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 Middle Yarra River corridor begins in river flats backed by leafy suburbs, and ends in tree-covered slopes that can feel remote from human habitation.

Travelling upstream from the western edge of the study area at Burke Road to Warrandyte State Park in the east, the river winds through landscapes that gradually transition from suburban to rural, and topography that gradually becomes more enclosed and steeper. In some parts of the river corridor there is heavy vegetation cover, while in other places the landscape is more open.

In many locations, the river corridor is predominantly a naturalistic environment, with little or no visible evidence of buildings and structures. In other places residential suburbs and manicured recreational spaces adjoin the river corridor, though the river itself maintains its meandering course through a naturalistic bushland.

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.

Sub-Areas

The journey along the Middle 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. Willsmere Park to Finns Reserve Suspension Bridge

Includes the river flats and surrounding recreation spaces, with suburban areas evident in the distance.

2. Finns Reserve Suspension Bridge to Mullum Mullum Creek

The confluence of the Yarra River and Mullum Mullum Creek confluence, where the topography begins to rise, and the riverside spaces become more natural and isolated in character, with distant suburban areas less evident or having a very bushy character.

3. Mullum Mullum Creek to Laughing Waters Park

The river corridor begins to narrow, the topography rises further and the corridor becomes more rural and isolated.

4. Laughing Waters Park to North Warrandyte

The river corridor becomes narrow and steep. River has a strongly natural and bush setting. Includes the historic township of Warrandyte, and the more rural and isolated areas further upstream.
6.2 Sub-areas
6.3 Sub-area 1: Willsmere Park to Finns Reserve Suspension Bridge

Values, Character & Pattern of Viewing

This western section of the study area features the expansive floodplains of the Yarra Flats. The low-lying land extends either side of the river, creating billabongs and wetlands along the river’s course.

Previously used for farming by European settlers, this part of the river now comprises an extensive corridor network of formalised open spaces, including golf courses, sporting ovals, playgrounds and picnic areas. These spaces are linked by shared trails which connect to the Main Yarra Trail on the northern bank.

Beyond this buffer of open space adjoining the Yarra River are suburban neighbourhoods, set on higher ground. In many locations houses are visible adjoining the parkland or in the distance, stepping up the hillside to the ridgeline beyond.

In some places the river and Main Yarra Trail are more isolated, with only occasional rooftops visible through the tree canopy, as a reminder that suburbia exists beyond the river corridor.

Alongside the river itself are dense stands of native vegetation, as well as the formal planting of the parkland areas. Many of the suburban neighbourhoods beyond support a strong tree canopy which softens views to buildings in the distance.

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

<table>
<thead>
<tr>
<th>Character Types</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parklands and Recreation River Interface (PPRZ)</td>
<td>Formal open spaces for active and passive recreation</td>
</tr>
<tr>
<td>Yarra River Conservation River Interface (PCRZ)</td>
<td>Parkland and conservation areas with a natural character and limited recreation facilities</td>
</tr>
<tr>
<td>Leafy Suburban River Interface (NRZ, GRZ, RGZ, UFZ, C1Z, IN1Z, SUZ)</td>
<td>Residential areas adjoining river corridor and open spaces</td>
</tr>
<tr>
<td>Rural Environment River Interface (RCZ)</td>
<td>Small pockets of rural land in Templestowe and Lower Plenty</td>
</tr>
</tbody>
</table>

Important viewpoints within this sub-area, described in Chapter 4, are the Main Yarra Trail, road bridge crossings and the high point at Lower Plenty.
Cross-Sectional Analysis

Landscape Setting Corridor

The aerial photo opposite and accompanying cross-sections on the following page show the river’s setting through the Banyule and Bulleen River Flats.

In this sub-area the river meanders through a broad floodplain, most of which is public parkland with varying degrees of tree cover.

Adjoining residential areas are located on the higher ground that borders the floodplain, and mostly located away from the river’s edge. These ‘backdrop’ areas are visible from each side of the river over long distances.

As the cross-section diagrams illustrate, the topography rises very gradually back from the floodplain to a horizon of low hills. In one sense these represent the outer limits of the river corridor’s viewshed. In practical terms the full extent of this viewshed is only occasionally apparent because of intervening vegetation.

River Experience Corridor

The Main Yarra Trail is generally located close to the edge of the floodplain, some considerable distance from the waterway, often close to the adjoining residential area.

For users of the trail, the Yarra River corridor experience through much of this sub-area depends less on the presence of the waterway, and more on:

- The sense of passing through a continuously vegetated open space corridor
- Built form being subordinate to vegetation, and being well set back from the trail.

Waterway Corridor

For the waterway itself, maintenance of a continuous corridor of indigenous vegetation is the most important objective.

As can be seen in the aerial image, in some locations development or activity is located near to the water’s edge.
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 the many formalised open spaces as 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.
- Retain conservation areas as undeveloped, naturalistic open spaces to maintain the variety of experiences and the integrity of the riverside landscape and environment.

