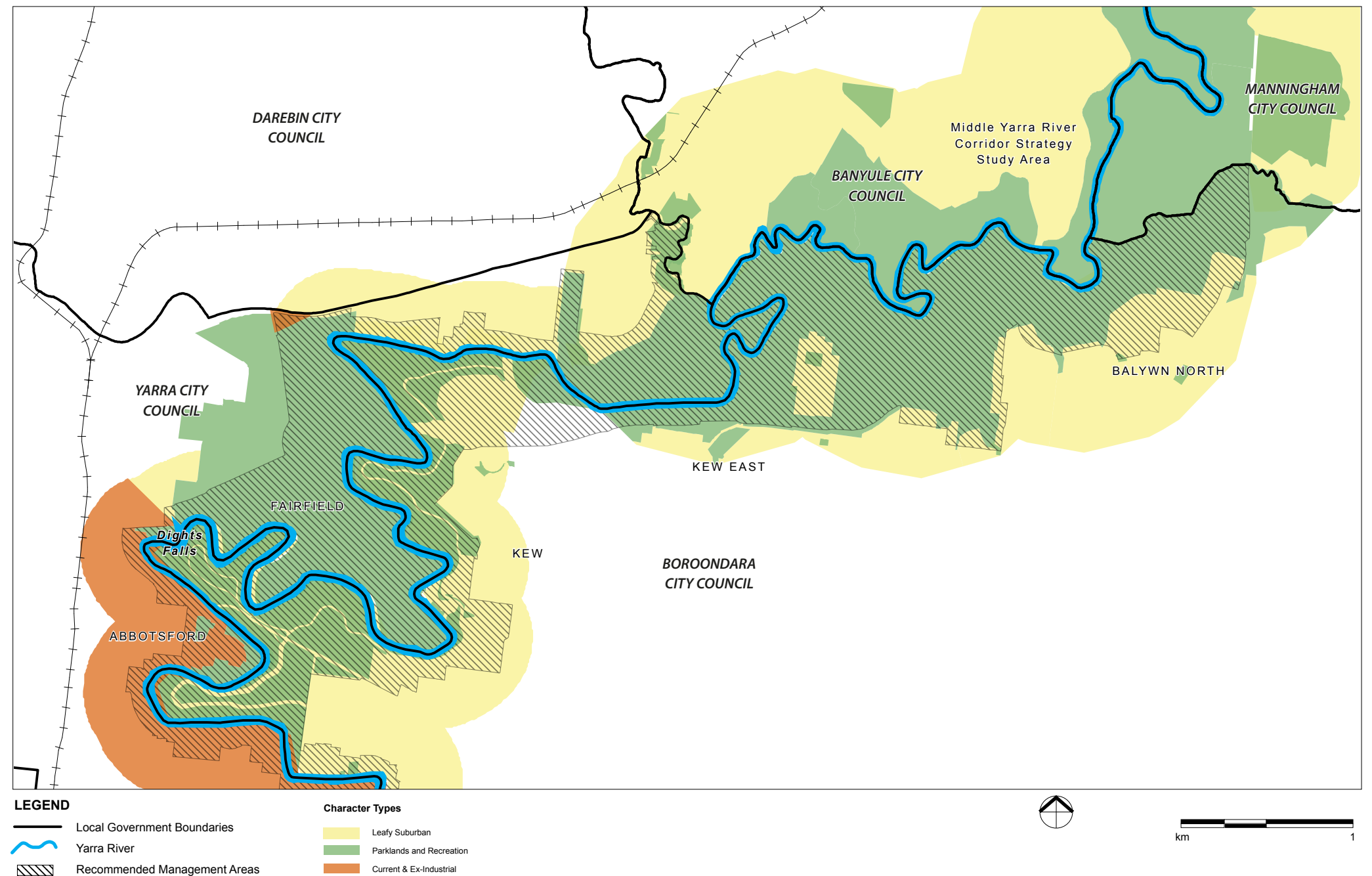
The River Interface Character Types within this sub-area described in Chapter 3 are:

Parklands and Recreation River Interface (PPRZ)	Formal open spaces for active and passive recreation
Leafy Suburban (NRZ, GRZ, UFZ, SUZ)	Residential areas adjoining river corridor and open spaces

Important viewpoints within this sub-area, described in Chapter 4, are the Main Yarra Trails, riverside parklands and golf courses and the bridge crossings at Chandler Highway, Burke Road and Bulleen Road.



