



# Birrarung-Bolin Framework Plan

Land Use Framework Plan  
for the Yarra River – Bulleen Precinct

2023

**VICTORIA**  
State  
Government

Department  
of Transport  
and Planning









## Birrarung-Bolin is Wurundjeri Woi-wurrung Country

The Wurundjeri Woi-wurrung People are the Traditional Owners of the lands of the Yarra River – Birrarung and *Birrarung-Bolin* – the 'Yarra River – Bulleen Precinct'.

We recognise and respect Traditional Owners' rights and responsibilities in caring for Country.

Aboriginal people have lived on the land now called Melbourne for tens of thousands of years. We acknowledge Aboriginal People as Australia's First Peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We recognise and value the ongoing contribution of Aboriginal People and communities to Victoria, and the enrichment this provides.

We're committed to self-determination and working closely with Aboriginal communities to drive action and improve outcomes.









## Accessibility

If you would like to receive this publication in an alternative format, please telephone the Customer Service Centre on 136 186, email [planning.implementation@delwp.vic.gov.au](mailto:planning.implementation@delwp.vic.gov.au), or via the National Relay Service on 133 677

[www.relayservice.com.au](http://www.relayservice.com.au).

This document is also available on the internet at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

## Disclaimer

This publication may be of assistance to you, but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Transport and Planning 2023

This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs, or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Transport and Planning (DTP) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

**ISBN 978-1-76136-046-6 (Print)**

**ISBN 978-1-76136-045-9 (pdf/online/MS word)**



## Contents

<b>Executive summary</b>	<b>04</b>
<b>CHAPTER 1.0 Our vision</b>	<b>11</b>
<b>CHAPTER 2.0 Framework Plan</b>	<b>15</b>
<i>Objectives and strategies</i>	20
<b>CHAPTER 3.0 Precinct context</b>	<b>33</b>
<b>CHAPTER 4.0 Precinct opportunities</b>	<b>55</b>
<b>CHAPTER 5.0 Implementation</b>	<b>69</b>
<i>Actions</i>	70



BANYULE FLATS (TCL)



# EXECUTIVE SUMMARY

## Overview

The Yarra River – Birrarung plays a central role in the liveability of Melbourne, not only providing water for our city, but supporting the social, cultural, economic and recreational needs of communities along its 242-kilometre length.

The reach of the Yarra River – Birrarung downstream from the confluence with the Plenty River, where the river bends its way south-westward through Lower Templestowe, Heidelberg and Bulleen, is of immense importance to Melbourne. This suburban segment of the river is home to extensive parklands and distinctive natural and cultural places. This is the Yarra River – Bulleen Precinct: *Birrarung-Bolin*.

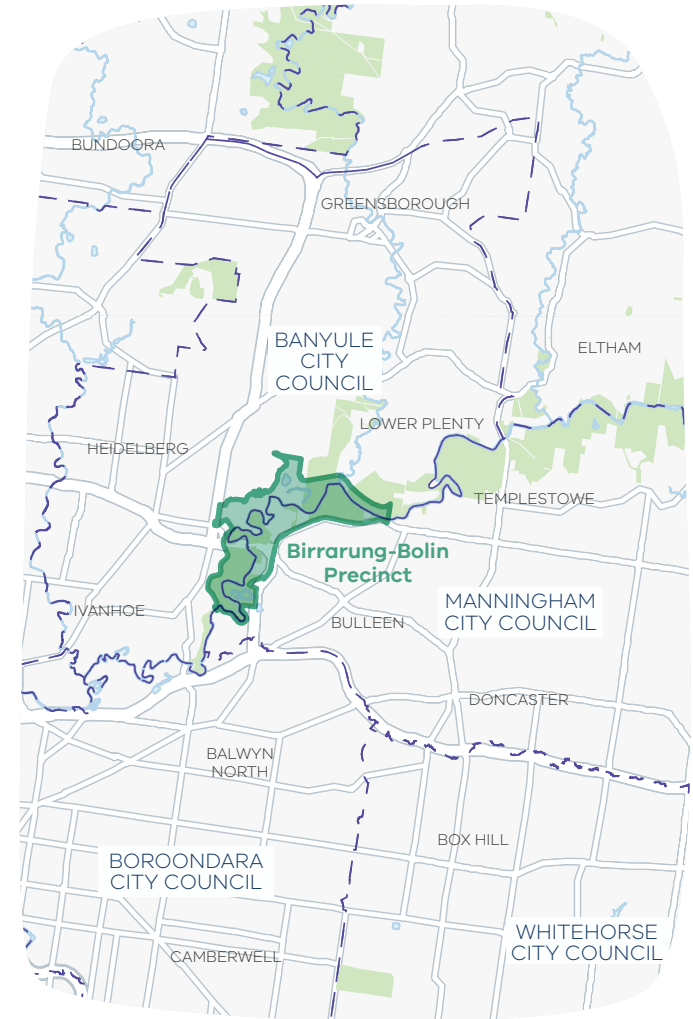
Birrarung-Bolin contains the last significant remnants of the network of billabongs and riparian woodlands, featuring centuries-old River Red Gums, that were once a common feature of the river throughout our city. Its riparian zone is a significant biodiversity corridor where indigenous plants and animals thrive, providing Melburnians unique opportunities to connect with nature.

The First Peoples of the area, the Wurundjeri Woiwurrung, are strongly connected to this Country. The riparian landscape sustains their living culture, just as it sustained ancestors for millennia. 'Birrarung-Bolin' combines the Woiwurrung name for the Yarra River with the traditional name of the area and its central billabong 'Bolin Bolin' – from which colonial settlers took the name 'Bulleen'.

This same landscape has also inspired generations of artists associated with the Heidelberg School and modernist art movements. These artists, including Arthur Streeton, Frederick McCubbin and Sidney Nolan, have created some of Australia's most significant and defining works.

The precinct contains important public parklands that form part of the Yarra Valley Parklands. They are at the heart of the broader 'Greater Yarra Urban Parklands', declared under the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017* – the 'Birrarung Act', which identifies them as part of an urban natural entity of state significant parklands stretching from the Great Dividing Range to the heart of Melbourne. Together with the waterway itself, these parklands are recognised as a magnificent natural asset that is key to our city's liveability and vitality.

The precinct is also experiencing changing land uses brought about by private development pressures and the Victorian Government's construction of the North East Link through the corridor. Given the layered significance of the precinct and its environmental and cultural importance to our city, it is critical that we carefully manage changes in land use to deliver the best outcomes for this precious part of Melbourne.



Location of the precinct



## Foundations of an internationally significant precinct

The opportunity for the Birrarung-Bolin precinct to become an internationally significant cultural precinct is anchored in the confluence of Aboriginal cultural heritage, historic and modern artistic practice and in the riparian landscape surrounding the Birrarung itself.

The precinct has been shaped by Wurundjeri Woi-wurrung occupation and land management for generations. As established in the *Bulleen-Banyule Flats Cultural Values Study* (see page 38), the precinct's landscape is significant "for its role in the social life of Wurundjeri Woi-wurrung ancestors, for its links with the Wurundjeri Woi-wurrung experience of colonisation and for the spiritual connections the present day Wurundjeri Woi-wurrung people have to this place".

This precinct was also a key inspiration for Australia's colonial artists; the place where European aesthetics began to be convincingly reconciled with the local character of the landscape through the works of the Heidelberg School and associated painters. It became a nexus for Australia's modern art movement, largely focused on John and Sunday Reed and Heide.

Together, these cultural and environmental values create a place that is unique in Melbourne and which tells important stories of our relationship with the Yarra River - Birrarung. There is great potential for these to be further embraced and recognised by interstate and international visitors to Melbourne.



# Purpose of this Framework Plan

The objectives, strategies and actions contained in this Framework Plan have been developed to guide longer term change and bring to life our vision for a reconnected, vibrant cultural precinct.

## Why this Framework Plan is important

A framework plan is an overarching strategic plan that establishes a vision and future spatial structure for an area. With clear strategies aimed at coordinating future land uses and connections in the Birrarung-Bolin precinct, the Framework Plan indicates where and how development should occur and balances the need for change with the protection of the Yarra River – Birrarung’s precious landscape and character. In doing so, it provides certainty to local communities, landowners and developers.

The Framework Plan seeks to deliver improved outcomes for the precinct by:

- expanding the public open space footprint of the Yarra River – Birrarung by bringing long-identified parcels into public ownership
- delivering a net gain for the environment through the creation of ecological connections
- planning for new physical connections for precinct users
- curating the creation of an internationally significant cultural corridor and prioritising future opportunities to develop cultural infrastructure
- reinvigorating the precinct with new residential and employment uses
- providing an action plan for implementation.

## How the Framework Plan was created

In 2016, the Yarra River Protection Ministerial Advisory Committee recommended that government develop an integrated plan to provide direction to future land use changes for this significant precinct. In response, the Victorian Government’s *Yarra River Action Plan* (2017) committed to the preparation of a framework plan to explore the potential for the area to become an ‘internationally significant cultural precinct, centred on the relationship between the arts, nature and Traditional Owner heritage’.

To further inform development of this Framework Plan, the Minister for Planning appointed an advisory committee to provide strategic and statutory planning advice on the future of the precinct. The committee considered submissions and evidence through public hearings, making its recommendations to the Minister in 2021. The committee’s recommendations, together with community views, have substantially informed this Framework Plan.

.....  
**‘The opportunity  
to become an  
internationally significant  
cultural precinct’**  
.....

*Yarra River Action Plan (2017)*



# Burndap Birrarung, burndap umarkoo

This Framework Plan provides a detailed and localised framework for future land use, development and connections in the Birrarung-Bolin precinct, while maintaining consistency with the broader regional framework established in the landmark Yarra Strategic Plan, *Burndap Birrarung, burndap umarkoo* (2022).

*Burndap Birrarung, burndap umarkoo* is the overarching strategic plan for the entire Yarra River – Birrarung corridor and the first whole-of-river strategy for the waterway. The plan delivers on the Birrarung Act requirement for an integrated plan to manage and plan for the river in a coordinated way, guided by a 50-year community vision and framed around four performance objectives:

1. A healthy river and lands
2. A culturally diverse corridor
3. Quality parklands for a growing population
4. Protecting the natural beauty of the Yarra River corridor

Prepared in partnership between state and local government agencies and Traditional Owners, *Burndap Birrarung, burndap umarkoo* means 'what's good for the Birrarung is good for all' in the Woiwurrung language. It enables agencies to plan, protect and manage the river corridor as one living, integrated natural entity, including through collaborative management of the river with Traditional Owners.

This Framework Plan provides a more detailed and localised framework for future land uses and connections, while maintaining consistency with the broader regional framework set out in *Burndap Birrarung, burndap umarkoo*.

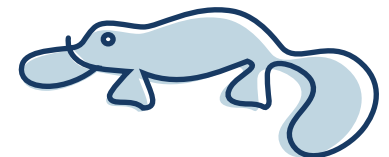
## 50-year community vision

The Yarra River – Birrarung 50-year community was established in 2018 through a community and stakeholder engagement process led by Melbourne Water. The vision is given weight by the Birrarung Act and guided the development of *Burndap Birrarung, burndap umarkoo*.

This Framework Plan includes an aligned vision for the Birrarung-Bolin precinct, that reflects the precinct's important values and its cultural, environmental and recreational significance to Melbourne.



For further information on *Burndap Birrarung, burndap umarkoo* and the 50-year Community Vision visit:  
[www.water.vic.gov.au/waterways-and-catchments/protecting-the-yarra](http://www.water.vic.gov.au/waterways-and-catchments/protecting-the-yarra)







# North East Link Program

The Victorian Government is delivering the North East Link Program, filling in the missing link between the M80 Ring Road and the Eastern Freeway.

The project will deliver 6.5 kilometre tunnels between Bulleen and Watsonia, a significant amount of new public open space and upgrades to the Eastern Freeway. Planning approvals are in place to facilitate delivery of the project and its impacts are being managed consistent with environmental performance requirements established through the Minister for Planning's approval of the project following its assessment under the *Environment Effects Act 1978*.

The North East Link Program (NELP) will leave a lasting legacy on the Birrarung-Bolin precinct – but it also provides once-in-a-generation opportunities to rebuild connections and improve degraded landscapes. The project will result in some permanent land acquisition, the temporary occupation of parts of the precinct and impacts on the ongoing use of land after completion.

To ensure holistic consideration of the precinct and consistent with environmental performance requirements, ongoing and future refinements to the design of the North East Link must have regard to this Framework Plan, its objectives and strategies.

The following NELP elements will become permanent features of the precinct, and as such are recognised and accounted for in this Framework Plan.

## Manningham Road interchange

A new interchange to be constructed at Manningham Road will result in significant long-term changes to the Birrarung-Bolin precinct in terms of land uses and connectivity. Enabling access to North East Link's tunnels, the interchange has been designed to minimise impacts on surrounding parklands, while contributing to their restoration and the rehabilitation of wetlands.

The Manningham Road interchange will fundamentally change land uses in the vicinity, with the former Bulleen Industrial Precinct dismantled and construction well underway. The approved interchange layout avoids directly impacting the historic River Red Gum on Bridge Street and reduces impacts on Bulleen Art and Garden, which will remain.

Following construction of the interchange, residual land parcels will see the return of employment uses to 'Future Development Areas' identified in this Framework Plan. The interchange will also enable Melburnians to more easily access the precinct, with the area around the interchange becoming a primary gateway to this important part of our city.



## Cultural Landscape Precinct

A key feature of the NELP design is the creation of a landmark Wurundjeri Woi-wurrung Cultural Landscape Precinct – following staging and construction of the project.

The Cultural Landscape Precinct will be an expansive 1800 square metre wetland along the Yarra River – Birrarung, taking in the former Bulleen Drive-in site at 41-49 Greenaway Street and adjacent parcels. The degraded landscape will be re-naturalised as a revived riparian landscape, to be co-designed with the Wurundjeri Woi-wurrung community.

The precinct is intended to be a place of Indigenous knowledge-sharing and a broader cultural destination, situated mid-way between the Bolin Bolin Billabong and the Heide Museum of Modern Art. An oxbow water retention system will be re-introduced and new view corridors established to better open up the precinct to the river.

The creation of the Cultural Landscape Precinct makes a significant contribution toward the objectives of this Framework Plan.

## New soccer facilities, Templestowe Road, Bulleen

To provide new and upgraded regional sports facilities, the former Bulleen Golf Driving Range and adjacent Crown land is being transformed into new soccer facilities. Planning approvals granted in December 2020 provide for the construction of pitches, new conservation areas, shared user paths and restored wetland areas. A pavilion will provide sports amenities and spectator facilities at the site.

## Motorway Control Centre

To support the operation of North East Link, the Birrarung-Bolin precinct will be the home of a Motorway Control Centre. To be located on Bulleen Road, the centre will monitor traffic conditions and store maintenance vehicles.

The building's design is inspired by traditional eel traps and will be complemented with landscaping works to re-introduce indigenous vegetation and assist in the management of water.

## Yarra Link green bridge and North East Trail

On the southern border of the precinct, a two-hectare green bridge over Bulleen Road will link Koonung Creek Trail to Bulleen Park. The bridge will be planted with indigenous trees, grasses and shrubs. Pockets of open space will provide a bike and walking trail, fitness station and places to stop, rest and enjoy views of the Yarra River – Birrarung.

Integrated with the new green bridge, a North East Trail through Bulleen and Balwyn North will deliver 7km of new and upgraded walking and cycling paths. This includes new paths from Bulleen Road through to riparian parklands, a shared use path on the east side of Bulleen Road, a footpath on the west side and on-road cycle lanes in both directions.

Upgraded walking and cycling connections to be delivered as part of NELP have been integrated into this Framework Plan.



NEL TUNNELS URBAN DESIGN AND LANDSCAPE PLAN  
(INDICATIVE, TREES SHOWN AT FULL MATURITY)

.....  
**The North East Link  
Program will a leave  
lasting legacy on the  
Birrarung-Bolin Precinct**  
.....



1.0





# CHAPTER 1.0

## OUR VISION

The Department of Transport and Planning sought community feedback on future land uses and development in the Birrarung-Bolin precinct in 2018. Further public consultation and hearings were conducted in 2020-21 through an advisory committee process. Through these engagement activities, we identified five priority themes.

### **The health of the Yarra River – Birrarung is of paramount importance**

- Environmental health is integral to the sense of connection to the Yarra River – Birrarung and the precinct
- The natural 'bushland' feel of the precinct needs to be preserved and enhanced.

### **We should celebrate cultural and heritage values**

- The intrinsic link between the natural landscape and Aboriginal culture and practices should be recognised.
- Work with the Wurundjeri Woi Wurrung People to share and celebrate culture and heritage.

### **We need to improve community use and access**

- Improve connectivity with pedestrian and cycling paths and new river crossings.
- Create additional connections to the Yarra River – Birrarung, to parklands and natural areas.
- There should be more, well-designed sporting and recreation opportunities, accessible to an increasingly diverse community.
- We need to carefully balance community use and access with protecting the environment.
- Private land fronting the river could be returned to public, including for new wetlands, rehabilitation and the restoration of indigenous vegetation.

### **We need to protect the river corridor landscape**

- Protect natural spaces and ensure any future development complements – and is sensitive to – the natural environment.
- Any development should be low key and responsive to the Yarra River corridor setting.

