

Who has been involved?

The Department of Environment, Land, Water and Planning has led the assessment work which has informed the application of all planning controls between Richmond and Warrandyte.

The Department has worked closely with Banyule City Council, Boroondara City Council, Manningham City Council, Shire of Nillumbik, City of Stonnington, City of Yarra and Melbourne Water to ensure that all strategic material and the new planning controls are effective and will deliver longer term outcomes that are in the interests of the Yarra River.

If I am applying for a planning permit what do I need to know?

If you have already obtained a valid planning permit you will not be affected. If you currently have a application being considered, or are intending on submitting a new planning permit application, you will need to adhere to the requirements of the new controls.

The new planning permit requirements will relate to the context of your application. New and amended requirements include, but are not limited to:

- vegetation removal
- restrictions on overshadowing of the Yarra River, its banks and adjacent public open space
- height limitations for all new buildings
- setbacks for all development from the Yarra River's edge
- fencing, swimming pools, tennis courts and other works - within close proximity to the Yarra River.

Depending on your application, council may require an urban context and design report, a landscape plan, and/or information regarding removal of vegetation. To determine what you may need please contact your local council planning department.

Next steps – Implementing permanent controls

The Victorian Government is committed to establishing a Yarra River Trust (or like entity) to improve and strengthen the management of the Yarra River Corridor. While this progresses, the Minister for Planning has requested that each council consult its local community regarding the interim controls and monitor their operation over the next 12 months to determine opportunities for further refinement and improvement. A decision will be made on the final amendment process implementing permanent controls once this has occurred.

Further information

More information about the new interim controls, background and past studies, and upcoming amendment process, please visit www.planning.vic.gov.au/yarra-river-controls

General information about Victoria's planning system can be viewed online at www.planning.vic.gov.au. You can also email planning.info@delwp.vic.gov.au or call the Victorian Government Contact Centre on 1300 366 356 (local call cost).

For information regarding your specific property and/or planning application, please contact your local council:

Banyule City Council
275 Upper Heidelberg Road
Ivanhoe VIC 3079
Tel: (03) 9490 4222

Manningham City Council
699 Doncaster Road
Doncaster VIC 3108
Tel: (03) 9840 9333

Nillumbik Shire Council
34 Civic Drive
Greensborough VIC 3088
Tel: (03) 9433 3111

Accessibility

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The Minister for Planning has approved Amendment GC48 implementing new planning controls, on an interim basis for areas along the Yarra River between Richmond and Warrandyte – an area under greatest pressure for development.

Why implement new planning controls?

The Victorian Government is committed to protecting the Yarra River by implementing stronger planning policy and controls to manage development pressures that threaten the values of the Yarra River.

On 21 December 2015, the Minister for Planning strengthened the State Planning Policy Framework introducing a new 'Yarra River protection' planning policy for the first time to guide strategic planning and the application of statutory controls.

The Yarra River corridor is an area valued by local and metropolitan communities for its many recreational opportunities, its outstanding natural landscape and environmental values, which is experiencing increasing urban development pressures.

A range of inconsistent planning controls currently exist which have led to poor development outcomes over time. These controls require updating to overcome spatial gaps and to deal with contemporary development as Melbourne continues to grow.

How have planning controls been prepared for the Middle Yarra River?

A detailed analysis has been undertaken to understand the many landscape and environmental attributes which the community values and examine potential opportunities to implement stronger more consistent planning controls to protect the landscape and environmental character and values of the Yarra River corridor.