Alphington, residential area northern side of river



Cross-Sectional Analysis

Landscape Setting Corridor

The aerial photo opposite and accompanying cross-sections show the river's landscape setting as it winds from Dights Falls to Bulleen, around the extensive parklands and open spaces.

In this sub-area the topography of wider environment is undulating near Dights Falls, and the river banks rise up relatively steeply to higher ground beyond. Further east the land becomes flat and features wetlands and pockets of dense bush.

Interspersed among the parklands are pockets of leafy residential neighbourhoods which have a well-vegetated character and strong tree canopy.

For lots adjoining the river, the siting and design of new buildings, retention of the tree canopy and protection of the riverbank environment is of particular importance. On other sites located further away from the river, retention of the tree canopy will reduce the visibility of buildings from the river corridor and surrounding parkland areas.

Cross-Section Location



River Experience Corridor

The river experience corridor comprises the Main Yarra Trail which winds its way through the parkland on both sides of the river. Parklands along the river banks also provide direct access to the water's edge.

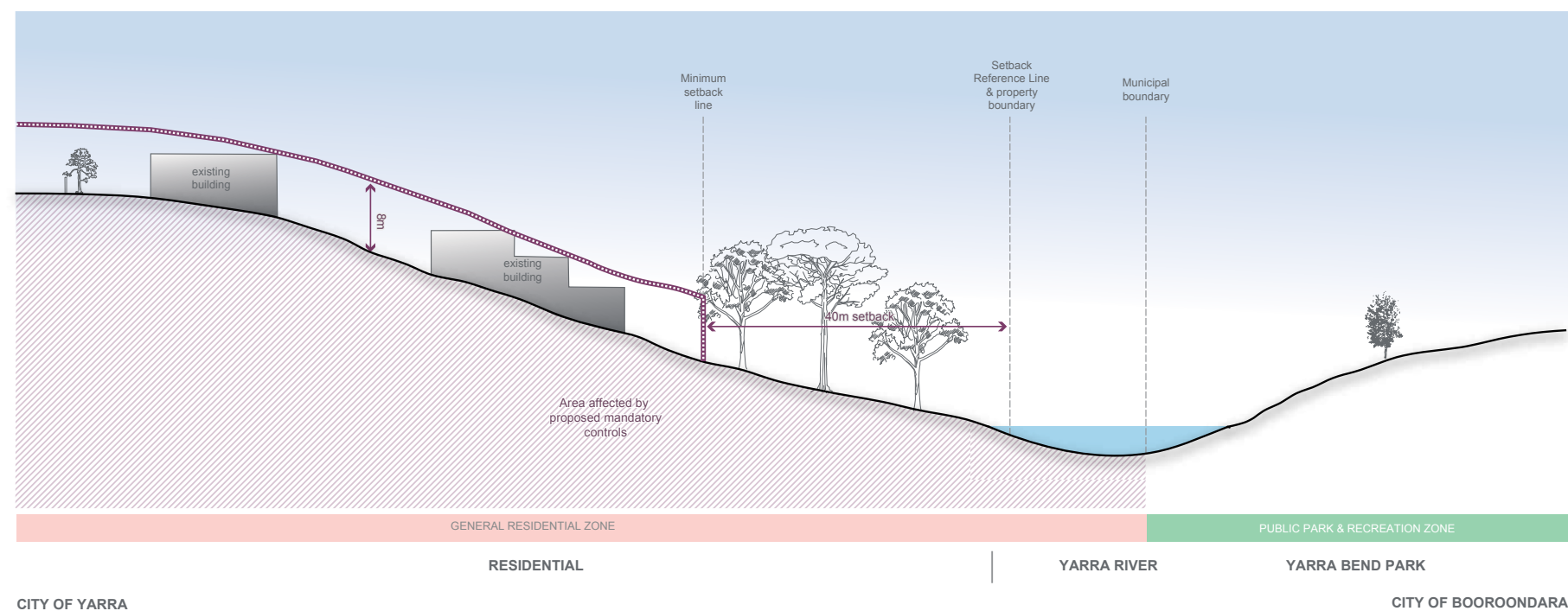
In this sub-area, the river banks are very well vegetated which creates an enclosed corridor space and strongly naturalistic river environment in many locations. Occasional dwellings located close to the water's edge can be seen through the vegetation.