### **We should create a 'world class cultural precinct'**

- Create a hub that attracts visitors and builds on existing cultural places, Wurundjeri Woi-wurrung heritage and culture, and features educational opportunities and community spaces that complement the existing landscape
- Expand the Heide Museum of Modern Art to grow the arts focus of the precinct.
- Ensure strong governance is in place to deliver on the community's vision for the precinct.

With these themes in mind, our vision for the precinct responds to community feedback and translates the values and ambitions of the Birrarung Act into a localised vision for the area. It aligns with the 'Suburban Reach' vision established through the Birrarung Act and is at the heart of the Framework Plan outlined in Chapter 2.





This environment – the land and water – is a healthy living entity where indigenous plants and animals thrive.

This is a place of spiritual connection where layered stories – Wurundjeri Woi-wurrung, colonial and modern – are celebrated and kept alive.

This is where people and places connect – to a destination of international significance.

There is a legacy and value here for future generations.

*Vision for Birrarung-Bolin*

 YINGABEAL TREE









2.0







## CHAPTER 2.0 FRAMEWORK PLAN

This Framework Plan, shown on the following pages, is the spatial representation of our vision for the precinct – developed in response to community consultation, the metropolitan and regional context and opportunities presented by changing land uses.

### ALIGNMENT WITH *BURNDAP BIRRARUNG, BURNDAP UMARKOO*

The strategies outlined in this Framework Plan will make a significant contribution to the realisation of performance objectives contained in *Burndap Birrarung, burndap umarkoo* and backed by the Birrarung Act. Where this is the case, corresponding numbers are shown alongside relevant strategies.

The performance objectives are:

- ① A healthy river and lands



- ② A culturally diverse corridor

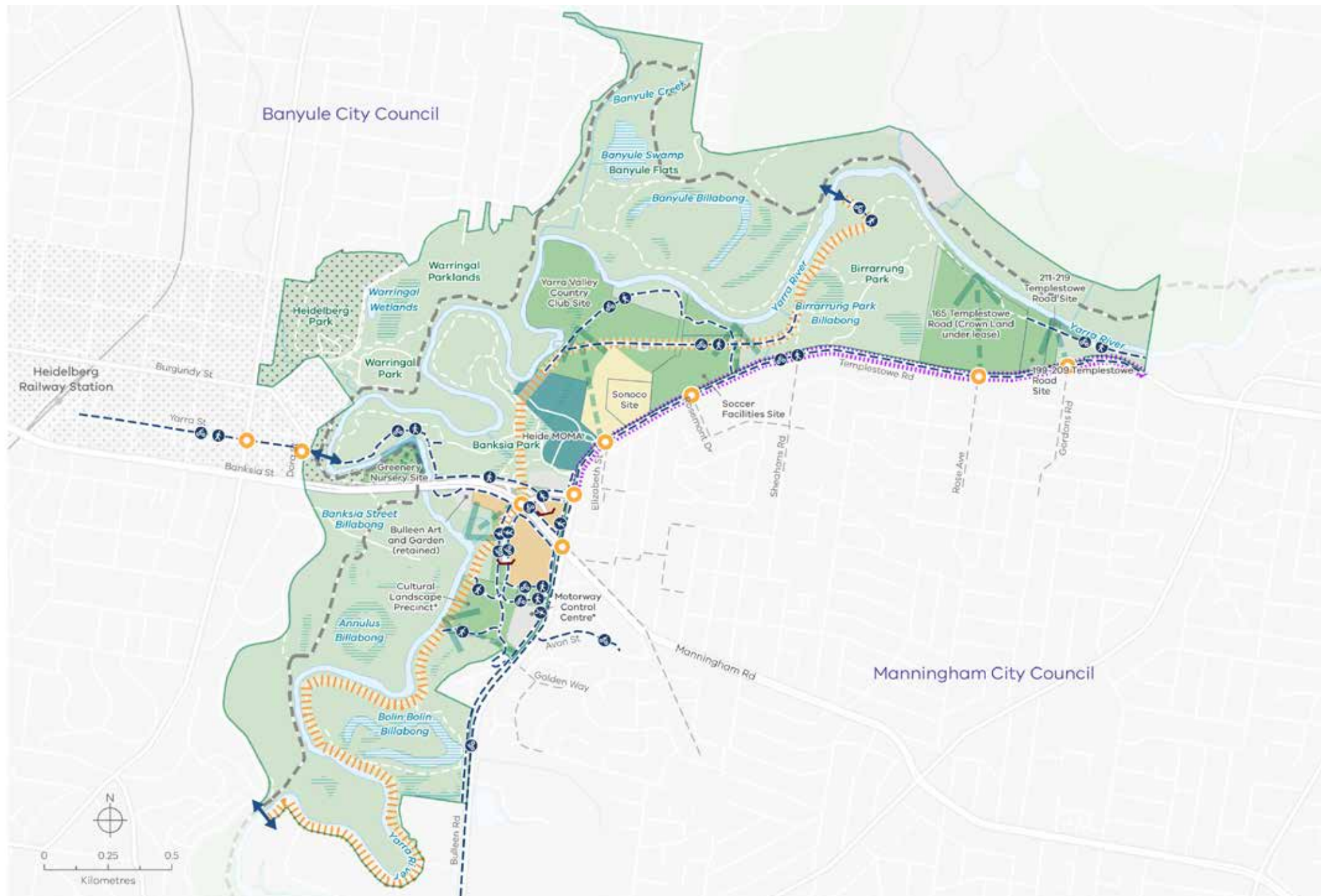


- ③ Quality parklands for a growing population



- ④ Protecting the natural beauty of the Yarra River - Birrarung corridor









# Framework Plan

## Achieving the vision

The Framework Plan illustrates the key steps needed to give effect to our vision, grouped under four interrelated objectives for the precinct. These are:

1. Create ecological and parkland connections
2. Provide access for the future
3. Curate an internationally significant cultural corridor
4. Provide for a complementary mix of uses.

Each objective includes discrete strategies that will guide growth and land use change, improve land management outcomes and harness investment.

Related implementation actions, to deliver on relevant strategies, are detailed in Chapter 5 – Implementing the Framework Plan.





## TABLE 1: KEY SITES

This table summarises the future land uses for key sites, as shown in the Framework Plan map and detailed in the objectives and strategies on the following pages.

Key site	Existing use	Future use
41-49 Greenaway Street (Former Bulleen Drive-in site)*	North East Link construction (Urban Floodway Zone, Residential Growth Zone)	Open space / recreation / conservation
Bulleen Industrial Precinct* Future Development Areas#	Manufacturing industry, storage and distribution transitioned to North East Link construction (Industrial 1 Zone)	Transport (Manningham Road interchange) Employment / cultural-community
201 Bulleen Road, 203 Bulleen Road*	Commercial, vacant transitioned to North East Link construction (Residential Growth Zone 2)	Open space / recreation / conservation
6 Manningham Road, (Bulleen Art and Garden)*	Commercial art and garden supplies (Public Conservation Resource Zone)	(No change)
4 Banksia Street, Greenery Garden Centre (Greenery site)	Commercial nursery (Urban Floodway Zone)	Open space / recreation / conservation
1 Templestowe Road, 22-40 Bridge Street, 42 Bridge Street	Residential, community (Rural Conservation Zone)	(No change)



Key site	Existing use	Future use
7 Templestowe Road (Heide Museum of Modern Art)	Gallery, open space (Public Park and Recreation Zone)	(No change)
9-15 Templestowe Road (Yarra Valley Country Club site)	Golf course (Special Use Zone)	<b>Open space / recreation / conservation</b> <b>Residential</b>
17-25 Templestowe Road (Sonoco site)	Manufacturing industry, storage and distribution (Industrial 1 Zone)	<b>Residential / employment</b>
27-33 Templestowe Road (Crown land) and 37-59 Templestowe Road (former Bulleen Golf Driving Range)	Open space and former driving range transitioning to soccer facilities  (Rural Conservation Zone, Urban Floodway Zone and Public Park and Recreation Zone)	<b>Open space / recreation / conservation</b>
165 Templestowe Road (Crown land under lease, HM. Clause)	Agricultural (Public Park and Recreation Zone)	<b>Open space / recreation / conservation</b>
199-209 Templestowe Road, 211-219 Templestowe Road	Residential (Rural Conservation Zone, Urban Floodway Zone)	<b>Open space / recreation / conservation</b>

\* Consistent with the NEL Tunnels Urban Design and Landscape Plan

# Outside the scope of the NEL Tunnels Urban Design and Landscape Plan

# Objective 1: Create ecological and parkland connections

At the heart of the Framework Plan is the need to reconnect the precinct's network of ecologically and culturally valuable remnant floodplain landscapes, including intact indigenous vegetation and billabongs. This is closely linked to the need to fill in gaps in the Yarra Valley Parklands, which are interrupted by large private landholdings fronting the river.

To achieve Objective 1, the following strategies aim to reclaim and rehabilitate the riparian corridor, enhance the integrity of public parklands and protect and restore habitats and billabongs. Accompanying actions are outlined in Chapter 5 – Implementing the Framework Plan.

## STRATEGY 1.1

### Expand the Yarra Valley Parklands on the eastern side of the river

Take the next step in open space planning to create a contiguous parkland connection on the eastern side of the river, expanding and linking sections of the Yarra Valley Parklands. To achieve this, convert private landholdings and leased Crown land to open space at:

- 41-49 Greenaway Street (the Former Bulleen Drive-in site) and adjacent parcels – to become part of a new Cultural Landscape Precinct (see Strategy 3.2)
- Yarra Valley Country Club site (see Strategy 4.3, subject to landowner)
- new soccer facilities site, Templestowe Road
- 165 Templestowe Road
- 199-209 and 211-219 Templestowe Road.

Expanded parkland areas should be managed as part of the Yarra Valley Parklands by Parks Victoria, including areas north of the transmission easement at the new soccer facilities site.

#### PERFORMANCE OBJECTIVE: 3

RELATED ACTIONS: 1.1.1-1.1.6

## STRATEGY 1.2

### Expand the Yarra Valley Parklands at the Greenery site on Banksia Street

Strengthen the natural interface between the Yarra River and Banksia Street by bringing land at 4 Banksia Street Heidelberg (Greenery site) into public ownership, consistent with the public acquisition overlay in place in the Banyule Planning Scheme. This land should become fully integrated with the surrounding open space network and managed by Parks Victoria as part of the expanded Yarra Valley Parklands. Undertake ecological restoration, limiting development to the construction of new walking and cycling connections.

#### PERFORMANCE OBJECTIVE: 3

RELATED ACTION: 1.2.1

## STRATEGY 1.3

### Provide balanced open space for active, passive and conservation uses

Balance the provision of new open space (and associated infrastructure) for active and passive recreation with areas of new riparian parklands primarily for ecological rehabilitation and conservation purposes.

#### PERFORMANCE OBJECTIVE: 3

## STRATEGY 1.4

### Revive the billabong network

Revive and restore the precinct's natural billabong network through partnership and collaborative management with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation. Prioritise the Bolin Bolin Billabong and connected billabongs, Annulus Billabong, and the reconstruction of wetlands as part of development of a Cultural Landscape Precinct (see Strategy 3.3).

#### PERFORMANCE OBJECTIVE: 1

RELATED ACTIONS: 1.4.1-1.4.2



### STRATEGY 1.5

#### Protect the floodplain from modification

Protect the Birrarung's natural floodplain landscape from artificial modification and earthworks to ensure that its critical hydrological and ecological functions – and landscape values – are maintained.

#### PERFORMANCE OBJECTIVE: 4

### STRATEGY 1.6

#### Strengthen land management practices and increase indigenous vegetation

Enhance the quality of parklands and balance access, amenity and biodiversity through the updating and implementation of parkland management and landscape plans.

Through collaborative land management with the Wurundjeri Woi-wurrung, strengthen land management practices to:

- revegetate river frontages and link remnant indigenous landscapes (prioritising species of cultural importance)
- manage invasive species.

#### PERFORMANCE OBJECTIVES: 1, 2

*RELATED ACTION: 1.6.1*

### STRATEGY 1.7

#### Investigate the relocation of transmission lines away from the riparian corridor

In the longer term, investigate opportunities to relocate transmission lines that bisect the precinct. These transmission lines adversely impact vegetation links, land uses and detract from the precinct's significant landscape values.

#### PERFORMANCE OBJECTIVE: 4

*RELATED ACTION: 1.7.1*





## Objective 2: Provide access for the future

Improving physical connectivity and ‘knitting’ together key places will be critical to the success of the Birrarung-Bolin precinct’s ongoing and enhanced role as a cultural and recreational destination. In particular, access for pedestrians and cyclists should be improved.

To achieve Objective 2, the following strategies aim to rebuild connections within and between landscapes, improve the walking and cycling network and restore visual and physical links to the river and parklands – inviting increased interaction with the river. Accompanying actions are outlined in Chapter 5 – Implementing the Framework Plan.

### STRATEGY 2.1

#### Improve walking and cycling connections

Strengthen connectivity by improving the walking and cycling network on both sides of the Yarra River - Birrarung, linking key destinations to each other and to the Main Yarra Trail, surrounding neighbourhoods and Heidelberg Major Activity Centre. Leverage new and upgraded pedestrian and cycling connections delivered through the North East Link Program. Ensure walking and cycling network improvements are sensitively sited, support universal access, minimise impacts on environmental values and where necessary separate the needs of different users.

Areas of new open space should be progressively integrated into the regional movement network through the development of shared user paths – for both pedestrians and cyclists – including at:

- the Greenery site at 4 Banksia Street, where the Main Yarra Trail should be realigned (see also Strategy 1.2)
- the Former Bulleen Drive-in site at 41-49 Greenaway Street (see also Strategy 3.2)
- the Yarra Valley Country Club site at 9-15 Templestowe Road, with connections established to the east (the new soccer facilities) and the south (the Heide Museum of Modern Art)
- the new soccer facilities at 27-33 and 37-59 Templestowe Road, with connections established to the east (Birrarung Park) and the west (the Yarra Valley Country Club site).

Improvements to connections will also support delivery of the Birrarung Cultural Trail (see Strategy 3.6).

#### PERFORMANCE OBJECTIVE: 3

RELATED ACTION: 2.1.1



### STRATEGY 2.2

#### Balance access with the protection of landscape and biodiversity

Plans for future trail network must be balanced with the protection of cultural values, indigenous vegetation and the riparian environment. Trails should deter people from moving off the formal path and disturbing the surrounding environment. Ensure the sensitive siting of new connections, with consideration given to landscape, flooding, vegetation and cultural heritage impacts.

#### PERFORMANCE OBJECTIVE: 4

### STRATEGY 2.3

#### Deliver new river crossings to connect parklands

Deliver three new bridges across the Yarra River – Birrarung to improve regional pedestrian and cycling connectivity and to link existing and proposed new open space. New crossings should create linkages with the Main Yarra Trail:

- near McCubbin Street and Bulleen Park
- near Yarra Street and Banksia Park
- downstream of Plenty River and Birrarung Park.

Ensure new river crossings are sensitively sited and designed to protect landscape, hydrological, biodiversity and cultural heritage values.

#### PERFORMANCE OBJECTIVE: 3

*RELATED ACTIONS: 2.3.1-2.3.2*

### STRATEGY 2.4

#### Strengthen visual and physical connectivity with the riparian environment

Ensure walking and cycling network improvements are sensitively sited, support universal access, minimise impacts on environmental values and where necessary separate the needs of different users. Connections to the riparian environment should be strengthened from:

- Bulleen Road, through the development of the 'Cultural Landscape Precinct' and Motorway Control Centre (consistent with the NEL Tunnels Urban Design and Landscape Plan)
- the future Manningham Road interchange with the North East Link (consistent with the NEL Tunnels Urban Design and Landscape Plan)
- future integration of the Greenery site into the parklands network
- the redevelopment of the Yarra Valley Country Club site 9-15 Templestowe Road
- development of new soccer facilities at 27-33 and 37-59 Templestowe Road
- future integration of Crown land at 165 Templestowe Road into the parklands network
- future integration of land at 199-209 and 211-219 Templestowe Road into the parklands network.

#### PERFORMANCE OBJECTIVE: 3

### STRATEGY 2.5

#### Upgrade Templestowe Road to support projected traffic volumes and improve access

Upgrade Templestowe Road to support projected traffic volumes and improve access for precinct users. This should provide new signalised road crossings (see Strategies 2.6 and 2.7), support stronger visual and physical connections (see Strategy 2.4) and support realigned vehicular access to parklands where required (see Strategy 1.6).

Deliver a separated walking and cycling connection on the northern side of the road. Road widening should seek to avoid impacts on Crown parcels declared part of the Greater Yarra Urban Parklands (outside of the existing Public Acquisition Overlay – Schedule 4).

*RELATED ACTION: 2.5.1*







### STRATEGY 2.6

#### Improve pedestrian access to the river and its parklands through new signalised road crossings

In addition to proposed signalised crossings delivered by NELP at Bulleen Road/Veneto Club, Manningham Road/Bridge Street and Templestowe Road/Bridge Street (consistent with the NEL Tunnels Urban Design and Landscape Plan), investigate improved access to parklands through new signalised pedestrian crossings on the eastern side of the Yarra River – Birrarung at:

- Templestowe Road adjacent to the YVCC site
- Templestowe Road/Rosemont Drive adjacent to the new soccer facilities site
- Templestowe Road/Rose Avenue
- Templestowe Road/Gordons Road.

