

3. River Interface Character Types Analysis

3.1 Lower Yarra River Interface Character Types

Analysis of the landscape river interface character types within the Lower Yarra Corridor is the first step in understanding how the river's environment and landscape can be protected and managed into the future.

Introduction

The landscape, topographic and built form character of the Lower Yarra River corridor has been documented through research, field surveys and analysis of mapping data and aerial photography.

The study area has been divided into five 'river interface character types' based on areas of common landscape, built form and topographical characteristics. In some cases, a particular river interface character type may occur more than once, in a separate geographical location. The five different river interface character types, illustrated on the map on the following page, include:

Type 1: Leafy Suburban

Type 2: Urban Residential

Type 3: Current & Ex-Industrial

Type 4: Motorway

Type 5: Parklands and Recreation

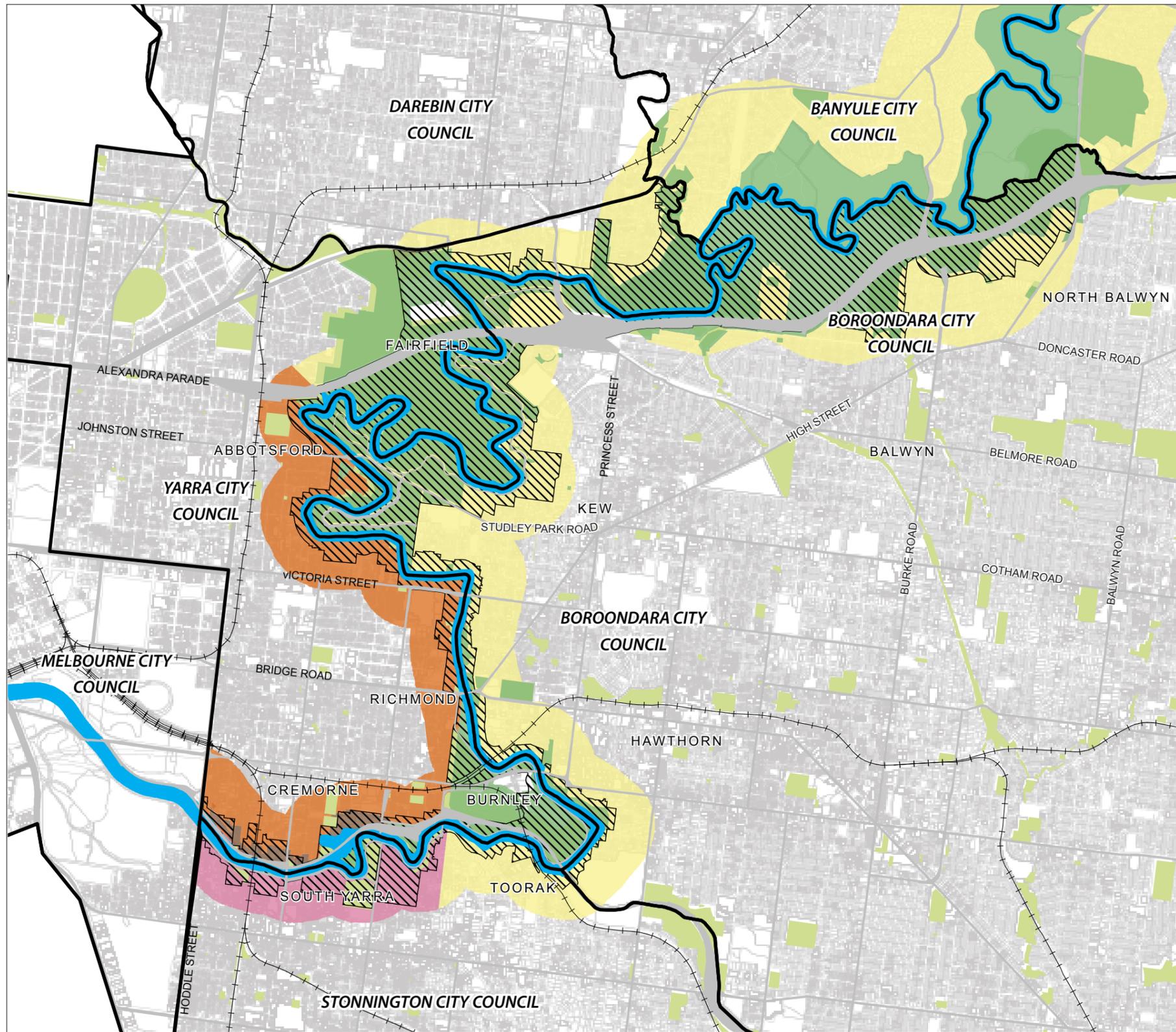
The characteristics of each type are outlined in detail, and address the following specific elements:

- Key Features
- Topographic & Landscape Character
- Land Use & Built Form
- Pattern of Viewing
- Other Values
- Potential Threats to Values
- Current Management.