Managing Private Land

Strategies for managing private land in this sub-area:

- Recognise that buildings and structures will be occasionally be visible from the river within this sub-area, given the proximity of active land uses along the river’s edge.
- Ensure that where built form is visible from the river, parklands or the Main Yarra Trail, it is carefully designed to complement the character of the river corridor and maintain the visual dominance of the tree canopy as the backdrop to the wider riverside landscape.
- Retain the pockets of rural land that exist along the river corridor, and their undeveloped character.

Development outcomes and requirements are detailed for each Character Type in the following table.
<table>
<thead>
<tr>
<th>Map Ref</th>
<th>River Interface Character Type &amp; Location</th>
<th>Current Controls</th>
<th>Desired Outcome</th>
<th>Recommended Development Requirements &amp; Guidelines</th>
<th>Recommended Extent of Planning Control Area</th>
<th>Recommended Planning Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Leafy Suburban - adjoining riverside parkland in Ivanhoe, Heidelberg, Rosanna, Viewbank, Bulleen and Templestowe</td>
<td>Banyule</td>
<td>Views across residential neighbourhoods surrounding the river corridor are dominated by tree canopy. Buildings are sensitively designed and sited to complement the river corridor's heavily treed landscape setting. Strong landscaped edge to riverside parklands and conservation areas to screen views to buildings.</td>
<td>Maximum building height of 8m to retain building height lower than tree canopy (9m on a sloping site). Maximum site coverage of 40% and minimum permeability of 30% to support landscape character (or other similar requirements as suited to local neighbourhood character). Permit required to remove established trees.</td>
<td>Adjoins riverside parkland and extends 100-200m into residential areas, depending on street and site layout. Extends east/south of Bulleen and Templestowe Roads into adjoining residential area for a distance of approximately 100m, depending on street and site layout.</td>
<td>Banyule</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Manningham</td>
</tr>
</tbody>
</table>
| 2       | Leafy Suburban - adjoining river in Ivanhoe and Templestowe | Banyule | Visibility of buildings from the river, adjoining parkland, the Main Yarra Trail and the opposite bank is minimised. Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained. 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. Established pattern of building setbacks that reflect the topography of the floodplain is maintained. | Maximum building height of 8m to retain building height lower than tree canopy (9m on a sloping site). Maximum site coverage of 40% and minimum permeability of 30% to support landscape character (or other similar requirements as suited to local neighbourhood character). Investigate applying a minimum building setback of 30m-40m for properties abutting the Yarra River. Consider applying an appropriate setback from the Darebin Creek. | Extends approximately 200m from property boundary at the river frontage, depending on street and site layout. | Banyule | • Merge existing SLO 1 & 2 into a single SLO control and apply it to all land up to the centreline of the Yarra River. • Apply new DDO to NRZ adjoining river in Ivanhoe that sets mandatory setback from the river and height controls. Manningham | • Replace ESOL ‘Yarra River Environ’ with a new SLO and map to existing ESOL1 extent. • Apply new DDO to private land to private land abutting the Yarra River at Templestowe (consider overlap with DDO4).
<table>
<thead>
<tr>
<th>Map Ref</th>
<th>River Interface Character Type &amp; Location</th>
<th>Current Controls</th>
<th>Desired Outcome</th>
<th>Recommended Development Requirements &amp; Guidelines</th>
<th>Recommended Extent of Planning Control Area</th>
<th>Recommended Planning Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Leafy Suburban - non-residential land uses</td>
<td>Banyule</td>
<td>Visibility of buildings from the river, adjoining parkland, the Yarra Trail and the opposite bank is minimised</td>
<td>Investigate area specific mandatory height requirements relative to the underlying land use zone to ensure built form is lower than tree canopy</td>
<td>Entire area of site with river frontage or close to riverside parklands included</td>
<td>Banyule - Merge existing SLO 1 &amp; 2 into a single SLO control and apply it to all land up to the centerline of the Yarra River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Strong landscaped edge to river, trails and open spaces to screen views to buildings is maintained</td>
<td>Permit required to remove established trees</td>
<td>Adjoins Banyule DDOs for Heidelberg Activity Centre</td>
<td>Maintain existing DDOs to provide appropriate interface design measures for land adjoining the river corridor within the Heidelberg Activity Centre</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Further encroachment of built form into the river corridor is avoided</td>
<td>Planting of locally indigenous vegetation encouraged, where possible and practical</td>
<td></td>
<td>Apply new DDO to land outside existing Banyule DDOs and to SUZ of Rosanna Golf Club that sets a mandatory setback from the river and mandatory height control</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Tree canopy is retained and enhanced as the dominant visual element in the landscape</td>
<td>Investigate minimum building setback requirements relative to site-specific requirements, responding to topography and location of existing buildings on each site</td>
<td></td>
<td>Manningham - Replace ESOL 'Yarra River Environs' with a new SLO and map to existing ESOL extent</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Landscape environment of the river corridor parkland is enhanced, where buildings are well screened by vegetation</td>
<td></td>
<td></td>
<td>Apply new DDO to land in the following zones that sets a mandatory setback from the river and mandatory site specific height control:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Topography of the river's floodplains is reflected in siting new development</td>
<td></td>
<td></td>
<td>- Industrial 1 Zone</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Rural, bush landscape quality maintained, where this is part of the existing character</td>
<td></td>
<td></td>
<td>- Special Use Zone</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Semi-rural, bush landscape quality is maintained</td>
<td></td>
<td></td>
<td>- Urban Floodway Zone</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised</td>
<td></td>
<td></td>
<td>- Residential Growth Zone</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Strong landscaped edge to river, trails and open spaces to screen views to buildings is maintained</td>
<td></td>
<td></td>
<td>- General Residential Zone</td>
</tr>
<tr>
<td>4</td>
<td>Rural Environment - adjoining or near river in Bulleen, Templestowe and Lower Plenty</td>
<td>Banyule</td>
<td>Semi-rural, bush landscape quality is maintained</td>
<td>Maximum building height of 8m to retain building height lower than tree canopy (9m on a sloping site)</td>
<td>Extends approximately 250m from property boundary fronting the river, depending on street and site layout</td>
<td>Banyule - Merge existing SLO 1 &amp; 2 into a single SLO control and apply it to all land up to the centerline of the Yarra River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(9m on a sloping site)</td>
<td>Permit required to remove established trees</td>
<td></td>
<td>Apply a new DDO that sets a mandatory setback from the river and mandatory 8m height control (9m on a sloping site) for land within the RC2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Planting of locally indigenous vegetation encouraged, where possible and practical</td>
<td></td>
<td></td>
<td>Investigate the need to apply a new minimum lot size of 8ha for properties abutting river, through a new or amended schedule to the RC2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Minimum building setback of 40-100m from the property boundary fronting the river, responding to topography and location of existing buildings</td>
<td></td>
<td></td>
<td>Manningham - Replace ESOL 'Yarra River Environs' with a new SLO and map to existing ESOL extent</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Prevent further subdivision on properties abutting river, through a new or amended schedule to the RC2</td>
<td></td>
<td></td>
<td>Maintain the minimum 40ha lot size of RC2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Prevent further subdivision on properties abutting river, through a new or amended schedule to the RC2</td>
<td></td>
<td></td>
<td>Apply a new DDO that sets a mandatory setback from the river and mandatory height control</td>
</tr>
</tbody>
</table>
Values, Character & Pattern of Viewing