In this part of the corridor the former AMCOR site has presented an industrial use to the river's edge; this will be redeveloped for residential use.

Waterway Corridor

For the waterway itself, maintenance of a continuous corridor of indigenous vegetation is the most important objective, to strengthen the natural landscape character and screen views to development.

Section 8: Fairfield & Kew



River Corridor Management

Management of land in the river corridor is needed for both public and private land.

This is most critical in the Waterway Corridor and River Experience Corridor, shown on the map opposite as the 'area recommended for management'. In some locations, a buffer area extending into the Landscape Setting Corridor is also recommended for management, where there is a sensitive interface with the riverside spaces or parkland.

The recommended area of management for both public and private land is shown on the map and is also illustrated in the cross-section diagrams.

The sections show the setback line for development. No development will be permitted between the river and the setback line.

Managing Public Land

Strategies for managing public land in this sub-area:

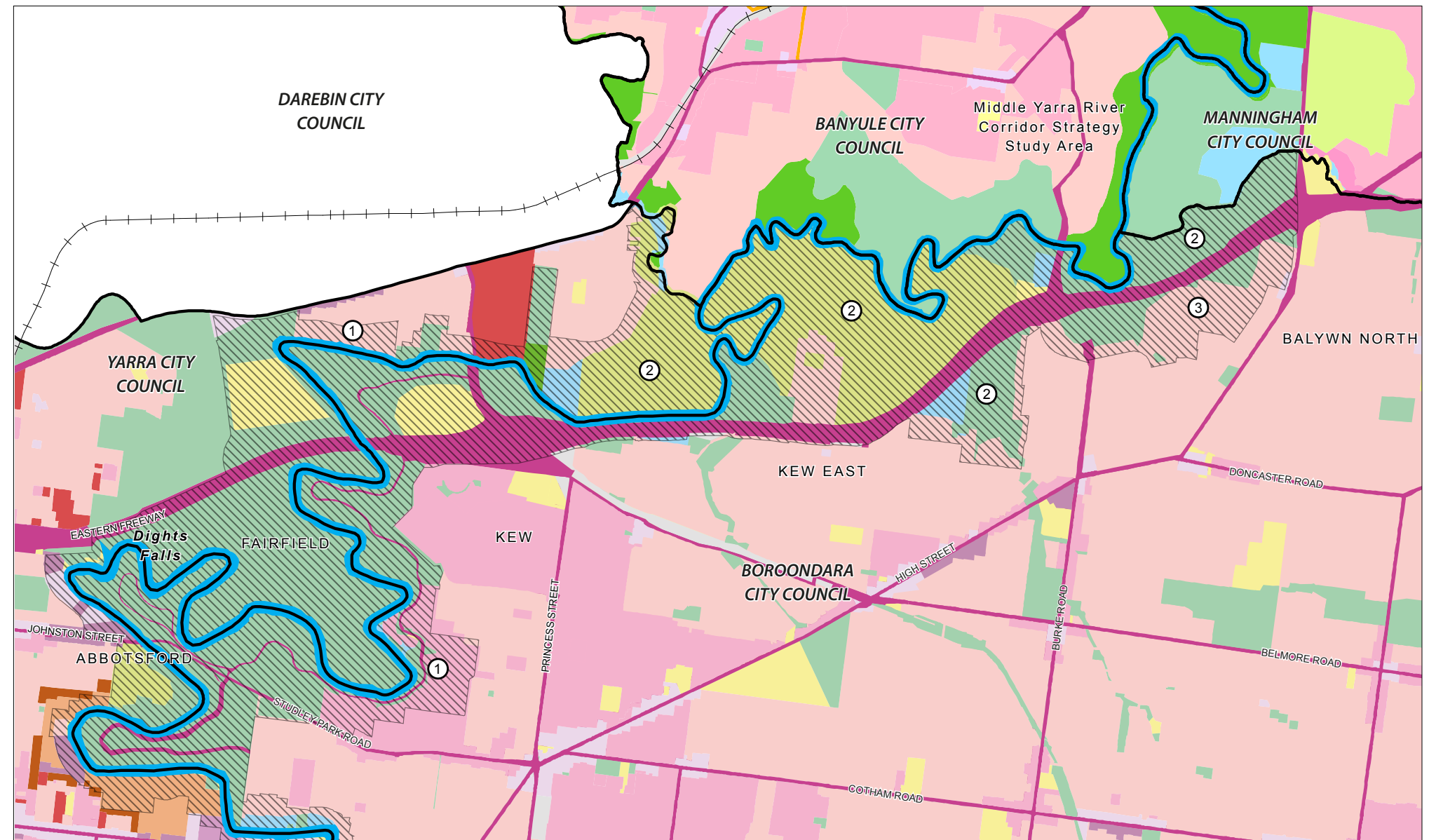
- Support the role of parkland in providing highly valued places for active and passive recreation.
- Design buildings and structures that are visible from the river and the Main Yarra Trail as distinctive features of these spaces that respond to the sensitivity of the riverside landscape and environment.
- Opportunities for planting of indigenous riparian vegetation and improvement of the tree canopy should be provided, where possible.