This chapter identifies a number of issues that can be addressed through the planning scheme which include:

- Maintaining a canopy of mature trees and existing vegetation as the dominant visual element in all parts of the river corridor.
- Minimising the visual impact of buildings, structures, fencing and earthworks within the river's landscape. This is a key consideration where developable land is located near or adjacent to the river environment.
- Where buildings, structures or fencing are visible from the river, ensuring they are designed to reflect the landscape character of the context.
- Protecting the natural landscape elements of riparian vegetation and bank topography.
- Ensuring that the design principles for the Lower Yarra River corridor as a whole landscape are consistent across each municipality and implemented through the three planning schemes as relevant to that area.
- Ensuring that the approach to management of public land is also consistent with the overall vision for the Lower Yarra corridor.

This analysis informs the desired siting and design outcomes for new buildings, structures and fencing (e.g. setbacks, height, design detail etc.) that are discussed in the following chapters.



- LEGEND**
- Local Government Boundaries
 - Yarra River
 - Recommended Area of Management

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



LOWER YARRA RIVER CORRIDOR STUDY
RIVER INTERFACE CHARACTER TYPES

3.2 Leafy Suburban River Interface Character Type



The Leafy Suburban river interface character type comprises established residential neighbourhoods along the river's edge.

The 2005 'Review of Policy and Controls for the Yarra River Corridor: Punt Road to Burke Road' identified residential neighbourhoods adjoining the river in Toorak, Hawthorn, Kew and Alphington as 'Leafy Suburban'.

These neighbourhoods have a distinctively well-treed character, which complements the landscape character of the river corridor.

Key Features

Key features of the Leafy Suburban river interface character type include:

- Established residential neighbourhoods, either adjoining the river directly or located immediately beyond the parklands and recreation areas along the river corridor.
- Mature trees and understorey planting throughout private and public land (of exotic and native species), which creates a consistent tree canopy throughout each neighbourhood - described as the 'Yarra Backdrop Areas' in the Middle Yarra Concept Plan (1990).
- Mostly single or double storey dwellings, often set spaciouly apart.
- Undulating topography which includes lower areas adjoining the river flats and steeper rises from the river's edge.
- Main Yarra and Capital City Trails and public parkland providing access along the river's edge.



Topography & Landscape

The river passes through higher ground in Toorak and parts of Hawthorn and Kew, where the land rises steeply from the river's edge to the elevated, undulating topography of hilltops and ridgelines beyond. River flats feature prominently as the river passes through Hawthorn and East Kew, where residential neighbourhoods are located beyond the floodprone land at the river's edge.

Gardens within this character type are well established with a mix of native and exotic species. Substantial trees and understorey landscaping have matured to form a consistent and distinctive vegetative character. The tree canopy sits above the rooftops to form an almost continuous backdrop of vegetation for immediate and longer range views from the river and key viewing points.

However, there are also examples of newer development where vegetation has been removed and replaced with tennis courts, swimming pools and pavement, which has resulted in a distinctly reduced tree canopy backdrop in some locations.

Land Use & Built Form

Land is predominantly used for residential purposes, and comprises a mix of dwelling types generally set within established gardens.

There is a wide range of approaches to the siting and design of buildings within the immediate context of the river. For the most part, sensitive building siting and design has assisted in the retention of the river's highly vegetated and naturalistic character. This includes maintaining a low site coverage to allow space for new planting and retention of existing trees on the site. Most buildings are 1-2 storeys in height and rooflines generally sit below the tree canopy. While built form is often visible, it is usually well screened by riverside vegetation.

Buildings are sited at a range of setbacks, reflecting the varied topography and floodprone nature of the land in some locations. Most buildings are at or beyond a setback of 30 metres, however, there are also instances of development set closer to the river, up to 10 metres from the river's edge.