Moving north-east along the Middle Yarra River corridor from the Finns Reserve Suspension Bridge, the character of the river corridor becomes more natural and bushy. Towards Westerfolds Park, the topography rises up and the river banks become steeper. Here the river corridor becomes an enclosed space, in contrast to the wide river flats downstream.

The significant open space of Westerfolds Park on the southern side of the river has a distinctively more naturalistic character to the more formalised open spaces downstream. On the opposite banks to Westerfolds is a large extent of rural land, and buildings on the northern side are mostly not visible from the river corridor.

Upstream from Fitzsimons Lane the river corridor becomes even more isolated and its environment increasingly natural in character. While in some places houses are still visible in the distance, the river corridor feels tranquil, quiet and secluded.

This section of the river has a strong native tree canopy and well vegetated river banks. Extensive parklands on the southern side provide a substantial buffer to development beyond. While the northern side has residential areas in close proximity to the river, these areas have an established bushy character, in keeping with the landscape of the broader river corridor.

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

<table>
<thead>
<tr>
<th>Character Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parklands and Recreation River Interface (PPRZ)</td>
</tr>
<tr>
<td>Yarra River Conservation River Interface (PCRZ)</td>
</tr>
<tr>
<td>Bush Residential River Interface (LDRZ)</td>
</tr>
<tr>
<td>Rural Environment River Interface (RCZ)</td>
</tr>
</tbody>
</table>

Important viewpoints within this sub-area, described in Chapter 4, are the Main Yarra Trail, road bridge crossings and the high point at Lower Plenty.
Cross-Sectional Analysis

Landscape Setting Corridor

The aerial photo opposite and accompanying cross-sections on the following page show the river’s landscape setting as it winds around Westerfolds Park.

In this sub-area the topography of wider environment is more undulating, and the river banks rise up. This creates a more enclosed space along the river corridor.

The steep river banks to the north are heavily vegetated, with open, rural areas and low density residential development beyond. More densely developed residential areas adjoin to the north, and support a strong tree canopy. Buildings are mostly located well beyond the crestline and are not visible from the southern banks.

Westerfolds Park to the south is an open, natural space along the river’s journey, and a buffer to residential areas beyond.

River Experience Corridor

The Main Yarra Trail is located alongside the southern edge of the river, passing through Westerfolds Park. For users of the trail, the Yarra River Experience Corridor through much of this sub-area depends less on the presence of the waterway, and more on:

- The sense of passing through a continuously vegetated open space corridor
- Built form on the northern banks of the river being largely obscured from view.

Waterway Corridor

For the waterway itself, maintenance of a continuous corridor of indigenous vegetation is the most important objective.