On the western side, strengthen the connection between the Heidelberg Major Activity Centre and the river and its parklands by leveraging the new river crossing near Yarra Street (see Strategy 2.3) and investigating new signalised crossings at Lower Heidelberg Road/Yarra Street and Dora Street/Yarra Street (or nearby locations).

Investigations should occur as part of the upgrade of Templestowe Road (Strategy 2.5) and in support of a new river crossing at Yarra Street and Banksia Park (Strategy 2.3).

### STRATEGY 2.7

#### Require provision of consolidated, signalised vehicle access at 9-15 Templestowe Road

Require the construction of a signalised intersection at 9-15 Templestowe Road (Yarra Valley Country Club site) as part of redevelopment of the site and provision of new open space (see Strategies 1.1 and 4.3). Design of the intersection should not preclude access to immediately adjacent properties and could occur as part of or subsequent to the upgrade of Templestowe Road (see Strategy 2.5).

*RELATED ACTION: 2.7.1*

### STRATEGY 2.8

#### Investigate public transport improvements

Investigate new public transport bus connections in and around the precinct, prioritising access to Heide Museum of Modern Art and linkages west to Heidelberg Railway Station, east to Templestowe Village and south to the Bulleen Park and Ride.

*RELATED ACTION: 2.8.1*



# Objective 3: Curate an internationally significant cultural corridor

This objective focuses on the opportunity for government to curate an internationally significant cultural corridor, centred on the relationship between the arts, nature and Wurundjeri Woi-wurrung heritage. Heide Museum of Modern Art – and the Birrarung itself – will continue to be the heart of the precinct.

To achieve Objective 3, the following strategies aim to keep culture alive, strengthen existing cultural places, develop new cultural destinations, draw together the key threads of culture and build on the Birrarung-Bolin precinct's legacy. Accompanying actions are outlined in Chapter 5 – Implementing the Framework Plan.

## STRATEGY 3.1

### Support the development of Birrarung-Bolin as a significant arts and cultural precinct

Provide opportunities for creative industries and cultural uses that build on the Birrarung-Bolin precinct's artistic legacy, Wurundjeri Woi-wurrung culture and environmental values.

Support tourism and recreation in the Birrarung-Bolin precinct that capitalises on its central location on the Yarra River – Birrarung, connecting it with central Melbourne and the Yarra Valley (see pages 64–65).

Enhance the role of Heide Museum of Modern Art as a cultural attraction of state significance (see Strategy 3.2).

#### PERFORMANCE OBJECTIVE: 2

## STRATEGY 3.2

### Support the expansion of Heide Museum of Modern Art

Support the redevelopment and expansion of Heide Museum of Modern Art as the centre of an expanded cultural precinct centred on the relationship between the arts, nature and Traditional Owner heritage. Enable Heide to become an expanded hub from which visitors can explore and engage with the precinct.

To support Heide's growth, further site masterplanning should be undertaken to examine and resolve:

- the provision of new gallery space and visitor parking
- formalised and consolidated vehicular access from Templestowe Road
- the potential to maximise use of adjacent underutilised public land
- strengthened links to surrounding parklands and other cultural destinations.

#### PERFORMANCE OBJECTIVE: 2

RELATED ACTION: 3.2.1

## STRATEGY 3.3

### Create a new Wurundjeri Woi-wurrung Cultural Landscape Precinct

Consistent with the NEL Tunnels Urban Design and Landscape Plan, create a new cultural destination through the re-naturalisation of land at 41–49 Greenaway Street (the Former Bulleen Drive-in site) following the construction of the North East Link. This Wurundjeri Woi-wurrung Cultural Landscape Precinct will include water retention and revegetated elements that interpret and connect to the Yarra River – Birrarung riparian landscape.

#### PERFORMANCE OBJECTIVES: 1, 2

RELATED ACTION: 3.3.1



#### STRATEGY 3.4

##### Reinforce Manningham Road interchange as a primary gateway to the Birrarung-Bolin precinct

Leveraging construction of the Manningham Road interchange and associated Future Development Areas, reinforce the role of this area as a primary gateway to the Birrarung-Bolin precinct.

Create a sense of arrival through additional landscaping and design elements that complement potential new cultural places and uses (Strategy 3.5) and function as the nexus of the north-south Birrarung Cultural Trail connection (Strategy 3.6).

The Manningham Road interchange will be delivered consistent with the NEL Tunnels Urban Design and Landscape Plan.

##### **PERFORMANCE OBJECTIVE: 2**

*RELATED ACTION: 3.4.1*

#### STRATEGY 3.5

##### Encourage creative industries and cultural (or aligned) uses in identified Future Development Areas

Encourage creative industries and cultural (or aligned) uses to form part of renewed employment uses in Future Development Areas. This could include art galleries or museums (to complement rather than compete with Heide), heritage collections, multifunctional exhibition spaces, creative workspaces, accommodation (e.g. an 'art' hotel), community hubs or educational facilities. Building on the precinct's significant artistic heritage, new spaces for cultural use will help strengthen the creative industries ecosystem and provide local employment opportunities.

Opportunities for new cultural places and uses should be investigated alongside broader employment uses for Future Development Areas (see Strategy 4.1), and with consideration of precinct gateway elements (Strategy 3.4) and development of the Birrarung Cultural Trail (Strategy 3.6).

The footprint of Future Development Areas is subject to the NEL Tunnels Urban Design and Landscape Plan.

##### **PERFORMANCE OBJECTIVE: 2**

*RELATED ACTION: 3.5.1*

#### STRATEGY 3.6

##### Develop a Birrarung Cultural Trail spine to connect places of cultural and heritage significance

As part of improvements to walking and cycling connections (Strategy 2.1), develop a Birrarung Cultural Trail that complements and expands on the existing Heidelberg School Artists Trail and capitalises on north-south connectivity to be delivered at the Manningham Road interchange. The trail should link (north to south):

- the Plenty River/Birrarung confluence
- Heide Museum of Modern Art and Banksia Park
- Manningham Road interchange, including precinct gateway elements (Strategy 3.4) and any new cultural places or uses (Strategy 3.5)
- the Wurundjeri Woi-wurrung Cultural Landscape Precinct (Strategy 3.3)
- Bolin Bolin Billabong (and Bolin Bolin Trail)
- Bulleen Park
- Yarra Link green bridge.

Supported by new river crossings in the north and south of the precinct (Strategy 2.3), the trail provides an opportunity for new connections that knit together the precinct and connect people with natural and cultural features, such as the area's billabongs.

The Manningham Road interchange, Cultural Landscape Precinct and Yarra Link green bridge will be developed consistent with the NEL Tunnels Urban Design and Landscape Plan.

##### **PERFORMANCE OBJECTIVES: 2, 3**

*RELATED ACTION: 3.6.1*



### STRATEGY 3.7

#### Activate the precinct through interpretation of heritage and living culture

In support of Objective 3 and associated strategies, share and celebrate Birrarung-Bolin's stories by interpreting heritage, art, Country and living culture. Leverage wayfinding and cultural storytelling approaches developed through implementation of the NEL Tunnels Urban Design and Landscape Plan and delivery of *Burndap Birrarung*, *Burndap Umarkoo* actions to create a culturally diverse corridor.

Interpretation – through placemaking projects, wayfinding and landscaping – will support the planning and integration of a new cultural trail (Strategy 3.6) and cultural destinations (strategies 3.2, 3.3, 3.4 and 3.5). Interpretation should cover the multi-layered histories and stories that underscore the precinct's significance to Melbourne, Victoria and Australia.

In partnership with Traditional Owners, reinforce and celebrate Wurundjeri Woi-wurrung custodianship through landscaping, new cultural markers (including at the Plenty River confluence), interpretive signage and naming of places, paths, bridges and destinations in the Woiwurrung language.

#### PERFORMANCE OBJECTIVES: 2, 3

RELATED ACTION: 3.7.1

### STRATEGY 3.8

#### Protect and promote Wurundjeri Woi-wurrung culture


Provide ongoing protection for Aboriginal cultural heritage places by ensuring that new trails and other development across the Birrarung-Bolin precinct to avoid or minimise potential impacts to heritage sites and to Wurundjeri Woi-wurrung cultural values identified in the Bulleen-Banyule Flats Cultural Values Study.

Strengthen understanding and management of Birrarung-Bolin as a cultural landscape through the creation of wayfinding, landscaping and interpretative elements that promote Wurundjeri Woi-wurrung cultural values.

#### PERFORMANCE OBJECTIVE: 2

RELATED ACTION: 3.8.1



 CULTURAL LANDSCAPE  
PRECINCT, NEL TUNNELS  
URBAN DESIGN AND  
LANDSCAPE PLAN  
(INDICATIVE, TREES SHOWN  
AT FULL MATURITY)







## Objective 4: Provide for a complementary mix of uses

This objective focuses on the opportunity to deliver once-in-a-generation changes to reinvigorate employment uses and encourage complementary cultural and residential uses, while expanding the Yarra Valley Parklands. Development must respond to the environmental context and create public value through improved community access and connections to the Yarra River – Birrarung.

To achieve Objective 4, the following strategies aim to ensure future development and change leaves a lasting positive legacy, introduce a compatible mix of uses to improve the quality and amenity of parklands and protect environmental, social and cultural values for future generations. Accompanying actions are outlined in Chapter 5 – Implementing the Framework Plan.

### STRATEGY 4.1

#### Facilitate higher order employment uses in identified Future Development Areas

Plan for the renewal and regeneration of identified Future Development Areas at the Manningham Road interchange. These comprise the balance of land within the former Bulleen Industrial Precinct that will not be required for the operation of North East Link.

Future Development Areas will support employment-generating, cultural and community uses. Priority should be given to higher order uses that transition the area away from a local industrial precinct to better capture public value from government investment.

Consistent with North East Link's environmental performance requirement LP3, delivery of program infrastructure should optimise the development value of the land parcels remaining as Future Development Areas and the design of the interchange should maximise the viability and usability of these parcels.

Renewal plans should be coordinated with the investigation and delivery of precinct gateway elements (Strategy 3.4), new cultural places and uses (Strategy 3.5) and development of the Birrarung Cultural Trail (Strategy 3.6).

The final footprint of Future Development Areas will be determined through implementation of the NEL Tunnels Urban Design and Landscape Plan.

#### PERFORMANCE OBJECTIVES: 2, 3

*RELATED ACTIONS: 4.1.1-4.1.2*

### STRATEGY 4.2

#### Facilitate redevelopment of the Sonoco site

Provide for the future redevelopment of the Sonoco site at 17-25 Templestowe Road which introduces residential and/or higher order employment uses. Redevelopment of the site is to be undertaken subject to an approved development plan which, among a range of matters, is responsive to surrounding land uses and contexts.

Development must:

- create an active interface with Templestowe Road and avoid gated and privatised spaces
- integrate access and circulation with surrounding sites as appropriate
- leverage any signalised intersection delivered under Strategy 2.7.

*RELATED ACTION: 4.2.1*



MANNINGHAM ROAD WEST: LOCATION  
OF FUTURE DEVELOPMENT AREAS

### STRATEGY 4.3

#### Facilitate redevelopment of the Yarra Valley Country Club site

Facilitate the redevelopment of the Yarra Valley Country Club site at 9-15 Templestowe Road as new public open space with interfacing residential uses introduced outside of the floodplain area. Redevelopment is to be undertaken through application of the General Residential Zone, the Environmental Audit Overlay and the Development Plan Overlay.

Through the development plan:

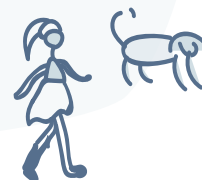
- secure approximately 18.2 hectares of private land for public use through an agreement under section 173 of the *Planning and Environment Act 1987*, enabling expansion of the Yarra Valley Parklands (with management of the land by Parks Victoria – Strategy 1.1) and supporting the creation of the Birrarung Cultural Trail (Strategy 3.6)
- facilitate residential development fronting Templestowe Road on the approximately 4.2 hectares of land outside of the floodplain area, to activate the north-western side of Templestowe Road, contribute passive surveillance of parklands and open space areas and generate increased pedestrian activity.

Reflecting recommendations contained in the *Yarra River – Bulleen Precinct Advisory Committee Report* (2021), the development plan is to provide for:

- areas for new public parklands, to be gifted in a suitable state and supported by public access arrangements
- residential development that avoids the floodplain, is limited to 3 storeys (or 11 metres; 12 metres on sloping land) and has an urban form that provides visual and physical links to the Yarra River – Birrarung and parklands
- sensitive interfaces with Heide, parklands and the industrial Sonoco site
- an active interface with Templestowe Road and avoidance of gated and privatised spaces
- a signalised intersection and pedestrian crossing adjacent to the site to provide public access (Strategy 2.7).

#### PERFORMANCE OBJECTIVE: 3

*RELATED ACTION: 4.3.1*



### STRATEGY 4.4

#### Redevelop parcels on Bulleen Road to enable access to open space and the delivery of North East Link Program infrastructure

Provide for the redevelopment of 201-203 Bulleen Road (and adjacent parcels) for the delivery of a sensitively designed and sited motorway control centre and associated infrastructure. Consistent with the NEL Tunnels Urban Design and Landscape Plan, development must:

- be located outside of floodplain areas
- be designed to reflect the unique riparian character of Birrarung-Bolin and complement a new Cultural Landscape Precinct (see Strategy 3.3)
- be set into the landscape and appropriate screened with indigenous planting
- provide for activation of Bulleen Road
- improve links north of Ilma Court to new open space and Yarra River – Birrarung trails.

The redevelopment of these parcels remains subject to NEL project requirements and primary approvals.

#### PERFORMANCE OBJECTIVE: 3

*RELATED ACTION: 4.4.1*

 FORMER BULLEEN INDUSTRIAL PRECINCT AND DRIVE-IN SITE (TCL)







3.0





# CHAPTER 3.0

## PRECINCT CONTEXT

This Framework Plan has been developed with reference to the existing legislative, policy and strategic context associated with the Birrarung-Bolin precinct and the Yarra River – Birrarung. The contextual elements outlined in this chapter, coupled with the opportunities identified in Chapter 4, have informed the strategies for future land uses and connections.

### Strategic context

#### Plan Melbourne

*Plan Melbourne 2017–2050*, the city's metropolitan strategy, recognises the contribution that the Yarra River and its parklands have made in shaping the city's development.

Plan Melbourne directs that these parklands should be protected, enhanced, and supported by a network of green spaces to encourage biodiversity conservation and the restoration of natural habitats. Key Plan Melbourne policies relevant to the Framework Plan include:

- Policy 4.1.4: Protect and enhance the metropolitan water's edge parklands: The first step in protecting parklands on the edge of the Yarra River is the establishment of the Great(er) Yarra (Urban) Parklands stretching from Warrandyte to Port Phillip Bay.

- Policy 4.2.2: Support the growth and development of Melbourne's cultural precincts and creative industries: Ensure spaces and facilities are created that encourage cultural innovation and new forms of artistic expression throughout the metropolitan area.
- Policy 6.5.1: Create a network of green spaces that support biodiversity conservation and opportunities to connect with nature: Melbourne's network of green spaces is made up of a range of both public and private spaces to connect people with nature and retain habitat areas for biodiversity conservation. Existing green spaces will need to be protected while new spaces are created to increase and improve landscape connectivity.
- Policy 6.5.2: Protect and enhance the health of urban waterways: There are a range of challenges for the health of Melbourne's waterways, such as climate change and population growth. This policy notes that water-sensitive urban design and stormwater harvesting allow for the retention of stormwater in the landscape – necessary to secure the health of the city's waterways and bays.