Managing Private Land

Strategies for managing private land in this sub-area:

- Ensure that where built form is visible from the river, parklands or the Main Yarra Trail, it is carefully designed to provide a well-considered architectural response.
- The presence of visible built form in longer range views from the northern/western side of the river should meet detailed design objectives, including: ensuring a high design quality in this visually prominent location; avoiding the appearance of a solid wall of development along the river.

Development outcomes and requirements are detailed for each Character Type in the following table.



LEGEND

Local Government Boundaries	Road Zone Category 1 (RDZ1)	Urban Floodway Zone (UFZ)
Yarra River	Road Zone Category 2 (RDZ2)	Industrial 1 Zone (IN1Z)
Recommended Management Areas	Rural Conservation Zone (RCZ)	Industrial 3 Zone (IN3Z)
Zones	Public Conservation and Resource Zone (PCRZ)	Mixed Use Zone (MUZ)
General Residential Zone (GRZ)	Public Park and Recreation Zone (PPRZ)	Commercial 1 Zone (C1Z)
Neighbourhood Residential Zone (NRZ)	Special Use Zone (SUZ)	Commercial 2 Zone (C2Z)
Residential Growth Zone (RGZ)	Public Use Zone (PUZ)	Comprehensive Development Zone (CDZ)
	Public Use Zone - Transport (PUZ4)	