In this location, there is minimal development or activity located near to the water’s edge.

Section 2: Westerfolds Park

Context Section
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:

• Retain conservation areas as undeveloped, naturalistic open spaces to maintain the variety of experiences and the integrity of the riverside landscape and environment
• Do not locate buildings so that they are visible from the river
• Ensure riverside infrastructure (such as walkways, river access points) are designed as distinctive features that respond to the sensitivity of the riverside landscape and environment.

Managing Private Land

Strategies for managing private land in this sub-area:

• Retain the extensive areas of low density and rural land that exist along the river corridor in this sub-area, and their undeveloped character
• Minimise the visibility of buildings and structures from the river
• Ensure that where built form is visible from the river, parklands or the Main Yarra Trail, it is carefully designed to complement the character of the river corridor and maintain the visual dominance of the tree canopy as the backdrop to the wider riverside landscape.

Development outcomes and requirements are detailed for each Character Type in the following table.
<table>
<thead>
<tr>
<th>Map Ref</th>
<th>River Interface Character Type &amp; Location</th>
<th>Current Zoning</th>
<th>Desired Outcome</th>
<th>Recommended Development Requirements &amp; Guidelines</th>
<th>Recommended Extent of Planning Control Area</th>
<th>Recommended Planning Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bush Residential - adjoining river in Lower Plenty and Eltham</td>
<td>Banyule • Low Density Residential Zone • Vegetation Protection Overlay Schedule 1 Plenty River East Area • Environmental Significance Overlay Schedule 1 Yarra River, Plenty River and Darebin Creek • Significant Landscape Overlay Schedule 1 Watercourse Environments • Land Subject to Inundation Overlay • Heritage Overlay applied to individual sites and precincts Nilumbik • Low Density Residential Zone • Environmental Significance Overlay Schedule 1 Sites Of Faunal And Habitat Significance • Environmental Significance Overlay Schedule 2 Yarra River Environs • Significant Landscape Overlay Schedule 2 Bush and Semi-Bush Residential Areas • Land Subject to Inundation Overlay • Heritage Overlay sites HO83, HO7 • Wildfire Management Overlay</td>
<td>Low density, bush character is maintained Visuality of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible Strong landscaped edge to the river and open spaces to screen views to buildings is maintained Further encroachment of built form into the river corridor is avoided Tree canopy is retained and enhanced as dominant visual element in the landscape</td>
<td>Maximum building height of 8m to retain building height lower than tree canopy (9m on a sloping site) Permit required to remove established trees Planting of locally indigenous vegetation encouraged Minimum building setback of between 70m-80m from the property boundary fronting the river, responding to topography and location of existing buildings Minimum lot size should be increased to prevent further subdivision of land abutting the river</td>
<td>Adjoins river’s edge and extends 200-350m from the property boundary fronting the river into residential areas, depending on street and site layout</td>
<td>Banyule • Merge existing SLO 1 &amp; 2 into a single SLO control and apply it to all land to the centreline of the Yarra River • Maintain existing ES01 and VPO1 to provide vegetation protection in the river corridor • Apply new DDO that sets a mandatory setback from the river and mandatory height control • Maintain the 0.4ha minimum lot size of the LDRZ Schedule Nilumbik • Replace ES02 ‘Yarra River Environs’ with a new SLO and extend spatial coverage to provide vegetation and landscape protection specifically relating to river corridor environment • Maintain existing ES01, SLO2 to provide vegetation protection in the broader river corridor • Apply new DDO that sets a mandatory setback from the river and mandatory height control • Maintain the 0.4ha minimum lot size of the LDRZ Schedule</td>
</tr>
<tr>
<td>2</td>
<td>Rural Environment - Lower Plenty (adjoining river) and Templestowe</td>
<td>Banyule • Rural Conservation Zone • Vegetation Protection Overlay Schedule 1 Plenty River East Area • Environmental Significance Overlay Schedule 1 Yarra River, Plenty River and Darebin Creek • Significant Landscape Overlay Schedule 1 Watercourse Environments • Land Subject to Inundation Overlay • Heritage Overlay applied to individual sites and precincts Manningham • Rural Conservation Zone Schedule 1 • Environmental Significance Overlay Schedule 1 Yarra River Environs • Environmental Significance Overlay Schedule 3 Buffer Conservation Areas Supporting Sites of Biological Significance</td>
<td>Rural, bush character is maintained Visuality of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained 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</td>
<td>Maximum building height of 8m to retain building height lower than tree canopy (9m on a sloping site) Permit required to remove established trees Planting of locally indigenous vegetation encouraged, where possible and practical Minimum building setback of 80m from the property boundary fronting the river, responding to topography and location of existing buildings Minimum lot size increased to prevent further subdivision of land abutting the river where required</td>
<td>Adjoins river’s edge and extends approximately 200-350m from the property boundary fronting the river into rural land, depending on street and site layout</td>
<td>Banyule • Merge existing SLO 1 &amp; 2 into a single SLO control and apply it to all land to the centreline of the Yarra River • Maintain existing ES01 and VPO1 to provide vegetation protection in the river corridor • Apply new DDO that sets a mandatory setback from the river and mandatory height control • Investigate the need to apply a new minimum lot size of 0.8ha for properties abutting river, through a new or amended schedule to the RCZ Manningham • Replace ES01 ‘Yarra River Environs’ with a new SLO and map to existing ES01 extent • Apply a new DDO that sets a mandatory setback from the river and mandatory height control • Maintain the 0.4ha minimum lot size of the RCZ1 Schedule</td>
</tr>
</tbody>
</table>
6.5 Sub-area 3: Mullum Mullum Creek to Laughing Waters Park