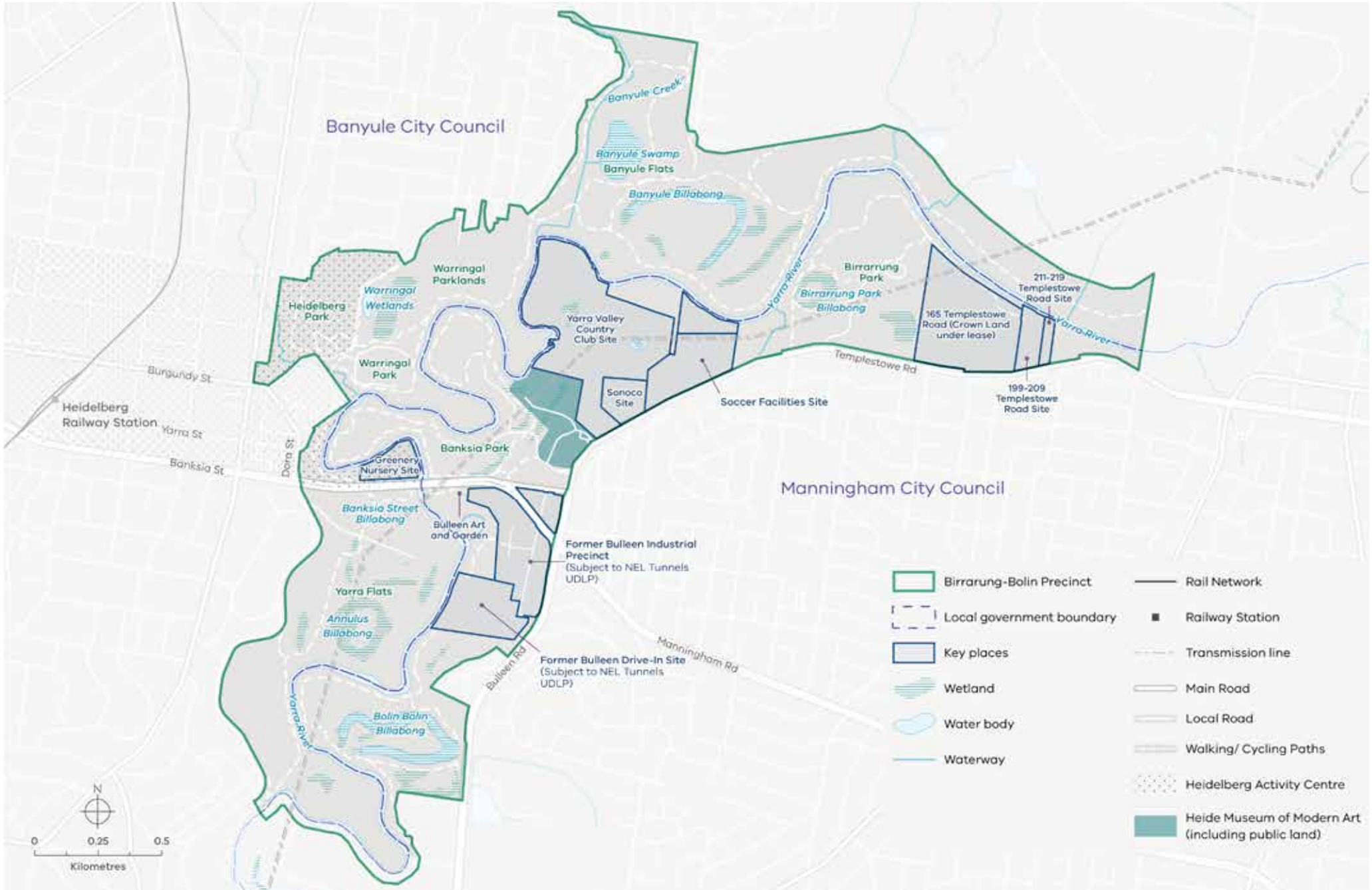
Plan Melbourne also calls for the protection and management of sites of Aboriginal and post-European settlement cultural heritage. Protection of these sites will ensure they are available for present and future generations.

#### Open Space for Everyone

*Open Space for Everyone* (2021), Melbourne's metropolitan open space strategy, aims to improve access to open space as our city – and community – continues to grow. It includes initiatives to protect, optimise, and grow waterway parklands across Melbourne, including the Yarra River – Birrarung. It is the strategic basis on which ongoing integrated, metropolitan-wide plan planning will be undertaken to identify and address gaps.

The strategy notes the contribution this Framework Plan will make in terms of growing, protecting and optimising the value of the precinct's parklands as part of a broader network of green spaces throughout Melbourne.

Map 1 - Birrarung-Bolin precinct (existing)





## Planning policy

### State policy

State planning policy stresses the importance of protecting the vegetation and landscape along the Yarra River to ensure that development preserves the local landscape setting. Notably:

- Clause 12.03-1S identifies the strategic need to protect the Yarra (and other major waterways) as a significant economic, environmental and cultural asset as well as ensuring that development along these waterways responds to and respects the significant assets of these spaces.
- Clause 12.03-1R relates to the protection of the Yarra River, and the sole objective is to maintain and enhance the natural landscape character of the Yarra River corridor.
- Clause 19.02-6S aims to ensure that open space networks are linked through the provision of walking and cycling trails.
- Clause 19.02-6R seeks to ensure that continuous open space links and trails are created along the Yarra River parklands, extending from Warrandyte to the Port Phillip Bay.

### Local policy

The precinct incorporates parts of two local government areas: Manningham and Banyule. The planning schemes for these two municipalities include both state and local policy content that seeks to protect and enhance the natural environment.

Both planning schemes focus on linking natural environments along the Yarra River and require that developments protect and enhance the natural environment. Notable local policies within these schemes are outlined below.

#### Banyule Planning Scheme

- Clause 2.03-4 (Built environment and heritage) sets out key issues relating to cultural heritage, noting that ‘heritage places, including buildings and structures, areas or groups of buildings (heritage precincts), archaeological sites, trees, landscapes, and Aboriginal sites, places and objects require improved understanding and protection’.
- Clause 2.03-2 (Environmental and landscape values) outlines the environmental values of the municipality and objectives to protect and improve these values. This includes to rehabilitate and enhance remnant habitats, particularly of threatened indigenous species; to promote the survival of threatened indigenous species by linking areas of natural habitat; and to rehabilitate natural habitats along the Yarra River, Plenty River and Darebin Creek to provide adequate buffers from development.

#### Manningham Planning Scheme

- Clause 2.03-6 (Economic development) seeks to promote the municipality’s arts and culture, heritage, accommodation, food and wine, events and unique natural attractions and encourage innovative tourism proposals that protect and enhance natural and cultural heritage. Historic and modern arts, heritage and cultural assets, natural assets and Aboriginal culture are identified areas of focus.
- Clause 2.03-4 (Built environment and heritage) notes that any subdivision in the Green Wedge and Yarra River Corridor must suitably respond to land capability and constraints, adjoining land uses, environmental and landscape values and physical and community infrastructure. It must also integrate well with the neighbourhood, provide a functional environment and achieve energy efficient and environmentally sensitive layouts.
- Clause 2.03-4 also identifies a range of objectives and strategies in the protection of cultural heritage assets and to enhance cultural heritage through the retention and protection of significant buildings, precincts, trees and landscapes. Strategies identify the need to preserve and enhance Manningham’s heritage and minimise impacts on heritage places as a result of changes to adjoining land uses and development.



## Yarra River – Birrarung protection framework

Through a comprehensive suite of reforms as part of the Yarra River – Birrarung protection program, the Victorian Government is working to secure the future of the river as an integral part of Melbourne's liveability and vitality. The reforms reflect the waterway's social, environmental and economic importance to Victoria.

The *Yarra River Action Plan* (2017) identifies a suite of strategic, legislative and policy actions to ensure the long-term health of the waterway and its lands. These actions are aimed at better connecting Victorians with the environment, protecting the health of waterways and parklands, and understanding that creating a greener, healthier city is not just good for the community but good for our economy.

The action plan recognises that the Yarra River – Birrarung is more than a waterway; it is about the parklands and green open spaces that line its banks, the communities that live along its path and the sporting and recreational clubs that use its waters and lands.

This Framework Plan has been developed in direct response to Action 21 of the action plan, which calls for development of a 'precinct structure plan to provide direction to the future land use changes for the Yarra corridor between Bulleen Park and Banyule Flats. This precinct has the opportunity to become an internationally significant cultural precinct, centred on the relationship between the arts, nature and Traditional Owner heritage.

The precinct has a number of public acquisition overlays and land use opportunities that should be reviewed as a whole to provide certainty to landowners and developers.'

Central to the Yarra River – Birrarung protection program is the landmark Birrarung Act, which legislates the management and protection of the river and its public lands as one living and integrated natural entity. This is achieved through the development and implementation of a strategic plan (see page 5) and through the oversight of the Birrarung Council, which acts as the 'voice of the Yarra River'.

As part of the Yarra River corridor, public land in the precinct is subject to the provisions of the Birrarung Act, including:

- Social principle: The existing amenity of Yarra River land, including its natural features, character and appearance, should be protected and enhanced for the benefit of the whole community.
- Recreational principle: Community access to, and use and enjoyment of, Yarra River land should be protected and enhanced in designing and managing public open space for compatible multiple uses that optimise community benefit.
- Environmental principle: There should be a net gain for the environment in the area of Yarra River land arising out of any individual action or policy that has an environmental impact on Yarra River land.







## PERMANENT CONTROLS

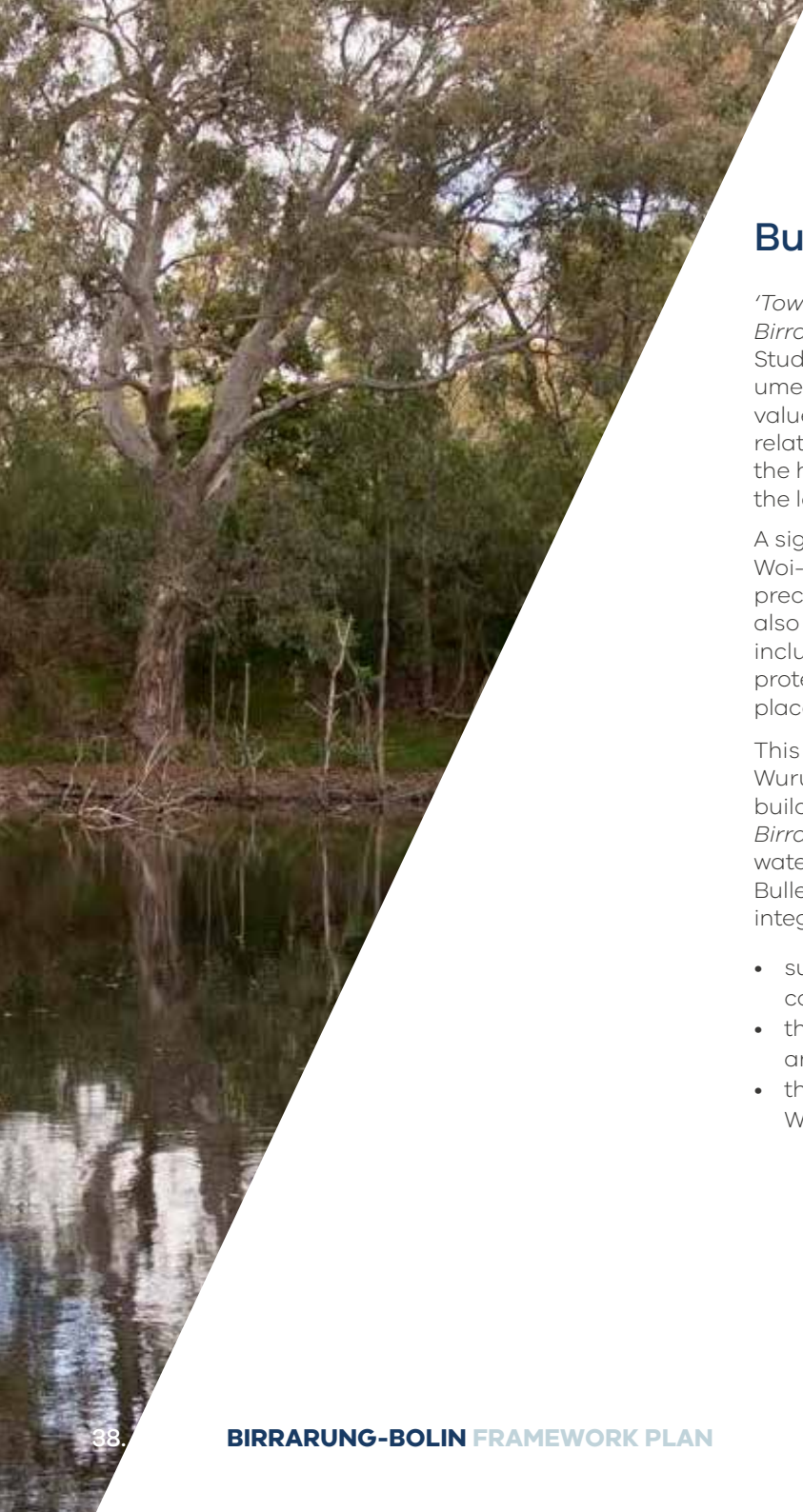
In 2021 the Victorian Government delivered permanent, consistent planning controls to protect the Yarra River from inappropriate development. The controls apply across six local government areas, including Banyule and Manningham.

They prescribe mandatory height limits, establish minimum setbacks from the river's edge, help protect vegetation and address overshadowing of the river.

For further information visit:  
[planning.vic.gov.au](https://planning.vic.gov.au)

 YARRA FLATS





## Bulleen-Banyule Flats Cultural Values Study

*'Towards cultural and environmental renewal of the Birrarung'* – the Bulleen-Banyule Flats Cultural Values Study, undertaken by the Wurundjeri Woi-wurrung, documents the tangible and intangible Traditional Owner values associated with the precinct. Identified values relate to beliefs, customs, historic figures, specific places, the history of frontier relations, traditional utilisation of the landscape and the archaeological record.

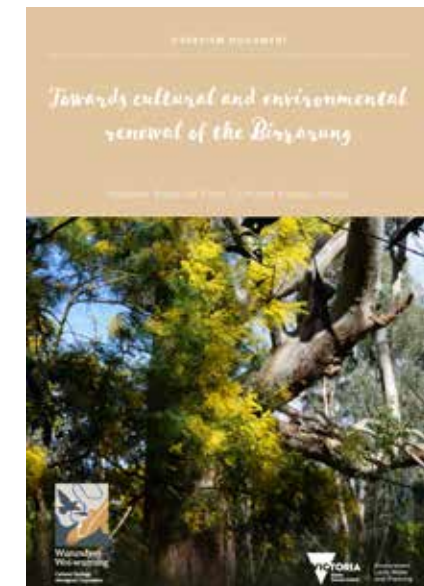
A significant finding of the study is that Wurundjeri Woi-wurrung people understand the Birrarung-Bolin precinct as an integrated cultural landscape. The study also emphasises the importance of cultural renewal – including maintaining cultural activities on Country and protecting and enhancing both tangible and intangible place-based values.

This Framework Plan aims to further the specific Wurundjeri Woi-wurrung aspirations for the precinct, building on the *'Nhanbu narrun ba ngargunin twarn Birrarung – Ancient Spirit and Lore of the Yarra'* water policy developed in 2017. Learnings from the Bulleen-Banyule Flats Cultural Values Study have been integrated with this Framework Plan, including:

- support for returning parkland and ecological connections
- the need to avoid impacts to identified cultural values and to not disturb areas of cultural significance
- the desire to establish a cultural place for Wurundjeri Woi-wurrung people at the Plenty River confluence.

.....  
**Multiple creation stories are associated with this cultural landscape**  
.....

*Towards cultural and environmental renewal of the Birrarung (2021)*



For further information visit:  
[planning.vic.gov.au](https://planning.vic.gov.au)



## Public and private land

### Public Acquisition Overlay

The Public Acquisition Overlay (PAO) is applied to several private land parcels within the precinct. The majority of these were put in place in 1975 for the purposes of conservation, recognition of landscape value, protection of the Yarra River – Birrarung frontage and provision of parkland linkages to north side of the river. The PAO is preserving long-term opportunities for the Victorian Government to deliver better social, environmental and economic outcomes for communities through the strategic acquisition of land.

Private property holdings have created major gaps in the public land footprint of the Yarra River – Birrarung and represent barriers to access and connectivity.

As part of the North East Link project, two significant privately-held parcels in the precinct, subject to the PAO, are coming into public ownership to support construction and new public open space. This includes the former Bulleen Drive-in site at 41-49 Greenaway Street and the former Bulleen Golf Driving Range site at 37-59 Templestowe Road. There remain further private parcels subject to the PAO for proposed public open space, and to facilitate road improvements, including the widening of Templestowe Road.

### Management of land

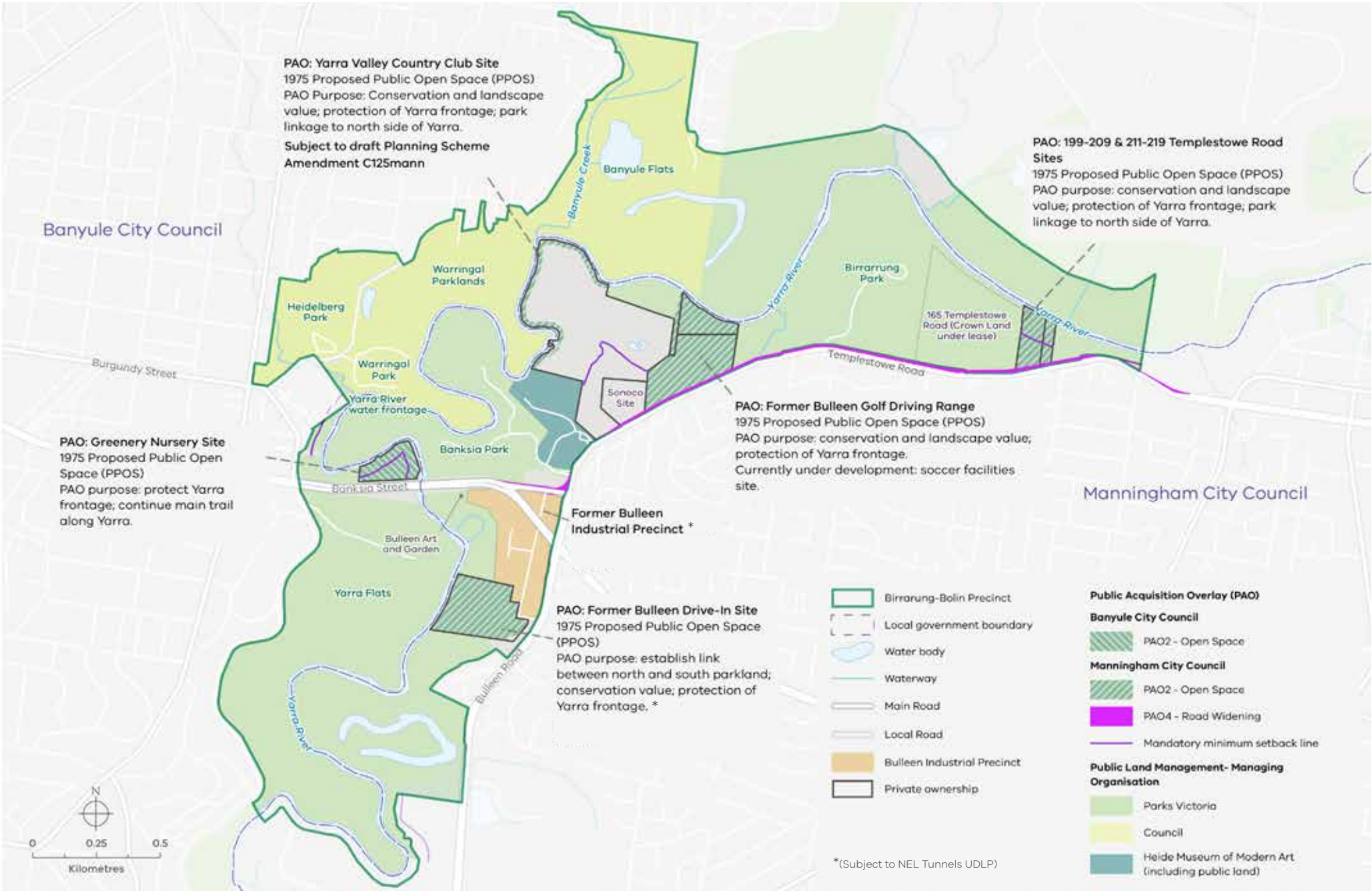
Land within the precinct is managed by a range of public and private entities, including Parks Victoria, local government, the Heide Museum of Modern Art and private landholders. Some areas are managed in partnership with others, such as friends' groups, the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and Melbourne Water.