Map Ref	River Interface Character Type & Location	Current Planning Controls	Desired Outcome	Recommended Development Requirements & Guidelines	Recommended Extent of Planning Control Area	Recommended Planning Controls
1	Leafy Suburban - adjoining river in Alphington & Kew	<p>Yarra</p> <ul style="list-style-type: none"> Neighbourhood Residential Zone 2 Environmental Significance Overlay Schedule 1 Yarra River Environs Design and Development Overlay Schedule 1 Yarra River Corridor Protection Heritage Overlay applied to individual sites <p>Boroondara</p> <ul style="list-style-type: none"> General Residential Zone 1 Urban Floodway Zone Environmental Significance Overlay Schedule 1 Yarra River Corridor Protection Design and Development Overlay Schedule 31 Yarra River Corridor Protection Heritage Overlay applied to individual sites 	<p>Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised.</p> <p>Strong landscaped edge to river to screen views to buildings is maintained.</p> <p>Further encroachment of built form into the river corridor is avoided.</p> <p>Tree canopy is retained and enhanced as the dominant visual element in the landscape.</p> <p>Further disturbance of riverbank topography is minimised.</p>	<p>Maximum building height of 8-9 metres applied as a mandatory control, consistent with height requirements of existing residential zones (with 1m provision for sloping sites), to limit the appearance of building scale/mass as seen from the opposite bank.</p> <p>Permit required to remove established trees.</p> <p>Planting of locally indigenous vegetation encouraged.</p> <p>Minimum building setback of 40m from the property boundary fronting the river, responding to topography and location of existing buildings.</p>	<p>Extends up to approximately 120m from property boundary at the river frontage, depending on street and site layout.</p>	<p>Yarra</p> <ul style="list-style-type: none"> Apply updated DDO1 to NRZ that sets mandatory height controls and minimum setback distances from the river. Replace existing ESO1 with new SLO and apply to all land up to the centreline of the Yarra River. <p>Boroondara</p> <ul style="list-style-type: none"> Apply updated DDO31 to GRZ that sets mandatory height controls and minimum setback distances from the river. Replace existing ESO1 with new SLO and apply to all land up to the centreline of the Yarra River.
2	Parkland - golf courses & undeveloped floodprone land	<p>Yarra</p> <ul style="list-style-type: none"> Special Use Zone Urban Floodway Zone Public Use Zone Environmental Significance Overlay Schedule 1 Yarra River Environs Design and Development Overlay Schedule 1 Yarra River Corridor Protection <p>Boroondara</p> <ul style="list-style-type: none"> Special Use Zone Urban Floodway Zone Environmental Significance Overlay Schedule 1 Yarra River Corridor Protection Design and Development Overlay Schedule 31 Yarra River Corridor Protection Significant Landscape Overlay 2 	<p>Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised.</p> <p>Strong landscaped edge to river to screen views to buildings is maintained.</p> <p>Encroachment of built form into the river corridor is avoided.</p> <p>Tree canopy is retained and enhanced as the dominant visual element in the landscape.</p> <p>Disturbance of riverbank topography is minimised.</p>	<p>Maximum building height of 8 metres applied as a mandatory control, reflecting height requirements of existing residential zones and undeveloped nature of these sites, to limit the appearance of building scale/mass as seen from the opposite bank.</p> <p>Permit required to remove established trees.</p> <p>Planting of locally indigenous vegetation encouraged.</p> <p>Minimum building setback of 100m from the property boundary fronting the river, responding to topography and location of existing buildings.</p>	<p>Extends up to approximately 500m from property boundary at the river frontage, depending on street and site layout.</p>	<p>Yarra</p> <ul style="list-style-type: none"> Apply updated DDO1 to SUZ & UFZ that sets mandatory height controls and minimum setback distances from the river. Replace existing ESO1 with new SLO and apply to all land up to the centreline of the Yarra River. <p>Boroondara</p> <ul style="list-style-type: none"> Apply updated DDO31 to SUZ & UFZ that sets mandatory height controls and minimum setback distances from the river. Replace existing ESO1 with new SLO and apply to all land up to the centreline of the Yarra River.
3	Leafy Suburban - adjoining parkland, without frontage to river	<p>Boroondara</p> <ul style="list-style-type: none"> Neighbourhood Residential Zone 3 Design and Development Overlay Schedule 31 Yarra River Corridor Protection Significant Landscape Overlay 2 Yarra Valley Significant Landscape Area 	<p>Tree canopy is retained and enhanced as the dominant visual element in the landscape as viewed from the river.</p>	<p>Maximum building height of two storeys (as per existing Neighbourhood Residential Zone).</p> <p>Permit required to remove established trees.</p> <p>Planting of locally indigenous vegetation encouraged.</p>	<p>Extends up to approximately 150m from property boundary at the river frontage, depending on street and site layout, to capture ridgeline.</p>	<p>Boroondara</p> <ul style="list-style-type: none"> Remove existing DDO31 from NRZ sites south of Eastern Freeway. Replace existing ESO1 and SLO2 with new SLO and apply to all land up to the centreline of the Yarra River.