Values, Character & Pattern of Viewing

Further upstream, the confluence of the Yarra River and Mullum Mullum Creek at Sweeneys Lane marks the diversion of the Main Yarra Trail to the south.

From this point on, the trail continues through Tikalara Park as the Mullum Mullum Trail to Heidelberg-Warrandyte Road. As a result, public access within this section of the Yarra River corridor becomes more limited, with some sections of the corridor accessible only via private property or by the river itself (by non-motorised water craft such as canoes or kayaks: due to its shallow depth). This contributes to the highly valued sense of isolation and seclusion in these parts, where it feels like ‘another world’ that is far removed from the more built-up areas downstream.

Open spaces along the river’s edge are densely vegetated conservation areas. The topography continues to rise and the river corridor becomes more enclosed. Only the occasional building can be seen in the distance through the trees or high up on the distant ridgelines.

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

<table>
<thead>
<tr>
<th>Character Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yarra River Conservation River Interface (PCRZ)</td>
<td>Parkland and conservation areas adjoining the river with a natural character and limited recreation facilities</td>
</tr>
<tr>
<td>Rural Environment River Interface (RCZ)</td>
<td>Rural land in Templestowe and Warrandyte</td>
</tr>
</tbody>
</table>

Important viewpoints within this sub-area, described in Chapter 4, are the Main Yarra and Mullum Mullum Creek Trails, the road bridge crossing and viewpoints within the conservation areas.
Cross-Sectional Analysis

Landscape Setting Corridor

The aerial photo opposite and accompanying cross-sections on the following page show the river’s landscape setting as it winds around the Warrandyte State Park and Longridge Park.

In this sub-area the topography of wider environment is undulating, and the river banks are rising up from the landscape downstream. This creates a more enclosed space along the river corridor.

North and south of the river are heavily vegetated conservation areas, with sparsely developed rural land beyond. Buildings are mostly located well beyond the river’s edge.

The lack of visible buildings or activity and the heavy vegetation cover create the strongly isolated character of this sub-area.

River Experience Corridor

This part of the river is accessed by trails through conservation areas, where they exist. In this section of the study area, the most complete experience of the river is from the water.

The Yarra River Experience Corridor through much of this sub-area depends upon maintaining the sense of isolation and immersion in the river’s natural environment.

Waterway Corridor

For the waterway itself, maintenance of a continuous corridor of indigenous vegetation is the most important objective.
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:

- Maintain conservation areas as undeveloped, naturalistic open spaces that support the sense of remoteness and isolation of the river in this sub-area
- Do not locate buildings so that they are visible from the river
- Minimise riverside infrastructure (such as walkways, river access points) and ensure they are designed as distinctive features that respond to the sensitivity of the riverside landscape and environment.

Managing Private Land

Strategies for managing private land in this sub-area:

- Retain the extensive areas of rural land that exist along the river corridor in this sub-area, and its undeveloped character
- Minimise the visibility of buildings and structures from the river
- Ensure that where built form is visible from the river, parklands or trails, it is carefully designed to complement the character of the river corridor and maintain the visual dominance of the heavy riparian vegetation along the corridor.