The *Yarra Valley Parklands Management Plan* (Parks Victoria, 2008) is the key land management tool associated with the precinct's parklands. It aims to provide a 10-15 year strategic framework and clear direction for the management of the parklands, which extend beyond the precinct broadly from Ivanhoe to Warrandyte. The parklands are one of the most visited areas of regional open space in Melbourne.

The Yarra Valley Parklands include land managed by Parks Victoria, local government and other land managers, with key locations within the Birrarung-Bolin precinct being Bulleen Park, Yarra Flats Park, Warringal Parklands, Banksia Park and Birrarung Park. Map 2 shows the status of land ownership and management and identifies land subject to the PAO.

.....  
**The parklands are one  
of the most visited  
areas of regional open  
space in Melbourne**  
.....

Map 2: Land status (existing)





# What's special?

The Birrarung-Bolin precinct tells important stories of Melbourne's continuing relationship to Yarra River – Birrarung Country. With our population continuing to grow, protecting and enhancing our natural and cultural places is more important than ever. Through a lens of key themes, this section describes the significant features of the precinct and links directly back to the objectives of the Framework Plan.

## Evolution of the landscape

For generations the Yarra River landscape has been managed and cultivated by its Traditional Owners – the Wurundjeri Woi-wurrung – through the changing seasons of the year.

The greater Yarra River – Birrarung is an important ecosystem – one that has been largely spared by development due to its topography, geomorphology and flood-prone nature. It is an important ecological corridor, linking habitats along its length and across a broader network of tributaries.

The Birrarung-Bolin precinct has been shaped by long-term geomorphological processes, resulting in a unique landscape characterised by expansive, flat areas punctuated by steep and rocky escarpments. The area includes diverse natural and modified landscapes ranging from bushland, open pastoral land, rivers, billabongs, tributaries, floodplains and open grassy parklands resulting of generations of indigenous fire management.

The landscape has retained much of its pre-contact conditions and character through the past two centuries, in turn shaping the precinct's ecological characteristics, cultural history and identity.

The precinct contains large areas of remnant indigenous vegetation – mainly floodplain riparian woodland containing River Red Gums, Silver Wattles, Currant Bush Tea Tree, River Bottle Brush and Sword and Common Tussock Grasses. The vegetation comprises of 16 ecological vegetation classes, including eight that are endangered. In total, there are around 600 species of flora. Further upstream, the landscape transitions to riparian forest and woodland, characterised by Manna Gum, Silver Wattle and Blackwood.

Across this landscape are a network of wetlands and billabongs that flood intermittently and provide important habitat to threatened plant species, threatened and migratory bird species, and native fish and frog species. Flooding is a key attribute of the landscape, essential to the health of indigenous habitats and ecosystems.

Changes to water flows resulting from climate change and upstream extractions have decreased the frequency of flooding and in course altered the landscape. Around 230 fauna species call the parklands home, with the presence of powerful owls and platypus in the precinct being especially valued.

Various threats impact and change the landscape character, such as pest plant and animal species, changes in burning regimes, soil erosion and changes to flooding regimes and waterway flow levels as well as broader climate change impacts. In parallel various ecological and revegetation initiatives are helping to protect, conserve and enhance parts of the landscape.

.....  
**Flooding is a key  
attribute of the  
landscape, essential  
to the health of  
indigenous habitats  
and ecosystems**  
.....

Map 3: Water





## Water and riparian values

In the riparian landscape of Birrarung-Bolin, the relationship between land and water is intrinsic. Flow regulation, water extraction and urban development have reduced flows by about 38 per cent in this stretch of the river, which affects the frequency of flooding.

Historically, river floods would have inundated low-lying billabongs in the precinct on an annual basis. For higher positioned billabongs, this would have been about every three years. Flooding of low-lying billabongs now occurs only every three-to-four years, and for higher billabongs, only every 30 or so years. This change in flood regime has serious implications for ecological health and water quality. It also impacts the wellbeing the Wurundjeri Woi-wurrung People, for whom the billabongs have traditionally been places where large groups have gathered to hunt and to collect resources.

Altered flood regimes and the ensuing sedimentation have affected the distribution of vegetation in these landscapes, promoting colonisation by other vegetation types, both indigenous and weeds.

The precinct is significantly impacted by urban stormwater, which remains the biggest source of pollution to the Yarra River – Birrarung. Surrounded predominantly by suburban subdivisions, stormwater has high potential to adversely affecting water quality if not properly managed.

Despite decreased frequency of flooding over the years, the precinct remains subject to inundation. The Land Subject to Inundation Overlay (LSIO) applies to most of the precinct, requiring development to maintain the free passage and temporary storage of floodwaters in order to reduce flood hazard.

A significant portion of the precinct is also subject to inundation in a one per cent annual exceedance probability storm event. This means that there is a one per cent chance of such a flood event occurring in any given year. In such an event, much of the floodplain would be flooded by water more than two metres deep. This underscores the importance of maintaining the integrity and capacity of the floodplain and carefully planning for any changes in land use.





## Traditional Owner connection to Country

*'The Wurundjeri's connection to land is underpinned by cultural and spiritual values vastly different to those of the Europeans. The Wurundjeri did not 'own' the land in the European sense of the word, but belonged to, or were owned by the land'.*

The Birrarung-Bolin precinct is of immense cultural significance to its Traditional Owners, the Wurundjeri Woi-wurrung People. The Wurundjeri Woi-wurrung understand this place as an integrated cultural landscape invested with meaning. It is to them a spiritual place, a meeting place, a conduit for movement, a cultivated landscape and a place remembered for negotiating Indigenous-settler relations.

The Yarra River – Birrarung is the dwelling place of creation ancestors and supernatural beings. Many songlines – journeys of the creation ancestors who made the landscape and the law – are woven into the cultural landscape. Stories are told of Lohan cooking eels on the Yarra Flats and of Waa the raven stealing fire on the Yarra Flats, resulting in humankind obtaining the knowledge of making fire.

The precinct contains a remnant network of billabongs that were once important for harvesting and hunting food and other material resources. These billabongs were places of meeting and camping during the summer and autumn fish and eel harvest.

Accounts of large gatherings in this area were observed by early colonial settler William Thomas, the Assistant Protector of Aborigines in the Port Phillip District, in 1854.

Today, the near-intact pre-contact remnant landscape conditions and character of the floodplain are unique in Melbourne.

European colonisation catalysed a process of dispossession. Wurundjeri Woi-wurrung ancestors were displaced from their Country and prohibited from sharing history, knowledge and language. Non-Indigenous urbanisation modified the landscape, land uses and water systems. Although European colonisation disrupted the relationship between Aboriginal culture and the natural environment, connection to Country and bonds within the community have been continuous.

Of particular significance to the Wurundjeri Woi-wurrung is the Bolin Bolin Billabong, a key feature of the Birrarung riverscape and an impressive place of natural and cultural significance.

.....  
**'We belong to this Country. This Country and the Birrarung are part of us. The Birrarung is alive, has heart, a spirit and is part of our Dreaming. We have lived with and known the Birrarung since the beginning. We will always know the Birrarung'**  
.....

*Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017*



POSSUM SKIN CLOAK DEPICTING  
BIRRARUNG, BY MANDY NICHOLSON  
(WURUNDJERI WOI-WURRUNG)

# Historical timeline

Up to 60,000 years ago

## TRADITIONAL OWNERS

"The confluence of creeks and rivers have always been important meeting places..."

*David Wandin, Wurundjeri Elder, 2013*

1837 - 1850s

## CLEARING & CROPPING

"The unusual size and straightness of the river red gums which grow in the flats and bends of the winding Yarra."

*Rolf Boldrewood, 1840*



1880 - 1890s

## RECREATION & LEISURE

Large swimming clubs were formed, often at sandy beaches. Heidelberg Swimming club was active at Sill's bend in the early 1900s, a club house built in 1913. The land at this site was bought by Council and converted from orchard to parkland in 1927.

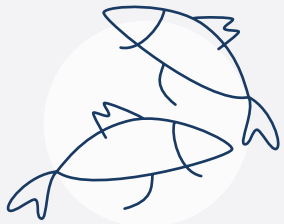
*Geoff Lacey, Still Glides the Stream, 2004*

1803

## EUROPEAN SETTLEMENT

"We came to a fall when we could not get the boat over... The timber in general is gum, oak and banksia, the gum two to four feet in diameter, and from ten to thirty feet high... we were not more than half a mile from the river."

*Surveyor Charles Grimes, 1803*



1860 - 1870s

## GRAZING & DAIRYING

"Flats on both sides of the river cleared. Land on the Heidelberg side were cultivated for grains, vegetables, and fruit... Orchards and vineyards were planted on both the slopes and flats."

*Geoff Lacey, Still Glides the Stream, 2004*







**1934**

### **GREAT FLOOD OF THE YARRA**

"Hundreds of homes have been submerged as a result of the greatest flood in the history of the Yarra... great damage has been done to farms and orchard... On the flats near Banksia Street, four Chinese gardeners were trapped on Friday night."

*The Argus, 3 Dec 1934*

**1970 - 1980s**

### **CONSERVATION MOVEMENT**

"Most of the work is weed pulling, but they botanise as they go, get rewards for learning flora and from finding what is in flower... Work is dictated by priority, season and weather. In the heat the friends work in the shade, if it is windy, they work in shelter."

*Geoff Lacey, Still Glides the Stream, 2004*



**1900 - 1920s**

### **MARKET GARDENS & RECREATIONAL PURSUITS**

"Nearly every garden suburb has sold well... Land buyers seem to realise now that with the rapid growth of Australian cities, it is necessary to provide parks and playgrounds, curved streets and plantations, and other amenities to relieve suburban life of its old congestion."

*Australian Home Builder (Melbourne), November 15, 1924*



**1950 - 1960s**

### **MID CENTURY DEVELOPMENT**

"Nearly all of the sandy beaches disappeared and the river bed now consists of silt and clay."

*Geoff Lacey, Still Glides the Stream, 2004*

**2017 - 2022**

### **BIRRARUNG ACT AND STRATEGIC PLAN**

"We have an obligation to keep the Birrarung alive and healthy - for all generations to come..."

*Birrarung Act, 2017*



## Colonial and modern art practice

The landscape of Birrarung-Bolin is closely linked to Australian artistic practice. From the 1840s, European painters were inspired by the Yarra River landscape around Heidelberg. This was first perceived as a bush wilderness and later as a semi-rural Europeanised landscape. Artists included Arthur Streeton, Tom Roberts, Frederick McCubbin and Charles Conder. Inspired by contemporary European practice, they worked outside *'en plein air'* to capture the light and shadow of the idyllic Australian landscape.

A new railway from Melbourne to Heidelberg in 1888 made this reach of the Yarra River accessible to Melbourne's urban population as a destination for day-trippers. Walking routes linked significant sites on both sides of the river, including to connect painters from the Heidelberg School with places within the broader social sphere, such as the Banyule and Clarendon Eyre estates, the Old England Hotel and the Impressionists Retreat.

In the twentieth century, Heide – a former dairy farm purchased in 1934 by John and Sunday Reed – became the 'hub or crucible for the avant-garde' of Melbourne. The Reeds hosted and supported artists such as Albert Tucker, Joy Hester, John Perceval, Danila Vasillieff and Sidney Nolan. As philanthropists the Reeds made a lasting contribution to avant-garde art practice and international modernism.

Heide II, a modernist house, was designed by David McGlashan and Neil Everist in 1963. The Reed's brief to the architects was for 'a gallery to be lived in' and anticipated the home's future use as a museum.

Gifted by the Reeds to the public in 1981, today Heide is a well-loved museum, events and education space, with a sizeable public sculpture garden and an estimated 120,000 visitors per year. It is described as having a 'mythology', its identity 'rooted in the story of site and in the initiatives of artistic people'.

Today, the Heidelberg Artists Trail in the precinct (and beyond) links visitors with the landscapes the artists experienced in an earlier era. The trail comprises of explanatory signs and boards featuring paintings by artists of the Heidelberg School across a variety of locations.

In more recent decades Bulleen Art and Garden has become part of the arts narrative in the precinct. Bulleen Art and Garden is a local arts, gardening and environmental business. Alongside selling art and garden goods, it provides exhibition space for local artists and craftspeople and hosts community and educational activities. It has become highly valued by the local community in its 50 year history in Bulleen.

The rich heritage of the Birrarung-Bolin precinct is highlighted in Map 4 and in the historical timeline on pages 46-47.



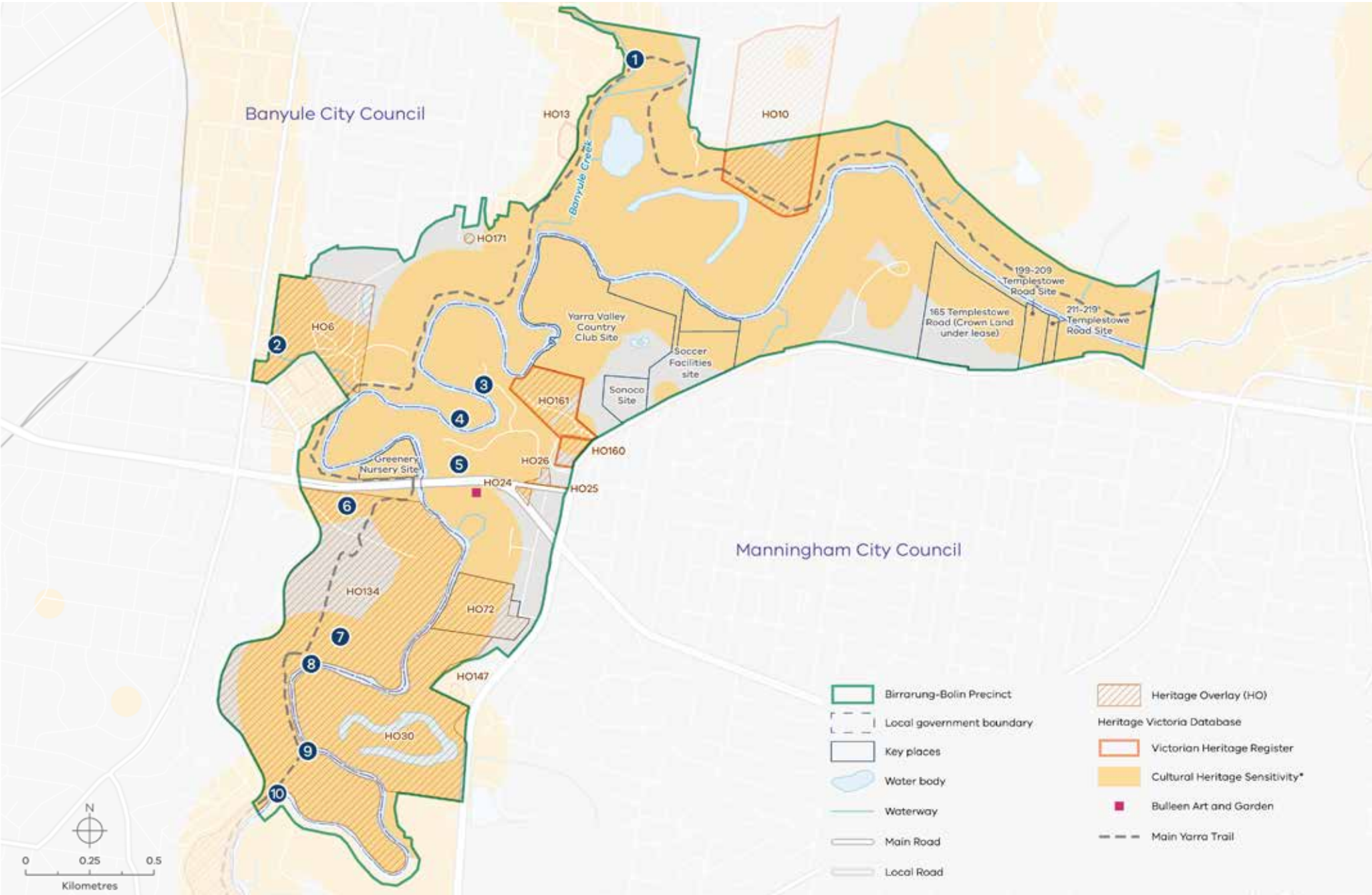
ARTHUR STREETON 'STILL GLIDES THE STREAM, AND SHALL FOR EVER GLIDE' 1890  
© ART GALLERY OF NEW SOUTH WALES  
(DEPICTING THE AREA NEAR BOLIN BOLIN BILLABONG)