6.7 Other Recommendations

Overview

Through the development of this study a number of other initiatives to enhance, protect and manage the Lower Yarra study area have become evident. They have been suggested by the project team, Council representatives and the community.

These initiatives lie outside of the built form recommendations that will be implemented through the planning scheme. They could be pursued through further strategic work or a range of non-statutory actions.

Public Access

Further work should review existing gaps in public access to the Yarra River in a number of locations through the study area. For example, the continuation of the Main Yarra Trail through Richmond where it is disrupted by development at the river's an opportunity for investigation.

This investigation should consider the options for public ownership or control to ensure path access and landscape improvements. These include the Public Acquisition Overlay (PAO) and / or open space land contribution under Clause 52.01 of the Planning Scheme. The strategic justification and funding for creating these links should be part of future open space planning by local and State agencies.

Open Space & Landscaping

A coordinated approach to the ongoing management and design of public open space within the Yarra River corridor is an important consideration.

While there is a distinct range of public spaces within the Lower Yarra study area, each with different functions and management, a consistent approach should nonetheless be taken to protection of landscape and environmental values across public space. This study recommends that Councils consider the application of the DPO to open spaces, so that masterplanned approach can be taken to their future design and development.

In addition, a corridor-wide strategic landscape framework is required to set criteria and guidelines for planting and design within each section of the river, to appropriately reflect the desired landscape character. These would provide a basis for coordinated action by relevant authorities and land owners, for both public and private land, to ensure a consistent landscape theme is achieved along the corridor.

Protecting Environmental Significance

This study has utilised regional scale Ecological Vegetation Class mapping to assist in gaining an understanding of the landscape. In undertaking this study it has been clear that understanding local environmental matters is critical to ensuring protection of existing habitat and riparian vegetation.

Ideally, the application of a future Environmental Significance Overlay (ESO) within the Yarra River corridor should be progressed based on a scientific assessment of environmental values, such as the location and type of remnant riparian and other indigenous vegetation, biodiversity and habitat. The ESO should be strategically applied to capture an appropriate area where environmental values exist and require ongoing protection.

It is suggested that Melbourne Water in their capacity as manager of waterway health for the Yarra River could progress such a study. There is potential for such a process to consider the current Banyule ESO1 'Yarra River, Plenty River & Darebin Creek' or the proposed Nillumbik ESO4 'Waterways' (Amendment C101) as guides to implementing a more defined ESO control for the Yarra River.

Cultural Heritage Values

The landscape of the study area tells the story of human interaction with the river over time. It is important that the history of the river is shared and celebrated and, where appropriate, reflected in its landscape today.

The Wurundjeri people have a strong spiritual connection with the river, which they know as 'Birrarung', through both tangible and intangible cultural values of the river's landscape. There is currently very little information and data contained within the Victorian Aboriginal Heritage Register about Aboriginal heritage sites along the Yarra River.

Available studies are archaeologically based, focussing only on tangible heritage elements, and now some 30 years old. Their coverage is also limited to small segments of the river.

Significant sites of the post-settlement history of the river are generally well represented through the application of the Heritage Overlay. However, there are numerous stories of how the river has shaped the formation of Melbourne and the suburbs through which it flows, which could be expressed in the river's landscape and spaces.

Developing an in-depth understanding of both the tangible and intangible cultural heritage values of the river is an important part of its protection. A holistic study of the river's cultural heritage, Aboriginal and post-contact, is required to ensure that all aspects of the river's diverse heritage can be appreciated.

A cultural heritage assessment of the river should identify significant sites or areas along its course where there are opportunities for heritage interpretation and expression of cultural values. This could be achieved through a range of means including place naming, display information, landscape design and planting selection, sound or visual art installations, or the use of spaces for particular cultural events, for example.