Development outcomes and requirements are detailed for each Character Type in the following table.
<table>
<thead>
<tr>
<th>Map Ref</th>
<th>River Interface Character Type &amp; Location</th>
<th>Current Zoning</th>
<th>Desired Outcome</th>
<th>Recommended Development Requirements &amp; Guidelines</th>
<th>Recommended Extent of Planning Control Area</th>
<th>Recommended Planning Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Rural Environment - Templestowe and Warrandyte</td>
<td>Nillumbik - Rural Conservation Zone Schedules 3&amp;4, Environmental Significance Overlay Schedule 1 Sites Of Faunal And Habitat Significance, Environmental Significance Overlay Schedule 2 Yarra River Environments, Significant Landscape Overlay Schedule 3 Bush and Semi-Bush Residential Areas (part), Land Subject to Inundation Overlay, Heritage Overlay sites HO32, HO167, HO158, HO131, Wildfire Management Overlay Manningham - Rural Conservation Zone Schedule 4, Environmental Significance Overlay Schedule 1 Yarra River Environments, Environmental Significance Overlay Schedule 2 Sites of Biological Significance, Environmental Significance Overlay Schedule 3 Buffer Conservation Areas Supporting Sites of Biological Significance, Significant Landscape Overlay Schedule 1 Significant Low Density Residential Landscape Areas, Land Subject to Inundation Overlay, Heritage Overlay sites HO856686, HO18, HO1, HO2, HO141, Wildfire Management Overlay</td>
<td>Rural bush character is maintained Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible. Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained 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</td>
<td>Maximum building height of 8m to retain building height lower than tree canopy (9m on a sloping site) Permit required to remove established trees Planting of locally indigenous vegetation encouraged, where possible and practical Minimum building setback of 70m-100m from the property boundary fronting the river, responding to topography and location of existing buildings Minimum lot size as per existing zone requirements</td>
<td>Adjoins river's edge and extends approximately 250-400m from the property boundary fronting the river into rural land, depending on street and site layout, due to extensive lot sizes</td>
<td>Nillumbik - Replace ESO2 'Yarra River Environments' with a new SLO and extend spatial coverage to provide vegetation and landscape protection specifically relating to the river corridor environment Maintain existing SLO2 to provide vegetation protection in the broader river corridor Apply new DDO that sets a mandatory setback from the river and mandatory height control Apply new minimum 8ha lot size of RCZ3 and minimum 40ha lot size of RCZ4 Manningham - Replace ESOS1, ESOS2 'Yarra River Environments' with a new SLO and map to existing ESOS1 extent Apply a new DDO that sets a mandatory setback from the river and mandatory height control Maintain existing ESOS2, ESOS3, SLO1 to provide vegetation protection in the river corridor Apply new DDO that sets a mandatory setback from the river and mandatory height control Maintain the 40ha minimum lot size of the RCZ1 Schedule</td>
</tr>
</tbody>
</table>
6.6 Sub-area 4: Laughing Waters Park to North Warrandyte

**Values, Character & Pattern of Viewing**

Pound Bend is a popular place for people to experience the river. As a part of the Warrandyte State Park, there are picnic facilities and walking trails along the river's edge.

As the River curves back around on itself, urban development once again directly meets the river’s edge - for the first time since its inner urban context. Here, the historic buildings and bushy setting of the Warrandyte township create a unique character.

To the north of the Yarra River, topography rises up quickly to form high ridgelines above the Warrandyte township. The steep riverbanks in this section are densely vegetated, creating a scenic backdrop to the township. Buildings are visible perched atop this ridgeline amongst the trees. Opposite the heart of the township, these buildings are quite distinct.

To the south of the Yarra River, residential development surrounding the Warrandyte township continues up the hillslopes, immersing itself within the bushy surrounds. East of Warrandyte, the river meanders back into the dense bushland and isolated surrounds of the Warrandyte State Park. Access to the river is again more limited, and mostly available from walking tracks and viewing platforms within the park.

The river again has a secluded and natural character. Houses on the hillslopes on the opposite bank are generally not visible from areas accessible to the public.

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

<table>
<thead>
<tr>
<th>Yarra River Conservation River Interface (PCRZ)</th>
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</thead>
<tbody>
<tr>
<td>Parkland and conservation areas adjoining the river with a natural character and limited recreation facilities</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Rural Environment River Interface (RRCZ)</th>
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<tbody>
<tr>
<td>Large areas of low density residential or rural land in Warrandyte and North Warrandyte</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bush Residential River Interface (LDRZ)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjoining low density residential areas of North Warrandyte and standard density residential areas of Warrandyte in bushy surrounds</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Warrandyte Township River Interface (RL, CI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial town centre and surrounding residential areas of Warrandyte</td>
</tr>
</tbody>
</table>

Important viewpoints within this sub-area, described in Chapter 4, are the Main Yarra and Mullum Mullum Creek Trails, the road bridge crossing and viewpoints within the State Park.
Cross-Sectional Analysis

Landscape Setting Corridor

The aerial photos opposite and accompanying cross-sections on the following pages show the river’s landscape setting as it winds around the Warrandyte State Park, Pound Bend and the Warrandyte township.

In this sub-area the topography of wider environment is distinctly hilly and reaches the highest ground in the study area.

The river banks continue to rise up from the landscape downstream. This creates the sense of the river being an enclosed space.

North and south of the river are heavily vegetated residential areas, both low and standard density. Conservation areas are interspersed throughout this sub-area.

In many locations buildings are clearly visible at the river’s edge. In residential areas they are screened by vegetation.

In the Warrandyte township, buildings and recreational structures meet the river’s edge directly, forming a hard urban edge.

The image on the left (section 4) shows how the tight bends in the river’s course create ‘peninsulas’ of elevated land with buildings perched along the narrow ridge. This occurs in several locations in Warrandyte. The narrow width of these areas sometimes pushes development closer to the river’s edge and increases its visibility.

River Experience Corridor

This part of the river is accessed by trails through conservation areas and along the southern banks of the river in the Warrandyte town centre.

The Yarra River Experience Corridor through much of this sub-area depends upon maintaining the sense of a heavily bushy environment that supports development and close human interaction with the river, in a manner that is sensitive to its landscape and environmental qualities.