Map 4: Culture and heritage





### Heidelberg School Artist Trail

- 1 Walter Withers, Tranquil Winter, 1895
- 2 Walter Withers, A Bright Winter's Morning, 1894
- 3 Arthur Streeton, Spring, 1890
- 4 Tom Roberts, Quiet Stream, Heidelberg, 1885
- 5 Charles Conder, The Yarra Heidelberg Boys Bathing, 1890
- 6 Louis Buvelot, Winter Morning near Heidelberg, 1866
- 7 Arthur Streeton, Near Heidelberg, 1890
- 8 Arthur Streeton, Golden Summer, Eaglemont, 1889
- 9 Arthur Streeton, Above Us the Great Grave Sky, 1890
- 10 Arthur Streeton, Still Glides the Stream & Shall Forever Glide, 1890

### Zone Code Description

H06	Warringal Village Precinct
H010	Viewbank Homestead. VHR Ref. H1396.
H013	<i>Banyule</i> , 60 Buckingham Drive. VHR Ref. H926
H024	River Red Gum, Bridge Street Corner
H025	Bridge St Pine and Cypress plantings
H026	<i>Journey's End</i> , 22-40 Bridge Street, Bulleen
H030	Bolin Bolin Billabong
H072	49 Greenaway Street. Aboriginal heritage place
H0134	Yarra Flats, 340-680 The Boulevard, Eaglemont.
H0147	<i>Clarendon Eyre</i> , 6 Robb Close, Bulleen
H0160	<i>Heide I</i> , 5 Templestowe Road. VHR Ref. H687
H0161	<i>Heide II</i> , 7 Templestowe Road. VHR Ref. H1494
H0171	Former shire offices and library



\* This dataset contains a spatial representation of "Areas of Cultural Heritage Sensitivity" as specified in Division 3, Part 2 of the Aboriginal Heritage Regulations 2018. Areas of cultural heritage sensitivity are areas that are either known to contain, or are likely to contain Aboriginal cultural heritage places and objects. These areas, which include various landforms within Victoria, are defined in the Aboriginal Heritage Regulations 2018. This polygon dataset is a representation of those areas as defined in the Regulations.

## Birrarung parklands corridor

The Yarra River – Birrarung and its lands form one of Melbourne’s most significant public open space corridors. Its extensive bush, pastoral and parkland landscapes have played an important social, economic, recreational and ecological role for the city through time. These parklands have largely retained their bushland qualities, partly reflecting a historical desire for metropolitan parks to remain a ‘fair representation of the Australian forest land’ (Clement Hodgkinson, Inspector-General of Gardens, Parks and Reserves, Melbourne, 1873).

While the geographic scale, topography and flood-prone nature of the area makes much of the riverscape inappropriate for development, Birrarung-Bolin reflects the history of varied land uses along the river corridor, including agricultural, industrial, recreational, conservation and other community uses. Today, the precinct’s riparian parklands are among Melbourne’s most valuable natural assets.

As a significant part of the broader Yarra Valley Parklands, the precinct supports a range of land- and water-based recreation activities. Cycling is the most common activity and the Main Yarra Trail runs continuously from Docklands to Warrandyte linking the precinct to the city and outer suburbs.

Other activities, including scouting, orienteering, bird watching, walking, soccer, golf, disc golf, rowing, kayaking and canoeing are also popular. Formalised recreation, including on sporting ovals and pitches, takes place at Banksia Park, Birrarung Park, Warringal Parklands and Sills Bend, Banyule Flats and Yarra Flats Park and at the Banyule Tennis Club. Key passive recreational spaces include Heide Park, Possum Hollow Playground and areas for bushland and conservation – including the area around Bolin Bolin Billabong.

## Melbourne’s environmentalist lineage

The Birrarung-Bolin precinct’s high ecological values and proximity to urban development have made this area a place of environmental activism since the mid-20th century. Following the city’s post-war population boom, environmental pollution increased while expanded sand mining operations (for construction) and residential subdivision along the Yarra River – Birrarung.

The first of these river-based environmentalist groups, the Save the Yarra League (originally the River Protection League), was ambitious and visionary. Their aim was to ‘ultimately ... have the State Government acquire the land on both sides of the Yarra (from Studley Park, Kew, to Pound Bend, Warrandyte) ... and develop it as a national park.’

In the decades since, a range of river advocacy groups have formed to promote and restore the health of the Yarra, including the Warringal Conservation Society (1970), numerous ‘friends’ groups, and, in recent years, the Yarra Riverkeeper Association (2006). These groups have also launched significant campaigns to secure the public open space footprint of the Yarra River corridor against residential development, such as Banyule Flats (1970) and Westerfolds Park (1970s).

The environmentalist lineage, including community advocacy and tireless volunteer hours, has played a key role in the protection and revitalisation of the impressive public parklands we have today.

### GREATER YARRA URBAN PARKLANDS

The Crown parklands of Birrarung-Bolin are part of the ‘Greater Yarra Urban Parklands’, declared under the Birrarung Act, which identifies them as part of urban natural entity of state significant parklands stretching from Melbourne’s urban growth boundary to the heart of the city.

The Birrarung Act recognises these public parklands, together with the river itself, as a magnificent natural asset and key to Melbourne’s liveability and vitality.





Map 5: Existing parks and open space





4.0





# CHAPTER 4.0

## PRECINCT OPPORTUNITIES

The Birrarung-Bolin precinct presents a number of challenges. This includes physical and legacy factors, alongside infrastructure and development pressures associated with Melbourne's growth. This creates significant opportunities to harness growth and investment to deliver renewal and reconnection. This section highlights the opportunities that underpin the strategies and actions outlined in this Framework Plan.

### North East Link Program

As outlined earlier in this Framework Plan, the North East Link Program (NELP) will have a significant impact on the Birrarung-Bolin precinct, but also brings with it opportunities for renewal and regeneration. The most significant physical impact of the program in the precinct will be a major interchange with Manningham Road, linking to tunnels below and directly connecting the precinct to the M80 Ring Road and to the Eastern Freeway.

NELP's Urban Design Strategy includes design requirements to ensure the program provides a positive response to the Yarra River – Birrarung landscape. These include:

- protecting and promoting of cultural values associated with riparian areas and with Heide
- maximising opportunities for land use integration at the Manningham Road interchange
- providing sympathetic responses to Greater Yarra Urban Parklands landscape settings
- improving community access open space.

#### Parklands

While NELP works will disrupt access to some areas, including parts of Bulleen Park, in the short term, the program is also delivering new purpose-built soccer facilities on Templestowe Road, Bulleen, to service the needs of local sporting clubs. Other replacement facilities are also being delivered. Upon completion of the new soccer facilities, there is an opportunity for riparian land north of the transmission easement to be brought into the Yarra Valley Parklands for management by Parks Victoria. This area contains an extensive river frontage, possesses significant public land values and provides opportunities for future parkland connectivity.

NELP will also create other significant opportunities for new parkland areas and new walking and cycling connections. This includes the regeneration of the former Bulleen Drive-in site as a Cultural Landscape Precinct and the construction of the Yarra Link green bridge immediately south of the precinct.

#### Contributing to a cultural precinct

The NELP design provides an opportunity to respond to and reflect the precinct's unique landscape qualities and significant cultural heritage. This is embedded in the program's Urban Design Strategy, which includes a key direction to recognise past, contemporary and shared Indigenous and historic cultural values to deliver 'creative, authentic, meaningful and contemporary interpretations of Indigenous and historical cultural

heritage' and 'enhance urban amenity, user experience and contribute to a sense of place and local identity'.

In this context, there are significant opportunities for the NELP design to reflect and celebrate the internationally significant artistic and cultural heritage of the precinct. This includes through intersection treatments, portals, ramps, design elements, landscaping, wayfinding, the motorway control centre and other associated infrastructure.

#### Movement and access

While there will be disruptions to the local road network during construction of NELP, the program will deliver long-term regional and local access improvements and reduce vehicle movements on Bulleen Road. Associated works include a strengthened network of shared user paths both on- and off-road.

The future upgrade of Templestowe Road provides the opportunity to support projected traffic volumes but also to improve access to parklands for precinct users. This can be achieved through new signalised road crossings (and where appropriate, re-aligning existing parklands access, such as at Birrarung Park). This will also enable stronger visual and physical connections to the Yarra River – Birrarung to be created. It will be critical that any necessary widening of Templestowe Road minimises incursion into parkland areas.



Motorway  
Control  
Centre

Cultural  
Landscape  
Precinct

Renewed  
wetland

Renewed  
parkland

Bulleen Art  
and Garden

Future  
Development  
Area\*

Future  
Development  
Area

Future  
Development  
Area#



# Harnessing land use changes

Land use changes in the Birrarung-Bolin precinct, brought about by both public infrastructure delivery and private development activities, provide immense opportunities to create a better mix uses and, most importantly, to expand and reconnect open space areas. This includes areas where existing public acquisition overlays are in place to enable strategic connections and support environmental outcomes.

Due to the precinct's location in Melbourne's 'middle-ring' area, population growth, urban consolidation and housing renewal will continue to drive changes. Proximity to Heidelberg Major Activity Centre and ongoing investment in regional connections, through NELP and Suburban Rail Loop projects, will further attract people to the area, and also increase demand for higher-quality open space and improved access to recreation facilities. Any development in the precinct will bring challenges and opportunities that need to be carefully balanced and assessed against this Framework Plan and relevant planning scheme provisions.

## Industrial uses and 'Future Development Areas'

Land in the Bulleen Industrial Precinct, located south of the intersection of Bridge Street and Bulleen Road in Bulleen, has been acquired for the construction of the North East Link. This provides key opportunities for land use change and renewal over the longer term.

The NEL Tunnels Urban Design and Landscape Plan aims to ensure an integrated design approach that supports viable future land uses on residual parcels in the industrial precinct. As 'Future Development Areas', these parcels will provide opportunities to support employment and cultural and community uses, befitting the significant uplift in value and amenity that will be created through NELP and associated design treatments and landscaping works.

The planning for Future Development Areas should respond to the precinct's physical and cultural context. This includes consideration of appropriate uses and built form outcomes, given the proximity of these parcels to the Yarra River – Birrarung (only 100 metres away in some locations).

As one of the few areas in the precinct where new cultural facilities or ancillary uses could be located, planning must consider how such uses can be integrated with other employment-generating uses. To attract creative industries and provide places for cultural production and artistic practice, options for providing affordable and flexible facilities should be identified to support creative industries and to build on the precinct's rich artistic legacy.

Importantly, Future Development Areas must be planned to capitalise on an opportunity to physically connect areas to the north (including Heide Museum of Modern Art) and to the south (including the new Cultural Landscape Precinct and Bolin Bolin Billabong) through safer crossings, improved paths and wayfinding for pedestrians and cyclists.

## Yarra Valley Country Club site

This site is the largest privately-owned site in the precinct. This Framework Plan will establish the parameters for the extent of appropriate land use and development change that may occur on the site, and how this should be best achieved.

Existing planning controls that apply to the site include a Design and Development Overlay (DDO) and a Significant Landscape Overlay (SLO). These controls were introduced by the Victorian Government in 2017 as part of a consistent planning framework for the Yarra River – Birrarung from Richmond to Warrandyte.

The DDO, developed with reference to the *Middle Yarra River Corridor Study* (2016), stipulates a mandatory minimum setback line from the river to protect the riparian landscape, the integrity and function of the floodplain and the safety of the community. Use of the DDO is supported by *Planning Practice Note 59: The Role of Mandatory Provisions in Planning Schemes*, which indicates that the DDO is the most appropriate tool for the expression of mandatory built form requirements. Preventing any future development inside of the mandatory minimum setback line (i.e. within the floodplain) avoids loss of open space and will maintain the natural topography – and hydrological function – of the riparian landscape. This is consistent with the objectives of state and local policy for development in the Yarra River – Birrarung corridor.

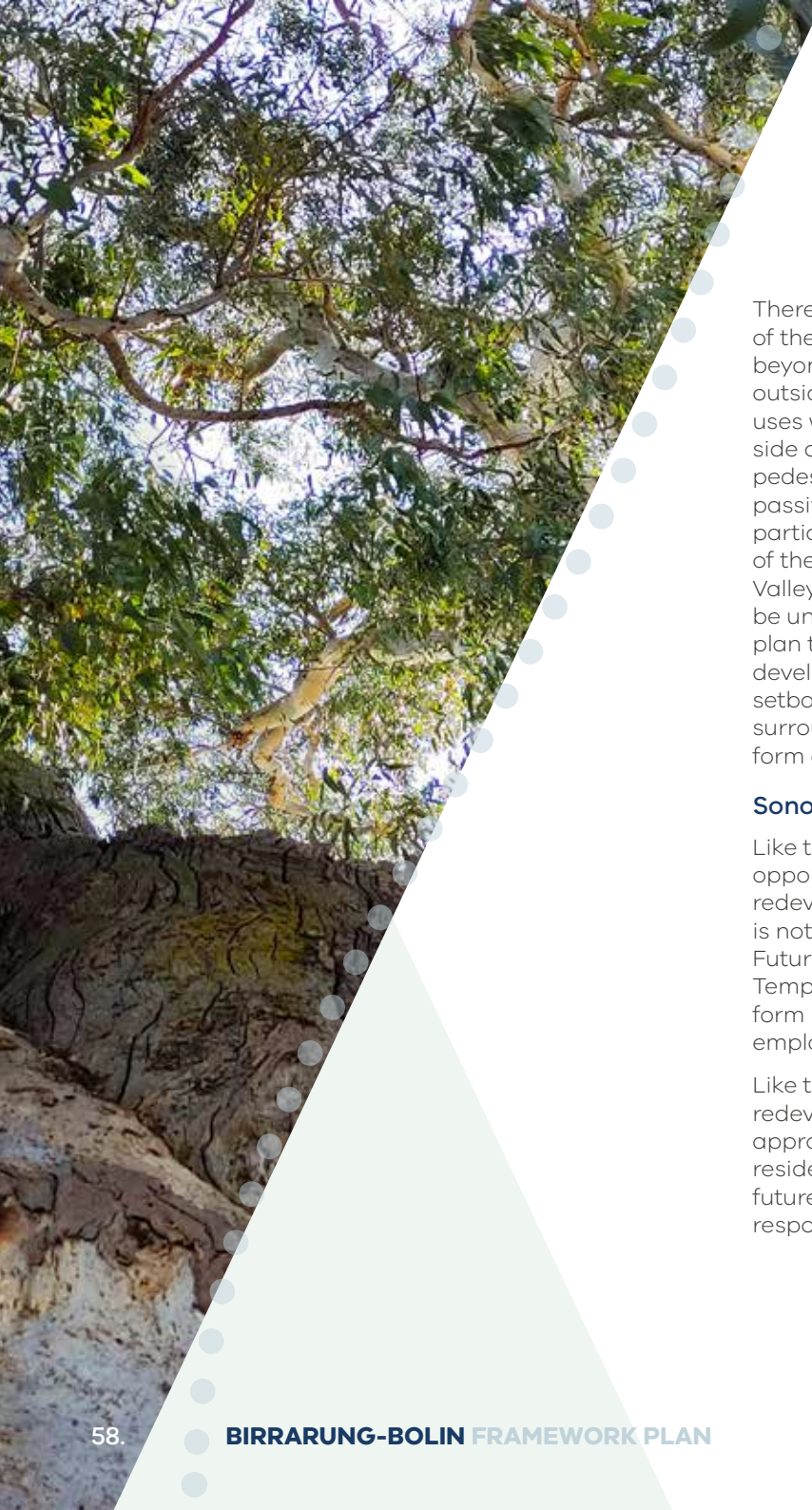
Preservation of the floodplain also provides the opportunity to bring a significant portion of land into public ownership for management by Parks Victoria as part of the Yarra Valley Parklands – noting that this landholding has an extensive river frontage, possesses significant public land values and provides opportunities for future parkland connectivity.



SOURCED FROM NEL TUNNELS URBAN DESIGN AND LANDSCAPE PLAN (TREES SHOWN AT FULL MATURITY, INDICATIVE ONLY)

\* Includes Bulleen Art and Garden retention

# Subject to NELP maintenance area requirements



There remains some opportunity for the redevelopment of the Yarra Valley Country Club site for other uses beyond the mandatory minimum setback line (i.e. outside of the floodplain). In particular, residential land uses would provide activation of the north-western side of Templestowe Road and generate increased pedestrian activity. It would also contribute to increased passive surveillance of surrounding parkland areas – particularly as there is an opportunity for the balance of the country club site to be integrated into the Yarra Valley Parklands. Any redevelopment of the site should be undertaken subject to an approved development plan that provides for an appropriate scale of development and respects the mandatory minimum setback line. The largely residential character of surrounding areas should provide a basis for future built form and character.