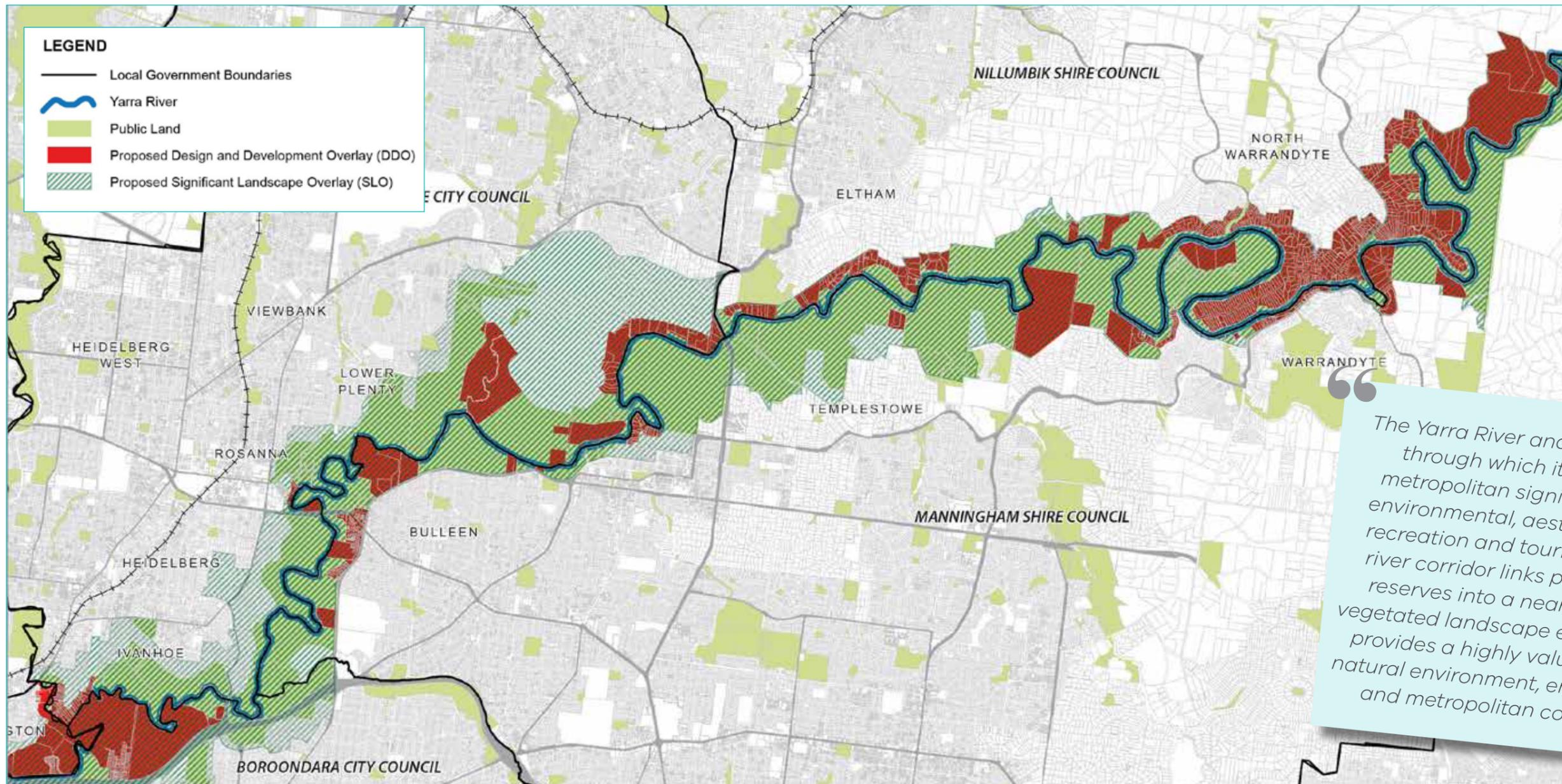
Key findings for the Ivanhoe to Warrandyte segment of the Yarra River are outlined in the *Middle Yarra River Recommendations Report 2016*. The recommendations of this report were developed into council area reports providing detail to inform Amendment GC48.

Key findings include but not limited to:

- Opportunity to protect the natural landscape and environmental character, a key feature of this segment of the river.
- The need for stronger siting and design controls, in particular setback controls, to avoid new development occurring too close to the river's edge.
- The need to bring consistency across planning controls to manage and protect the landscape character values within planning schemes.

To view these and other reports and learn more about the new planning controls for the Yarra River, please visit: www.planning.vic.gov.au/yarra-river-controls

WHAT ARE THE NEW PLANNING CONTROLS AND WHERE DO THEY APPLY?



“The Yarra River and the landscape through which it passes has metropolitan significance as an environmental, aesthetic, cultural, recreation and tourism asset. The river corridor links parklands and reserves into a near-continuous vegetated landscape experience that provides a highly valued, secluded natural environment, enjoyed by local and metropolitan communities.”

Two new planning controls have been applied to areas within the middle Yarra River corridor within the Banyule, Manningham and Nillumbik planning schemes.

Significant Landscape Overlay (SLO) has been applied to the wider landscape setting of the Yarra River corridor. Within this area a continuous corridor of vegetation and canopy trees are the dominant features of views of the corridor to and from public open space and the Yarra River itself. The SLO manages the siting and design of buildings, removal of vegetation and earthworks within the broader Yarra River corridor setting.

Design and Development Overlay (DDO) has been applied to specific areas of private land immediately adjacent to the Yarra, an area which is highly visible. The DDO sets mandatory building heights, development setbacks and overshadowing rules, tailored to meet local landscape requirements to ensure future development does not encroach on the landscape and environmental values and amenity of the Yarra River.

River corridor areas

The Waterway Corridor comprises the river itself, its banks and the immediate environs.

The River Experience Corridor comprises the foreground and middle ground landscape that is experienced from the Main Yarra Trail and the river.

The Landscape Setting Corridor comprises the wider setting of the river corridor, defined by ridgelines, at the extremity of the viewshed.