Several sites feature prominent buildings or hard landscaping, such as tennis courts, swimming pools and terracing, close to the river's edge. These works have required excavation which results in substantial modification of the river's natural topography and a loss of vegetation to screen development from the river. Some sites also feature high fences near to the river which are visually prominent and impact on the appearance of a continuous flow vegetation along the riverbank.

Pattern of Viewing

The character type is mostly viewed from via the Main Yarra Trail, the Yarra Boulevard, the extensive network of open spaces along this part of the river corridor, and from the waterway itself. Key viewing locations also include the road crossings of the Chandler Highway Bridge, Wallen Road Bridge, Walmer Street Bridge, Johnston Street Bridge, Victoria Bridge, Hawthorn Bridge and MacRobertson Bridge, as well as the Hawthorn and Heyington rail bridges.

Other Values

Other values associated with this landscape include:

- The Yarra River is the traditional land of the Wurundjeri people. The waterway and surrounding land continues to hold a high value to Aboriginal people today.
- The Heritage Overlay is applied extensively within this character type, and includes residential precincts and individual sites of heritage significance.
- Landscape, vegetation and environmental values are recognised and protected through the application of local Planning Scheme overlays.

Potential Threats to Values

In elevated areas, built form is particularly visible on the river banks and ridgelines. Existing issues include the removal of vegetation, buildings that occupy a high site area with little space for landscaping, use of light coloured or reflective materials and buildings that protrude above the predominant tree canopy height. Buildings or areas of hard landscaping constructed close to the river have had a significant impact upon its landscape quality. The trend for larger homes and subdivision can exacerbate these issues. In addition, construction of jetties or hard paving at the river's edge to allow private access to the water can also impact upon the waterway environment.

Current Management

Land within this river interface character type is mostly zoned Neighbourhood Residential or General Residential, with a small area of Residential Growth Zone. Institutional uses are included in the Special Use Zone. A range of overlay controls apply to precincts and selected sites on both sides of the river, including the Design and Development Overlay, Significant Landscape Overlay, Environmental Significance Overlay and Heritage Overlay.

3.3 Urban Residential River Interface Character Type



The Urban Residential river interface character type comprises urban residential neighbourhoods in the southern part of the study area between Grange Road and Punt Road.

The Urban Residential river interface character type was identified in the 2005 *Review of Policy and Controls for the Yarra River Corridor: Punt Road to Burke Road* and includes residential neighbourhoods within South Yarra and parts of Toorak. These areas comprise large houses and multiple-unit developments on moderate to large blocks with scattered vegetation. Development is set on sloping topography and is highly visible from the river, but physically separated from the river and its parklands by Alexandra Avenue.

Key Features

Key features of the Urban Residential river interface character type include:

- Established residential neighbourhoods, located immediately beyond the parklands and recreation areas along the river corridor.
- Mixed land uses and building typologies, as identified in the Stonnington *DDO3 Review* (2012), including mid-rise and high-rise apartments, larger single dwellings and townhouses.
- Mature trees and understory planting which allows a visible tree canopy in most areas.
- Topography rising up from the Yarra River, to elevated, undulating ground beyond.
- Capital City Trail provides access along the southern side of the river.
- Formal parklands, recreation grounds, sports ovals and picnic areas along the river.
- Herring Island, which is undeveloped and retains a naturalistic character.
- Indigenous riparian vegetation replanting of the riverbank between Grange and Punt Roads.

Topography & Landscape

This character type is located on elevated ground, which includes prominent escarpments along Alexandra Avenue with ridgelines and hilltops in neighbourhoods beyond. The topography rises up gently from the edge of the river, to the flattened space of Alexandra Avenue, then rises more steeply to the elevated land of this character type.

Gardens within this character type are well established with significant plantings of native and exotic species. Canopy trees within parklands, along Alexandra Avenue and on some private properties, form a relatively consistent vegetative character. In most locations the tree canopy is a strong visual element, filtering views to buildings and rooftops.

At the same time, many sites support large scale buildings with a high site coverage and retain only small garden areas, which form the character of this urban environment.

Land Use & Built Form

Land is used for private dwellings which are mostly set within formal streetscapes. Buildings include large houses and multiple-unit developments on moderate to large blocks with scattered vegetation. Buildings are a mixture of heights ranging from single or double storey through to 16 storeys. Within the Forrest Hill Precinct, west of River Street, are several high scale apartment blocks. To the east, the pattern of the built form is more varied and gradually reduces in scale.