#### **Sonoco site**

Like the Yarra Valley Country Club site, there are opportunities at the Sonoco site for renewal and redevelopment. Further set back from the river, the site is not affected by the mandatory minimum setback line. Future redevelopment of the site could help activate Templestowe Road and provide a more appropriate built form interface and scale. Potential land uses include employment, residential or a mix of these uses.

Like the Yarra Valley Country Club site, any redevelopment of the site should be guided by an approved development plan and reflective of the largely residential character of surrounding areas as a basis for future built form and character. Development should be responsive to surrounding land uses and contexts.

#### **Other private landholdings and future parklands**

Aside from the Yarra Valley Country Club and Sonoco sites, there are other private landholdings in the precinct that represent opportunities for land use change in the medium-long term. These are:

- 4 Banksia Street (Greenery site)
- 199-209 and 211-219 Templestowe Road.

These landholdings are part of the ‘missing teeth’ in the Yarra Valley Parklands, creating a barrier for public access and for the realisation of greater environmental and social benefits from consolidated and contiguous parklands. There is an obvious opportunity to finally integrate these parcels – long subject to the public acquisition overlay for ‘proposed public open space’ – into the Yarra River – Birrarung parkland network.

Like the floodplain of the Yarra Valley Country Club site, these sites are adjacent to the river, possess significant public land values and provide opportunities for future parkland connectivity. There is an opportunity to finally integrate these parcels – long subject to the public acquisition overlay for ‘proposed public open space’ – into the parklands network for management by Parks Victoria.



# Improving physical connectivity

The Birrarung-Bolin precinct has ineffective internal and external connections, including poor physical connectivity with the Heidelberg Major Activity Centre. While NELP will improve regional vehicular access and provide new and upgraded shared user paths, local and internal access (particularly for pedestrians and cyclists) needs to be addressed through this Framework Plan and subsequent actions.

## Walking and cycling

Currently the internal movement network includes walking and cycling tracks, notably the Main Yarra Trail on Banyule side of the Yarra River. Beyond the Main Yarra Trail, circulation is uncoordinated and missing several key connections, particularly for cyclists, pedestrians and public transport users. Conflicts occur between various types of users – pedestrians, slow cyclists, fast cyclists and mountain bikers.

Improving physical connectivity and ‘knitting’ together key destinations is of critical importance. At the same time, community access needs must be balanced with protection of cultural values, natural vegetation and riparian environment.

Flooding is of primary consideration in the design of the new trail network. Where possible trails should be located on higher ground less impacted by flood events. Alternate routes on high ground will be required elsewhere, as well as frequent points of access and egress between the floodplain trails and surrounding urban areas.

At present there is only one river crossing in the precinct. The bridge at Banksia Street is car-dominated and poorly designed for pedestrians and cyclists, inhibiting access to the key destinations, including the Yarra River – Birrarung itself.

Existing places of cultural significance, including the Heide Museum of Modern Art and the Bolin Bolin Billabong, are difficult to access except by private vehicle, while large, private land holdings fragment the public park network and community access to the river.

The fragmentation of public open space surrounding the river limits opportunities to fully address environmental needs (revegetation and conservation) and recreational needs (for more open space, trails and sports fields) within the river corridor.

As part of improvements alongside the construction of the North East Link, a new crossing at Yarra Street for pedestrians and cyclists is being prioritised. There remains a need for further river crossing in the north and south of the precinct to connect parklands, enable circulation and support increased visitation.

Parklands management and landscape planning will need to be undertaken in order to holistically plan for the location of new connections, with reference to the potential for new crossings and the changes in road access – including new signalised intersections – which will support increased circulation.

## Transmission lines

The Birrarung-Bolin precinct is bisected by high voltage transmission lines that run generally north-south through the precinct. These transmission lines constrain vegetation links and limit future land uses in a number of locations. They also have considerable visual impact on the corridor.

The *Middle Yarra Concept Plan* (1993) noted that the transmission lines ‘detract from the integrity of the Middle Yarra Valley and ideally should be relocated’, citing changing community attitudes to the use of river valleys as utility easements. Any undergrounding of the powerlines would have significant archaeological and cost impacts, as noted in the *Yarra Valley Parklands Management Plan* (2008).

In the longer term and in order to fully realise the precinct’s potential, these transmission lines and the associated easement should be removed, with works guided by the principles contained in the Birrarung Act.





# Creating an internationally significant cultural precinct

Over time, as the Birrarung-Bolin precinct has been urbanised and reshaped by infrastructure and development, connection has been lost between landscape and water, and between people, their stories and the environment.

The precinct is rich in tangible and intangible heritage sites and stories. However over time, land uses and interventions to river flows have disrupted the landscape, including natural inflows into billabongs and lagoons. Incompatible uses have left scars on the landscape and infrastructure, including transmission lines and roadways, has resulted in negative visual impacts.

The initial brief for this Framework Plan, as set out in the *Yarra River Action Plan*, recognised the need to rebuild these connections and, in the process, create an internationally significant cultural precinct centred on the relationship between the arts, nature and Traditional Owner heritage. Remaking these connections is the foundational component of this Framework Plan, and the Yarra River – Birrarung itself is a key to reconnection.

## Acknowledging and celebrating culture

Critical to the success of the precinct as a flourishing cultural precinct will be how we can strengthen and connect *living culture* – including Traditional Owners' connection to Country and a thriving creative industries ecosystem that builds on a significant artistic heritage. Thus, there is an opportunity to build on the precinct's strengths and to better acknowledge and celebrate environmental, cultural and heritage values.

## Supporting Heide's growth

Heide Museum of Modern Art is central to the significance of Birrarung-Bolin and should become an expanded hub from which visitors can explore and engage with the broader precinct. Heide's growth should be supported in order to ensure its impressive facilities and collection may expand and reach new audiences.

New gallery spaces, parking facilities and a reconfiguration of access and circulation would enable Heide to increase visitation and continue to attract important cultural events to the precinct. This can be facilitated and supported through planning, funding and the undertaking of associated works (e.g. road access improvements) and by ensuring sensitive interfaces are created with new land uses and infrastructure.

Further masterplanning of Heide needs to be undertaken to resolve access and landscape matters and examine opportunities to:

- create more formalised access from Templestowe Road
- make use of underutilised public land in the vicinity, including around the adjacent Banksia Park access road
- enable maximised connectivity with the Manningham Road Interchange.

## New cultural places

Consultation revealed strong community support for the development of new cultural facilities, building on existing cultural places that are treasured for their historical, cultural and environmental values. Consultation findings indicate that new cultural places should be connected to Aboriginal and art histories and be inclusive and accessible to the wider community. There are key opportunities associated with a renewal of land uses following construction of the North East Link to integrate new cultural places.

As part of North East Link, the former Bulleen Drive-in site and surrounding parcels will be transformed into a Wurundjeri Woi-wurrung Cultural Landscape Precinct, re-naturalising the site and integrating it with the riparian floodplain landscape. The project will make a significant contribution to the precinct that builds on its legacy and leverages and celebrates considerable Wurundjeri Woi-wurrung living cultural values. It will be important that the Cultural Landscape Precinct is properly connected to the Bolin Bolin Billabong to the south and the Manningham Road Interchange area to the immediate north.

In addition, the Manningham Road interchange area itself has the potential to support a new cultural place as part of the renewal of Future Development Areas. This should be assessed as a priority action in the planning for future uses that can deliver public value for the precinct.





### A gateway to the precinct's cultural attractions

With cultural and heritage places dispersed throughout the precinct, the construction of the Manningham Road interchange of North East Link provides a centrally located opportunity to highlight the precinct's significance and create a sense of arrival to this important part of Melbourne. As a primary gateway to the area, North East Link infrastructure and design responses, consistent with the project's Urban Design Strategy, should embed local values and celebrate the Yarra River – Birrarung landscape.

### Connecting places of significance

With the opportunity for a more formalised primary gateway to the precinct, along with the expansion of Heide and development of new cultural places, it will be important that safe and logical connectivity between these attractors be delivered. This could be achieved through a combination of shared user paths being delivered as part of North East Link, as well as existing and upgraded connections. This work can also be supported by updating and implementing management and landscape plans for the Yarra Valley Parklands.

Through these new connections, and by leveraging the existing Heidelberg School Artists Trail, there is an opportunity to create an expanded, integrated cultural trail or circuit that becomes a 'spine' for the precinct. It would traverse both sides of the river, include interpretative wayfinding and maximise the value of new river crossings and public and private investment.

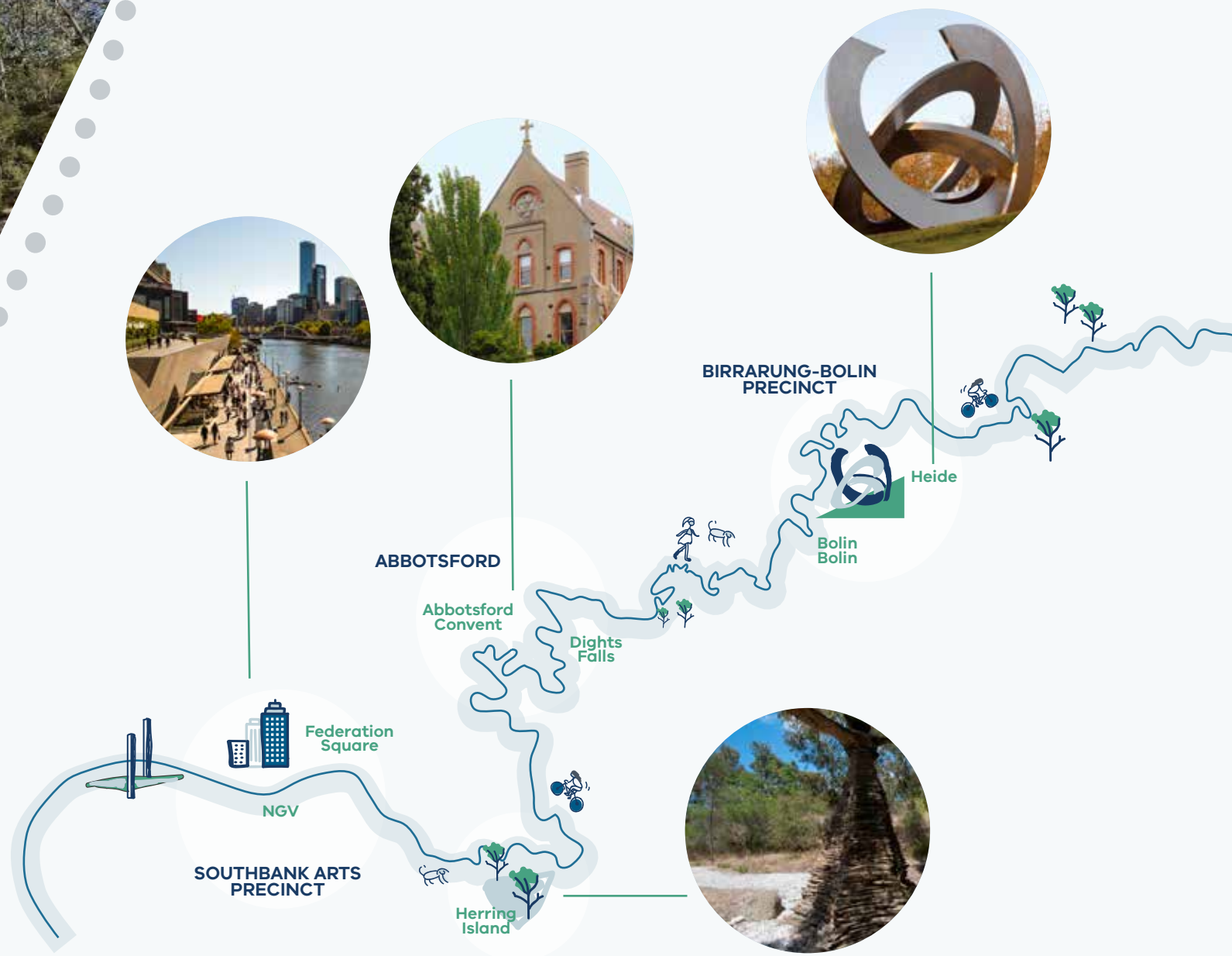
.....  
**There is an opportunity  
to create an expanded,  
integrated cultural trail  
or circuit that becomes a  
'spine' for the precinct**  
.....



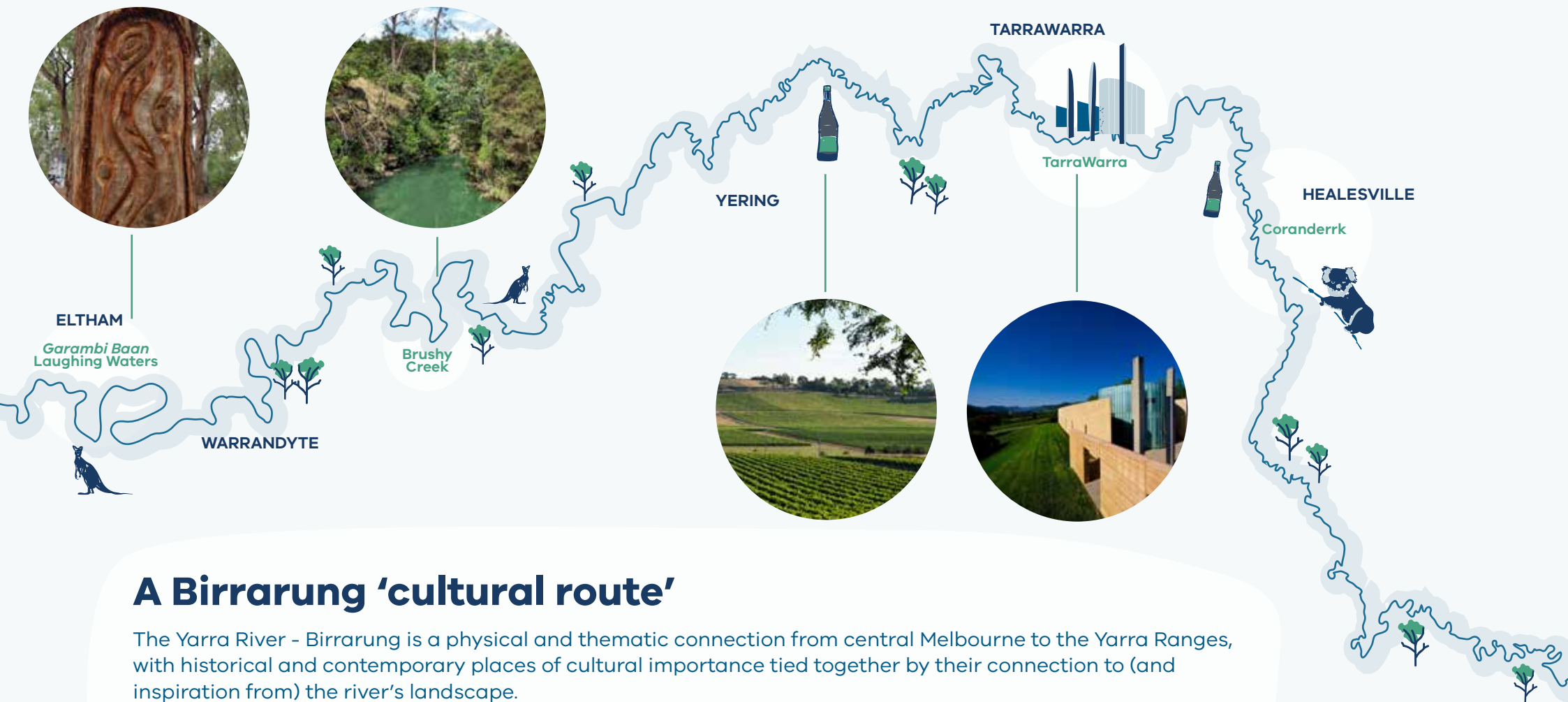
WOLFGANG SIEVERS (1968)  
HEIDE 2 / REED HOUSE MCGLASHAN &  
EVERIST (1965)  
© NATIONAL LIBRARY OF AUSTRALIA











## A Birrarung 'cultural route'

The Yarra River - Birrarung is a physical and thematic connection from central Melbourne to the Yarra Ranges, with historical and contemporary places of cultural importance tied together by their connection to (and inspiration from) the river's landscape.

The route begins with the major galleries and institutions located in the Melbourne CBD and the Southbank Arts Precinct. Wending upstream past Herring Island and its sculpture park to the Abbotsford Convent precinct, the Yarra River – Birrarung continues on to Bolin Bolin and Heide – and their significant parkland surrounds. The river's cultural offering continues upstream in Eltham and at Garambi Baan (Laughing Waters), with further places of significance located in the lower rural reach – at Tarrawarra (the TarraWarra Museum of Art) and Healesville and Coranderrk.

There is a broader opportunity to leverage the value of these connected places as cultural route, where overlapping histories and stories are inexorably tied to the nourishing river landscape. This would strengthen the precinct's international significance as a unique cultural landscape at the crossroads of Aboriginal and contemporary Australian, and tangible and intangible cultural heritage.



## Restoring ecological connections

The Birrarung-Bolin precinct includes a network of valuable remnant floodplain landscapes and large areas of intact indigenous vegetation that are in many cases disconnected from river corridor and the water flows integral to their health. There are a range of opportunities to address these issues in implementation of this Framework Plan.