Waterway Corridor

For the waterway itself, maintenance of a continuous corridor of indigenous vegetation is the most important objective.
Section 5: Warrandyte Town Centre

Context Section

Yarra River

Setback Line

Research Warrandyte Road

Somers Road

Research Warrandyte Road

Municipal Boundary

Warrandyte Ringwood Road

Brackenbury Street

Webb Street

Sloans Road

Research Warrandyte Road

Municipal Boundary

River Corridor Management Area

Legend

- Yarra River
- Section Line
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 the Warrandyte township: this sub-area:

- Support the role of the formalised open spaces in Warrandyte township as highly valued places for active and passive recreation
- Design buildings and structures in this location as distinctive features that respond to the sensitivity of the riverside landscape and environment.

Strategies for managing other public land in this sub-area:

- Maintain conservation areas as undeveloped, naturalistic open spaces that support the sense of remoteness and isolation of the river in this sub-area
- Do not locate buildings so that they are visible from the river
- Minimise riverside infrastructure (such as walkways, river access points) and ensure they are designed as distinctive features that respond to the sensitivity of the riverside landscape and environment.

Managing Private Land

Strategies for managing private land in the Warrandyte township: this sub-area:

- Ensure that development is carefully designed to complement the character of the river corridor and the historic township setting
- Maintain the visual dominance of the heavy riparian vegetation along the river.

Strategies for managing other private land in this sub-area:

- Retain the extensive areas of rural and low density residential land that exist along the river corridor, and its predominantly undeveloped character outside of the Warrandyte township
- Minimise the visibility of buildings and structures from the river.