While substantial vegetation exists within this character type, many buildings are highly visible from the river. However, the roadway of Alexandra Avenue and the riverside open space corridor provides a sense of physical separation of buildings from the river's edge. This helps to retain the visual dominance of the waterway itself within this landscape.

On the southern side of Alexandra Avenue, the large grassed expanse of Como Park, as well as other small open spaces, provide a landscape setting to buildings beyond.

Pattern of Viewing

This character type is viewed on the southern side of the river from the Capital City Trail, Alexandra Avenue and the extensive network of open spaces which provide direct access to the river. It is also viewed from the Main Yarra Trail on the northern side of the river, in the City of Yarra, and from the Church Street Bridge, Cremorne Rail Bridge and the Monash Freeway.

Other Values

Other values associated with this landscape include:

- The Yarra River is the traditional land of the Wurundjeri people. The waterway and surrounding land continues to hold a high value to Aboriginal people today.
- There are numerous heritage listed sites and precincts within this character type, including significant examples of early apartment buildings. Melbourne High School is an iconic heritage building set within landscaped grounds.
- Alexandra Avenue is one of Melbourne's iconic boulevards, constructed in the early C20th.
- Landscape, vegetation and environmental values are recognised and protected through the application of local Planning Scheme overlays.

Potential Threats to Values

Threats to this section of the river corridor relate mostly to the siting and design of buildings. Given the steep topography, built form is particularly visible on the surrounding hillslopes and ridgelines. Existing issues include the use of reflective materials, colours and finishes which create contrast with the skyline, as well as buildings that protrude above the predominant tree canopy height. Removal of vegetation and reduction of the tree canopy can also be a threat to the landscape character.

Current Management

Land within this river interface character type is zoned General Residential, with some parcels of land subject to the Residential Growth Zone, Mixed Use Zone and Public Use Zone also within this character type. The Design and Development Overlay and Heritage Overlay also apply.

3.4 Current and Ex-Industrial River Interface Character Type



The Current and Ex-industrial river interface character type comprises intensely developed urban areas for industrial and associated uses, much of which is undergoing redevelopment.

This character type applies to industrial and commercial areas within Abbotsford, Richmond and Cremorne that have a distinctive character which is unique to this portion of the Yarra River Corridor. It has been identified in the 2003 *'City of Yarra Built Form Review'* and subsequent studies for the Yarra River corridor.

Key Features

Key features of the Current and Ex-Industrial river interface character type include:

- Established industrial, commercial and residential buildings, mostly located on the crestline of the Yarra River corridor.
- Mature trees and understorey planting along the river banks in many locations which contribute to a vegetated character and compliment Yarra Bend Park on the opposite banks.
- Mix of building styles, scales and heights, including many higher scale buildings constructed close to the river's edge.
- Land rising steeply from the river's edge to flat topography beyond.
- Capital City Trail providing access along the river's edge, with a mix of public and private access to the river.

Topography & Landscape

Land in this character type is generally flat and then drops steeply at the river's edge. The steepest section of river banks is in Abbotsford where the banks are up to 14 metres in height.

In many locations, buildings are constructed up to the crestline, at which point the steep bank topography flattens out. In some areas the crestline is only 15 metres from the river edge.

The banks are well vegetated in most locations, despite the dense urban environment beyond, contributing to the overall character of the river. This character type provides examples of significant human alterations to the river bank environment where large retaining walls have been constructed, such as at Trenerry Crescent and at the Carlton and United Brewery complex. In several locations there is a notable absence of vegetation at the river frontage.

At Dights Falls in Abbotsford, the Yarra River narrows and runs over an artificial weir built on a natural rock bar across the river.

Land Use & Built Form

Land is used for a mix of industrial, commercial and residential purposes. This area of the Yarra River corridor has undergone a transition from being predominantly industrial to a having a greater mix of commercial and residential land uses.

Buildings in this area are a mix of heights, ranging from one storey to over twelve storeys, and are generally built up to the crestline of the river corridor, adding to their visual prominence on the skyline. A high level of vegetation cover on the river banks screens views to buildings from the river in many locations.

Traditional industrial buildings feature mainly brick facades with simple functional architectural detailing. Some larger, former industrial buildings have been converted or extended for residential or office use. Architectural styles are mixed with new apartments featuring lighter or more reflective materials.