Development outcomes and requirements are detailed for each Character Type in the following table.
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<tr>
<th>Map Ref</th>
<th>River Interface Character Type</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Rural Environment - Templestowe and Warrandyte</td>
<td>Nillumbik</td>
<td>Rural Conservation Zone Schedules 3&amp;4, Environmental Significance Overlay Schedule 1, Sites Of Faunal And Habitat Significance, Environmental Significance Overlay Schedule 2, Yarra River Environs, Significant Landscape Overlay Schedule 2 Bush and Semi-Bush Residential Areas (part), Land Subject to Inundation Overlay, Heritage Overlay applied to individual sites, Wildfire Management Overlay Manningham, Rural Conservation Zone Schedules 1, 2, 3 &amp; 5, Environmental Significance Overlay Schedule 1, Yarra River Environs, Environmental Significance Overlay Schedule 2, Sites of Biological Significance, Environmental Significance Overlay Schedule 3, Buffer Conservation Areas Supporting Sites of Biological Significance, Environmental Significance Overlay Schedule 5, Environmentally Significant Urban Areas, Land Subject to Inundation Overlay, Heritage Overlay applied to individual sites, Wildfire Management Overlay</td>
<td>Rural, bush character is maintained, Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible, Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained, 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</td>
<td>Maximum building height of 8m to retain building height lower than tree canopy (9m on a sloping site), Permit required to remove established trees, Planting of locally indigenous vegetation encouraged, where possible and practical, Minimum building setback of between 80m-120m from the property boundary fronting the river, responding to topography and location of existing buildings, Minimum lot size as per existing zone requirements</td>
<td>Adjoins river’s edge and extends approximately 250-400m from the property boundary fronting the river into rural land, depending on street and site layout, due to extensive lot sizes</td>
<td>Nillumbik, Replace ESO2 ‘Yarra River Environs’ with a new SLO and extend spatial coverage to provide vegetation and landscape protection specifically relating to the river corridor environment, Maintain existing SLO2 to provide vegetation protection in the broader river corridor, Apply new DDO that sets a mandatory setback from the river and mandatory height control, Maintain minimum 8ha lot size of RCZ3 and minimum 40ha lot size of RCZ4. Manningham, Replace ES01 ‘Yarra River Environs’ with a new SLO and map to existing ES01 extent, Maintain existing ESO2,3&amp;5 to provide vegetation protection in the broader river corridor, Apply new DDO that sets a mandatory setback from the river and mandatory height control, Maintain the existing minimum lot sizes of the RCZ Schedules (RCZ1 - 40ha, RCZ2 - 4ha, RCZ3 - 8ha, RCZ4 - 40ha)</td>
</tr>
<tr>
<td>Map Ref</td>
<td>River Interface Character Type &amp; Location</td>
<td>Current Zoning</td>
<td>Desired Outcome</td>
<td>Recommended Development Requirements &amp; Guidelines</td>
<td>Recommended Extent of Planning Control Area</td>
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<td>2</td>
<td>Bush Residential - adjoining river in North Warrandyte</td>
<td>Nilumbik</td>
<td>Low density, bush character is maintained.</td>
<td>Maximum building height of 8m to retain building height lower than tree canopy (9m on a sloping site).</td>
<td>Adjoins river’s edge and extends 200-350m from the property boundary facing the river into residential areas, depending on street and site layout.</td>
<td>Nilumbik • Replace ESO2 ‘Yarra River Environs’ with a new SLO and extend spatial coverage to provide vegetation and landscape protection specifically relating to river corridor environment. • Maintain existing SLO2 to provide vegetation protection in the broader river corridor. • Apply new DDO that sets a mandatory setback from the river and mandatory 8m height control (9m on a sloping site). • Maintain the 0.4ha minimum lot size of the LDRZ Schedule.</td>
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<td>Viability of buildings from the river and the opposite bank (including the Warrandyte State Park and township) is minimised.</td>
<td>Permit required to remove established trees. Planning of locally indigenous vegetation encouraged.</td>
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<td>Strong landscaped edge to the river and open spaces to screen views to buildings is maintained.</td>
<td>Minimum building setback of 50m-80m from the property boundary facing the river, responding to topography and location of existing buildings.</td>
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<td>Further encroachment of built form into the river corridor is avoided.</td>
<td>Minimum lot size as per existing zone requirements.</td>
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<td>Trees canopy is retained and enhanced as dominant visual element in the landscape.</td>
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<tr>
<td>3</td>
<td>Warrandyte Township – north of Yarra Street/Everard Drive</td>
<td>Manningham</td>
<td>Heritage township setting is enhanced through protection of historic buildings and well designed new buildings that complement Warrandyte’s distinctive historic and landscape quality.</td>
<td>Maximum building height of 8m to retain building height lower than tree canopy (9m on a sloping site).</td>
<td>Applies to land zoned NR2 on the north side of Yarra Street/Everard Drive.</td>
<td>Manningham • Replace ESO1 ‘Yarra River Environs’ with a new SLO and map to existing ESO1 extent. • Maintain existing ESO2,3&amp;5 to provide vegetation protection in the river corridor. • Apply new DDO that sets a mandatory setback from the river and mandatory height control (working in conjunction with DDO3 and the requirements of the Warrandyte Township Heritage Guidelines).</td>
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<td></td>
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<td></td>
<td>Strong landscaped edge to the river and open spaces to screen views to buildings is maintained.</td>
<td>Permit required to remove established trees. Planning of locally indigenous vegetation encouraged.</td>
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<td></td>
<td>Further encroachment of built form into the river corridor is avoided.</td>
<td>Minimum building setback of 30m from the property boundary facing the river, responding to topography and location of existing buildings.</td>
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<td></td>
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<td></td>
<td>Trees canopy is retained and enhanced as dominant visual element in the landscape.</td>
<td>Building design, form and siting of the Warrandyte Township Heritage Guidelines to apply.</td>
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<td>High architectural quality for new buildings, essential, and consideration given to the appearance of buildings from all viewing locations including the river, walking trails and northern banks.</td>
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<tr>
<td>4</td>
<td>Warrandyte Township – south of Yarra Street/Everard Drive</td>
<td>Manningham</td>
<td>Heritage township setting is enhanced through protection of historic buildings and well designed new buildings that complement Warrandyte’s distinctive historic and landscape quality.</td>
<td>Existing requirements of DDO3 Warrandyte Environmental Residential Area to apply. This includes maximum site coverage of 25%, minimum permeability of 50%, maximum building height of 8m, setbacks from side and rear boundaries.</td>
<td>Adjoins river’s edge and extends 100-250m from the property boundary facing the river into residential areas, depending on street and site layout.</td>
<td>Manningham • Maintain existing ESO2,3&amp;5 to provide vegetation protection in the river corridor. • DDO3 and the requirements of the Warrandyte Township Heritage Guidelines to manage built form.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Natural, bush residential environment is maintained.</td>
<td>Permit required to remove established trees. Planning of locally indigenous vegetation encouraged.</td>
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<td>Buildings visible from the river are well screened with native vegetation and designed to complement the landscape quality.</td>
<td>Minimum lot size as per existing DDO3 requirements.</td>
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Overview

Through the development of this study a number of other initiatives to enhance, protect and manage the Middle 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 into Warrandyte is an opportunity for investigation, or provision of an expanded network of trails on the opposite side of the bank to the Main Yarra Trail.

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 Middle 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.

6.7 Other Recommendations

Floodway Management

A number of submissions have highlighted the need to consider the relationship of floodway management within the context of protecting river values. This could include preparation of Floodway Management Plans that incorporate consideration of landscape or environmental values.

Additionally, it has been suggested that a review of the Land Subject to Inundation Overlay is required to ensure that flood level data is up to date and publicly available.

Minimum Lot Sizes

The issue of setting a minimum lot sizes along the river to limit further subdivision was raised in community feedback. This has been suggested for consideration for rural land in Lower Plenty, but there may also be potential to apply this approach in other places as well.

Determining appropriate minimum lot sizes would require a comprehensive review of a range of considerations such as land use and productivity, developability, environmental issues and other site constraints.

This level of detailed investigation is outside the scope of this study. It is, however, an option that Councils may wish to pursue in the future.

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 Banjulie ESO; ‘Yarra River, Plenty River & Darebin Creek’ or the proposed Nilumbik ESO ‘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 archeologically 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.