Pattern of Viewing

This character type is mostly experienced via the Capital City Trail, the Yarra Boulevard and the extensive network of open spaces along this part of the river corridor, particularly Yarra Bend Park on the opposite side of the river. Direct access to the river is also provided by local streets. The river can be observed from above at the Walmer Street Pedestrian Bridge, Gipps Street Bridge, Victoria Street Bridge, Johnston Street Bridge, Bridge Road Bridge and from the waterway itself.

Other Values

Other values associated with this landscape include:

- The Yarra River is the traditional land of the Wurundjeri people. The waterway and surrounding land continues to hold a high value to Aboriginal people today.
- Buildings in this character type tell a story of the importance of the Yarra River to Melbourne's industrial heritage, with built form, large retaining walls and red brick factory facades abutting the river's edge.
- The Heritage Overlay is applied industrial buildings and residential dwellings of heritage significance.

Potential Threats to Values

Key threats to this section of the river corridor relate mostly to the siting and design of buildings. There is ongoing pressure for development of higher scale buildings within close proximity to the river's edge, to take advantage of its scenic amenity. This has the potential to result in overdevelopment of the river banks, further loss of its natural landscape elements, and overshadowing of the river and open spaces. Given the low-lying and flat topography within the City of Yarra, buildings are particularly visible from the hillslopes and ridgelines on the opposite bank. Balancing the development expectation of land within this character type with retaining the natural landscape character of the river and the opposite bank is a challenge.

Current Management

A broad range of zone provisions apply to land within this river interface character type, reflecting the eclectic nature of land uses. This includes Industrial 1 & 3 Zones, Commercial 1&2 Zones, Public Use Zone and Priority Development Zone. Some small sections of the Neighbourhood Residential Zone and General Residential Zone are interspersed among this character type. A range of overlay controls apply to precincts and selected sites, including the Design and Development Overlay, Environmental Significance Overlay and Heritage Overlay.

3.5 Motorway River Interface Character Type



The Motorway river interface character type consists of a mix of land uses with development opportunities for taller built form along the river on land that adjoins the Monash Freeway.

The Motorway character type includes areas within Burnley, Cremorne and Richmond that adjoin the CityLink freeway, as identified in the 2003 'City of Yarra Built Form Review' and subsequent studies for the Yarra River corridor.

Key Features

Key features of the Motorway river interface character type include:

- Presence of the Monash Freeway.
- Highly modified river banks and river formation including Herring Island and Burnley Harbour.
- Mix of industrial, commercial and residential uses, immediately behind the motorway which feature varying building styles, scales and heights.
- Generally flat topography.
- Main Yarra Trail providing access along the river's northern edge.



Topography & Landscape

Land in this character type is generally low lying and flat, gradually rising up from the river's edge.

In this area the river banks and environs are highly modified, with motorway structures, retaining walls and the cantilevered Main Yarra Trail comprising much of the interface with the river. Consequently, there is a limited presence of trees and other river bank vegetation.

Patches of trees and smaller scale vegetation on the northern side of the motorway within the surrounding residential and commercial areas provide a green backdrop to the motorway in some sections.

The course of the Yarra River through this part of the corridor has been substantially modified. In 1929 a new river channel was cut at Burnley which created Herring Island and Burnley Harbour, to assist in navigation and flood mitigation.

Land Use & Built Form

The Monash Freeway presents a dominant interface with the river in this character type with sound barriers, retaining walls and elevated sections of roadway. Additionally, the Main Yarra Trail is cantilevered from the edge of the motorway over the water.

Beyond the Monash Freeway, land within Cremorne is used for a mix of industrial, commercial and residential uses. This area of the Yarra River corridor is undergoing a transition from being a predominantly industrial precinct to supporting a mix of commercial and residential land uses.

Buildings in this area are a mix of scales and styles. Traditional industrial buildings feature mainly brick facades with simple functional architectural detailing. Some larger, formerly industrial buildings have been converted or extended for residential or office use. New developments feature lighter and more reflective materials with extensive use of glass.

The former grain silos and Nylex clock are prominent heritage listed landmarks in this area and, in conjunction with other buildings in this location, tell the story of the industrial heritage of the Yarra River in Melbourne's development.

Higher scale development forms a strong built form edge and distinctive urban skyline along the northern bank of the river, as viewed from the southern bank and from longer range vantage points.

Pattern of Viewing

This character type is mostly experienced from the Capital City Trail and extensive network of open spaces and recreation areas along the southern river bank. It can also be observed from the Monash Freeway and the Main Yarra Trail on the northern river bank, the Church Street Bridge, Cremore Rail Bridge, the Punt Road Bridge and from the waterway itself.

Other Values

Other values associated with this landscape include:

- The Yarra River is the traditional land of the Wurundjeri people. The waterway and surrounding land continues to hold a high value to Aboriginal people today.
- The former grain silos and Nylex clock are listed on the Victorian Heritage Register.
- The Monash Freeway is a significant transport corridor for metropolitan Melbourne.

Potential Threats to Values

Key threats to this section of the river corridor relate to the potential for buildings to cast additional shadow across the waterway or southern banks of the river, beyond the shadow cast of existing buildings and freeway structure. The appearance of higher scale buildings on the skyline, as viewed from the opposite side of the river, and their impact on long range views to the CBD are also a key consideration.

Current Management

A variety of zones apply to land within this area reflecting the eclectic nature of land use within this character type. The primary interface of the Monash Freeway is within a Road Zone. The Industrial 3 Zone, Commercial 1 & 2 Zones, Public Use Zone and Comprehensive Development Zone form the bulk of land within the immediate backdrop of the river. These are interspersed with pockets of the Neighbourhood Residential and General Residential Zones.

3.6 Parklands & Recreation River Interface Character Type



The Parklands & Recreation river interface character type comprises the extensive network of open spaces and recreation reserves along the river's edge, which are located throughout the Lower Yarra.

The Parklands & Recreation river interface character type comprises many formalised open spaces and recreation reserves that lie on the river's floodplain and its edge. These areas provide landscape buffer to urban all landscape character types within the corridor.

Key Features

Key features of the Parklands & Recreation river interface character type include:

- Locally and regionally significant open spaces of formalised parkland and recreation facilities.
- Pockets of naturalistic bushland within conservation areas.
- Strong sense of seclusion and remoteness from the city in many locations, which is a unique attribute for inner Melbourne.
- Areas of flat topography of the river's floodplains which have been set aside as parkland.
- Other places of steeper or undulating topography, some of which feature distinctive rock formations along the river's banks.
- Main Yarra Trail and Capital City Trail which provide access throughout the corridor.
- Historic Studley Park and Fairfield Boathouses and surrounding parklands.
- Dights Falls in Kew/Abbotsford, where the Yarra River narrows and runs over an artificial weir built on a natural rock bar across the river.
- Yarra Bend Park which is an extensive complex of parkland extending across the northern and southern banks of the Yarra River in Kew, Abbotsford and Fairfield. The park includes a number of active recreation fields and golf courses on the flats of the river and extensive tracts of natural bushland on the elevated topography of the park.
- Other key parklands and recreation facilities include Studley Park, Abbotsford Convent, Collingwood Children's Farm, Como Park, Herring Island, Burnley Harbour, Burnley Horticultural Gardens, Burnley Park and Kevin Bartlett Reserve.

Topography & Landscape

This character type comprises much of the flat topography within the river's floodplains. Parkland areas located beyond the river's edge have a more undulating topography. In several locations the riverbanks are steep and feature distinctive rock formations, such as the Deep Rock area in Yarra Bend Park.

Many parts of this character type comprise formalised parklands, for either active or passive recreation. These areas are all well-vegetated with mature trees, but retain little naturalistic character.

Other open spaces have a distinctly naturalistic character, where the parklands are informally designed, or feature areas of wilderness. This includes much of the parkland that comprises Yarra Bend Park, Studley Park and Herring Island. These parklands have a high conservation value.

Land Use & Built Form

This character type features a wide range of open spaces and conservation areas. This includes formalised parkland and recreation facilities (both private and public access), such as golf courses, tennis courts, sports ovals, picnic areas and playgrounds. It also includes the large areas of bushland within Studley Park and Yarra Bend Park, which provide an unparalleled opportunity for immersion within a natural environment only kilometers from Melbourne's CBD.

Buildings and structures are limited to amenity blocks and sports ground buildings. There are also playgrounds and picnic ground structures such as seats and shelters. The buildings and structures are generally well-designed and suited to the recreational role of these spaces. Several formal recreation spaces have high chain wire fencing. In some locations buildings within the adjacent residential areas on higher ground are visible across parklands or through vegetation.

The Studley Park and Fairfield boathouse complexes feature architecturally and historically significant buildings set within a naturalistic parkland setting.

A number of publicly accessible jetties and boat landings sit within riverside open spaces, including the landings at the Studley Park and Fairfield boathouses. Generally these are constructed with natural materials such as timber and are modest in size. These structures typically extend a short distance (7m) into the river and sit beneath the crest of the riverbank under the tree canopy within scrubby understory vegetation. Boat landings for the various rowing clubs comprise structures with frontages to the river of as much as 40 metres in width.

Pattern of Viewing

The Parklands and Recreation river interface character type is experienced via the Main Yarra and Capital City Trails, and other connecting trails or pathways throughout the open spaces. There is also vehicular access to the recreation reserves.

Owing to the extensive nature of the Yarra Bend Park and its elevated topography, this parkland provides some of the most comprehensive views of the Yarra River in metropolitan Melbourne.

Other Values

Other values associated with this landscape include:

- The Yarra River is the traditional land of the Wurundjeri people. The waterway and surrounding land continues to hold a high value to Aboriginal people today. The confluence points of the Yarra River with the Darebin, Merri and Gardiners Creeks within this character type are of particular significance as meeting places and forming clan boundaries.
- The Yarra Bend Park includes a number of sites of high Aboriginal significance, such as the confluence of the Yarra River and Merri Creek which is commemorated by the Koori Garden on the western edge of the park.
- The Yarra Bend Park has been designated as open space since 1877 and is of metropolitan significance as the largest area of bushland in inner Melbourne, offering a unique sense of connection to a naturalistic landscape setting within the inner City.
- A variety of institutions were established in the park during the nineteenth century, including the Yarra Bend Lunatic Asylum and the Queen's Memorial Infectious Diseases Hospital. The legacy of these buildings remain throughout the park with historic buildings presently used by the Justice Department and NMIT Fairfield Campus.
- Throughout this period parts of the park's stunning natural landscapes were preserved leaving the largest area of remaining natural bushland in inner Melbourne.
- The Studley Park and Fairfield Boathouses are prominent examples of restored Edwardian architecture within a parkland setting and heritage listed. They serve as popular locations for boating and picnicking. Fairfield and Studley Park Boathouses are heritage listed buildings which have a high visitor attraction.
- Dights Falls are a popular location for visitors along the Yarra River with amenities such as toilets, sheltered areas, seating and drinking fountains being provided in this area.

- The Falls mark the point where salt water from the sea meets the fresh water of the Yarra River. They provide an excellent display of some of the geology of the area including marine sandstones and mudstones from 400 million years ago. They are named after Dight's Ceres Mill, one of Melbourne's oldest industrial sites.
- Other parklands have identified heritage significance, such as Burnley Gardens, Abbotsford Convent and Fairview Park.
- The numerous recreational facilities of these parklands are of high social and tourism value to the local area and beyond. This includes the golf courses, sports grounds, shared trails and boating facilities.
- Landscape, vegetation and environmental values are recognised and protected through the application of local planning scheme overlays.

Potential Threats to Values

New buildings or structures associated with the recreational function of parklands could potentially form a threat to their landscape character if they are of an inappropriate scale or design.

While it is accepted that occasional buildings relating to recreational access to the water are necessary to enhance the public use of the parklands, these should be carefully managed to avoid a proliferation of buildings or structures throughout the parkland or too close to the river's edge.

Development outside of this character type within adjoining built-up areas could potentially affect the naturalistic character of parklands if it is of a scale and design that renders it highly visible from public spaces. In addition, buildings adjoining parklands could potentially overshadow public spaces or recreation trails.

Potential inappropriate access from private land onto public land could impact upon the environmental integrity of parklands. Fencing of public land must be appropriately designed so that it is not visually dominant in the landscape.

Access to parklands requires careful management. This includes inappropriate public access from private land and informal/illegal access trails created through bushland. Access to some parts of parkland areas may also need to be restricted to protect conservation values.

Environmental management issues could also affect this character type, particularly weed infestation and river bank erosion.

Current Management

Land within this river interface character type is mostly included in the Public Parks and Recreation Zone. There are small areas within the Urban Floodway Zone. A Management Plan applies to Yarra Bend Park.