### Billabongs and wetlands

Alongside broader land use changes to enable the expansion of parklands (outlined earlier in this chapter), there remains a need to actively restore and regenerate floodplain lands, providing environmental, hydrological and cultural benefits.

The NEL Tunnels Urban Design and Landscape Plan includes the regeneration of wetlands on the former Bulleen Drive-in site. *Burndap Birrarung, burndap umarkoo* also contains an action to undertake watering of the Annulus and Banksia Street billabongs at Yarra Flats. These are significant interventions that will assist in addressing legacy land use impacts.

### Restoring vegetation

A strong legacy of environmental activism reclamation of parklands and revegetation should continue to be facilitated. With the expansion of parkland areas comes the opportunity to identify areas for revegetation and conservation, supporting biodiversity. These future opportunities are likely to exist at the former Bulleen Drive-in site, the Greenery site, in the vicinity of the Manningham Road Interchange, the Yarra Valley Country Club site, at 165 Templestowe Road and 199-209/211-219 Templestowe Road.

### Development impacts

Protecting the river's riparian vegetation, natural riverbank topography and flood management capacity are critical factors for any new development in the precinct. Any new development will need to ensure floodplain storage is maintained and enough land is available to service environmental needs. Where development does occur, it should be supported by appropriate technical reports into hydrology and stormwater management, prepared in consultation with Melbourne Water as the floodplain manager.







5.0





# CHAPTER 5.0

## IMPLEMENTING THE FRAMEWORK PLAN

To enable implementation of the Framework Plan, this chapter identifies 29 actions to be delivered over an approximate timeframe of 10-years. This includes actions led by the Victorian Government, local government, public land managers and private landholders to bring this Framework Plan to life.

Implementation actions, outlined in Table 2, are categorised with the following suggested timeframes:

- **Short term actions** (to be delivered within 0-3 years)
- **Medium-long term actions** (to be delivered within 3-10 years)

Medium-long term actions will rely on future funding to be made available – and in the case of actions associated with private land – will be dependent on private landholders.

Decisions about the implementation and timing of these actions will be made in line with government policy and budget processes.

### Role of state and local government

Development of this Framework Plan has involved a range of key agencies that will be important partners in the successful implementation of the plan's objectives, strategies and actions. These include:

- Department of Transport and Planning (DTP)
- Department of Energy, Environment and Climate Action (DEECA)
- Parks Victoria
- North East Link Program (NELP)

- Manningham City Council
- Banyule City Council
- Melbourne Water
- Creative Victoria
- Heide Museum of Modern Art.

### Traditional Owner partnership in delivery

As the Birrarung-Bolin precinct's First Peoples and custodians, the Wurundjeri Woi-wurrung have generously contributed their deep understanding, knowledge and expertise to the preparation of this Framework Plan.

In the spirit of the Birrarung Act, and guided by the Decision Making Framework contained in *Burndap Birrarung, burndap umarkoo*, the Wurundjeri Woi-wurrung will be a critical partner for government in the ongoing planning and management of the precinct and implementation of the actions outlined in this chapter.

### Developers and investors

A number of objectives and strategies contained in this Framework Plan rely in part on the decisions and activities of private landholders, developers and investors. As such, the timing and delivery of land use change in some locations is subject to decision-making external to government.

To guide land use and development outcomes, in the shared interests of the community and the broader precinct landscape, this Framework Plan is clear where private development may occur and includes relevant parameters for such development.

There remains considerable flexibility for private landholders to undertake masterplanning and deliver development outcomes that contribute to implementation of this Framework Plan, and make a lasting contribution to the precinct in terms of employment, housing, precinct activation and enrichment of the landscape.

## TABLE 2: IMPLEMENTATION ACTIONS

These implementation actions will deliver on the strategies outlined in Chapter 2 - Framework Plan.

STRATEGY 1.1 Expand the Yarra Valley Parklands on the eastern side of the river			
<b>Action 1.1.1</b>	Prepare a planning scheme amendment to give statutory effect to this framework plan in the Banyule and Manningham planning schemes. The amendment will address the precinct objectives and embed the land use and built form outcomes reflected in this Framework Plan. The Framework Plan will become a 'Background Document' at clause 72.09.		<b>Lead: DTP</b> <b>SHORT TERM</b>
<b>Action 1.1.2</b>	Construct a new Wurundjeri Woi-wurrung Cultural Landscape Precinct to restore the floodplain and create new open space and connections at 41-49 Greenaway Street (the Former Bulleen Drive-in site) and adjacent parcels (consistent with the NEL Tunnels Urban Design and Landscape Plan).	<b>See also 1.6.1</b>	<b>Lead: NELP</b> Supporting: Wurundjeri Woi-wurrung, Melbourne Water, Manningham City Council <b>MED-LONG TERM</b>
<b>Action 1.1.3</b>	As part of a proponent-led planning scheme amendment for 9-15 Templestowe Road (Yarra Valley Country Club site), prepare an agreement under s173 of the <i>Planning and Environment Act 1987</i> to bring private land in the floodplain into public ownership at no cost and in a suitable state for management by Parks Victoria.	<b>See also: 1.6.1, 2.7.1, 4.3.1</b>	Subject to landowner
<b>Action 1.1.4</b>	Deliver new soccer facilities on Templestowe Road, Bulleen, consistent with approved planning scheme amendment C132mann and its associated incorporated document. The new facilities are to be managed by Manningham City Council, while riparian land north of the transmission easement should be integrated into the Yarra Valley Parklands for management by Parks Victoria.		<b>Lead: Development Victoria, NELP</b> Supporting: Parks Victoria, Manningham City Council <b>SHORT TERM</b>
<b>Action 1.1.5</b>	Following the end of the existing lease of Crown land at 165 Templestowe Road, plan for integration of the site into the Yarra Valley Parklands for management by Parks Victoria.	<b>See also 1.6.1</b>	<b>Lead: DEECA</b> Supporting: Parks Victoria <b>MED-LONG TERM</b>



<b>Action 1.1.6</b>	Plan for the public acquisition of land at 199-209 and 211-219 Templestowe Road and integration into the Yarra Valley Parklands for management by Parks Victoria.	<b>See also 1.6.1</b>	<b>Lead: DEECA</b> Supporting: Parks Victoria <b>MED-LONG TERM</b>
<b>STRATEGY 1.2 Expand the Yarra Valley Parklands at the Greenery site on Banksia Street</b>			
<b>Action 1.2.1</b>	Plan for the public acquisition of land at 4 Banksia Street Heidelberg (Greenery site) and its integration into the Yarra Valley Parklands for management by Parks Victoria.	<b>See also: 1.1.1, 1.6.1</b>	<b>Lead: DEECA</b> Supporting: Parks Victoria <b>MED-LONG TERM</b>
<b>STRATEGY 1.3 Provide balanced open space for active, passive and conservation uses</b>			
<i>This strategy is delivered through other actions or existing initiatives</i>		<b>See 1.6.1</b>	
<b>STRATEGY 1.4 Revive the billabong network</b>			
<b>Action 1.4.1</b>	As part of North East Link Program, establish a new wetland, consistent with the NEL Tunnels Urban Design and Landscape Plan		<b>Lead: NELP</b> Supporting: Wurundjeri Woi-wurrung, Melbourne Water, Manningham City Council <b>MED-LONG TERM</b>
<b>Action 1.4.2</b>	As part of <i>Burndap Birrarung</i> , <i>Burndap umarkoo</i> , undertake trial watering of Annulus and Banksia Street billabongs and design of a long-term solution for an onsite stormwater treatment wetland to supply water to these billabongs.		<b>Lead: Melbourne Water</b> Supporting: Wurundjeri Woi-wurrung, Parks Victoria, Banyule City Council, DEECA <b>SHORT TERM</b>
<b>STRATEGY 1.5 Protect the floodplain from modification</b>			
<i>This strategy is given effect through Significant Landscape Overlay (SLO) and Design and Development Overlay (DDO) controls in place in the Banyule and Manningham planning schemes.</i>			

## STRATEGY 1.6 Strengthen land management practices and increase indigenous vegetation

### Action 1.6.1

In partnership with Traditional Owners and the community, update and implement management and landscape plans for the Yarra Valley Parklands to:

- integrate new parkland areas
- identify appropriate locations for the construction of improved walking and cycling connections (accounting for regional context and new connections being delivered as part of NELP)
- include new river crossings
- provide balanced open space for active, passive and conservation uses
- increase areas of indigenous vegetation and biodiversity corridors
- support activation and interpretation of heritage and living cultural values
- identify opportunities for collaborative management of public land
- realign parkland access supported by the upgrade of Templestowe Road.

**See also: 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5, 2.1.1, 3.7.1**

**Lead: Parks Victoria**

Supporting: DEECA, DTP, Councils, Wurundjeri Woi-wurrung

**MED-LONG TERM**

## STRATEGY 1.7 Investigate the relocation of transmission lines away from the riparian corridor

### Action 1.7.1

Review options to relocate transmission lines away from the riparian corridor.

**Lead: Victorian Government**

Supporting: Electricity transmission asset owners/managers

**MED-LONG TERM**

## STRATEGY 2.1 Improve walking and cycling connections

### Action 2.1.1

Undertake active transport planning for the precinct to inform the preparation and implementation of parklands management and landscape plans. Planning should provide for the integration of improved pedestrian and cycling connections delivered through the North East Link Program, three new river crossings, and the creation of the Birrarung Cultural Trail on the eastern side of the river enabled by expansion of the Yarra Valley Parklands.

**See also 1.6.1, 2.3.1, 2.3.2, 3.6.1**

**Lead: Parks Victoria, DTP, councils**

Supporting: NELP, Wurundjeri Woi-wurrung

**MED-LONG TERM**

## STRATEGY 2.2 Balance access with the protection of landscape and biodiversity

*This strategy is delivered through other actions or existing initiatives*

**See 1.6.1**



### STRATEGY 2.3 Deliver new river crossings to connect parklands

<b>Action 2.3.1</b>	Construct a new bridge at the Main Yarra Trail near Yarra Street and Banksia Park.	<b>See also: 1.6.1</b>	<b>Lead: Manningham City Council</b>  Supporting: DEECA, DTP, NELP, Parks Victoria, Melbourne Water, Banyule City Council, Wurundjeri Woi-wurrung, Heide <b>SHORT TERM</b>
<b>Action 2.3.2</b>	Plan for the construction of new bridges in the north and south of the precinct.	<b>See also: 1.6.1</b>	<b>Lead: Parks Victoria, councils</b>  Supporting: DEECA, DTP, Melbourne Water, Wurundjeri Woi-wurrung <b>MED-LONG TERM</b>

### STRATEGY 2.4 Strengthen visual and physical connectivity with the riparian environment

*This strategy is delivered through other actions or existing initiatives*

**See also: 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5, 1.1.6, 1.6.1**

### STRATEGY 2.5 Upgrade Templestowe Road to support projected traffic volumes and improve access

<b>Action 2.5.1</b>	Deliver the Templestowe Road upgrade project with new signalised road crossings and intersections.	<b>Lead: DTP</b> <b>MED-LONG TERM</b>
---------------------	--	--

### STRATEGY 2.6 Improve pedestrian access to parklands through new signalised road crossings

*This strategy is delivered through other actions or existing initiatives*

**See 2.5.1, 2.7.1**

### STRATEGY 2.7 Require provision of consolidated, signalised vehicle access at 9-15 Templestowe Road

<b>Action 2.7.1</b>	As part of a proponent-led planning scheme amendment for 9-15 Templestowe Road (Yarra Valley Country Club site), prepare an agreement under s173 of the <i>Planning and Environment Act 1987</i> to facilitate the transfer of land required for the construction of a signalised intersection to the Head, Transport for Victoria at no cost.	<b>See also: 1.1.3, 4.3.1</b>	Subject to landowner
---------------------	--	-------------------------------	----------------------

## STRATEGY 2.8 Investigate public transport improvements

**Action 2.8.1** Undertake network planning to investigate future public transport connections.

**Lead: DTP**

Supporting: Councils

**MED-LONG TERM**

## STRATEGY 3.1 Support the development of the Birrarung-Bolin precinct as a significant arts and cultural precinct

*This strategy is delivered through other actions or existing initiatives*

**See: 1.1.1, 3.2.1, 3.3.1,  
3.4.1, 3.5.1, 3.7.1**

## STRATEGY 3.2 Support the expansion of Heide Museum of Modern Art

**Action 3.2.1** Prepare a funding proposal to support the masterplanning and delivery of expanded facilities at the Heide Museum of Modern Art. Plans should consider:

- provision of new gallery space and visitor parking
- formalised and consolidated vehicular access from Templestowe Road
- opportunities to maximise use of adjacent underutilised public land
- strengthened links to surrounding parklands and other cultural destinations.

**Lead: Creative Victoria**

Supporting: Heide Museum of Modern Art, DTP

**SHORT TERM**

## STRATEGY 3.3 Create a new Wurundjeri Woi-wurrung Cultural Landscape Precinct

**Action 3.3.1** As part of the North East Link Program, construct a cultural landscape precinct in accordance with the NEL Tunnels Urban Design and Landscape Plan.

**Lead: NELP**

Supporting: Wurundjeri Woi-wurrung, Manningham City Council

**MED-LONG TERM**

## STRATEGY 3.4 Reinforce Manningham Road interchange as a primary gateway to the Birrarung-Bolin precinct

**Action 3.4.1** Investigate and deliver additional design elements that will reinforce Manningham Road interchange as a primary gateway to the Birrarung-Bolin precinct and create a sense of arrival. These could include navigational, functional, architectural, sculptural or interpretative elements, landscaping and indigenous plantings. Additional elements should be complementary to and guided by works associated with the NEL Tunnels Urban Design and Landscape Plan.

**See also: 1.1.1, 3.5.1,  
3.7.1, 4.1.1**

**Lead: DTP**

Supporting: NELP, Creative Victoria, Wurundjeri Woi-wurrung, Manningham City Council

**MED-LONG TERM**



### STRATEGY 3.5 Encourage creative industries and cultural (or aligned) uses in identified Future Development Areas

#### Action 3.5.1

As part of planning for the renewal of Future Development Areas, undertake an assessment of options for new cultural places, uses and aligned facilities. Investigate the use of planning scheme mechanisms to encourage and support ongoing cultural uses.

**See also:** 1.1.1, 3.4.1, 3.7.1, 4.1.1

**Lead:** DTP

Supporting: NELP, Creative Victoria, Manningham City Council, Wurundjeri Woi-wurrung

**MED-LONG TERM**

### STRATEGY 3.6 Develop a Birrarung Cultural Trail spine to connect places of cultural and heritage significance

#### Action 3.6.1

Plan and deliver a cultural trail connection, capitalising on existing trails, new walking and cycling paths delivered by the North East Link Program (consistent with the NEL Tunnels Urban Design and Landscape Plan) and new river crossings. The trail should leverage the interpretation and placemaking strategy, integrate existing elements of the Heidelberg School Artists Trail and create a circuit journey encompassing both sides of the river.

**See also:** 2.1.1, 2.3.1, 2.3.2, 3.3.1, 3.7.1

**Lead:** Parks Victoria, NELP, Heide Museum of Modern Art, councils

Supporting: DTP, Wurundjeri Woi-wurrung, Creative Victoria, Melbourne Water

**MED-LONG TERM**

### STRATEGY 3.7 Activate the precinct through interpretation of heritage and living culture

#### Action 3.7.1

Prepare an interpretation and placemaking strategy that supports the development of the Birrarung-Bolin precinct as a cultural destination and informs delivery of the precinct gateway, new cultural places and the Birrarung Cultural Trail. The strategy should:

- align with and reinforce cultural storytelling approaches developed through implementation of the NEL Tunnels Urban Design and Landscape Plan
- involve partnership with the Wurundjeri Woi-wurrung, the local community and artists to tell stories that are connected to the landscape
- communicate and celebrate heritage, art, Country and living culture
- create a unified and cohesive identity and image for the precinct that fosters a sense of place
- support creative and legible wayfinding that provides a sense of journey
- investigate the potential for art trail and new locations for public art
- guide the renewal of parkland elements (including landscaping, playgrounds and furniture)
- identify ways to broaden visitation to the precinct, including through activation, experiences and events.

**See also:** 1.6.1, 3.6.1

**Lead:** DTP

Supporting: NELP, Creative Victoria, Wurundjeri Woi-wurrung, councils, Heide Museum of Modern Art, Parks Victoria, Melbourne Water

**SHORT TERM**

## STRATEGY 3.8 Protect and promote Wurundjeri Woi-wurrung culture

**Action 3.8.1** Investigate registration of Bulleen-Banyule Flats as a cultural landscape on the Victorian Aboriginal Heritage Register

**Lead: Wurundjeri Woi-wurrung**

Supporting: All

**SHORT TERM**

*This strategy will also be given effect through the enforcement of SLO and DDO controls in place in the Banyule and Manningham planning schemes; approved landscape plans and environmental performance requirements associated with the North East Link; the preparation of cultural heritage management plans; implementation of the Decision Making Framework contained in Burndap Birrarung, Burndap umarkoo (for relevant public land managers) and the collaborative management of public land.*

**See also: 1.6.1**

## STRATEGY 4.1 Facilitate higher order employment uses in identified Future Development Areas

**Action 4.1.1** Leveraging North East Link environmental performance requirement LP3 (to maximise developable areas to support viable future land uses), plan for the renewal of Future Development Areas through a land disposal strategy that assesses options for future employment, cultural and community uses. The strategy should leverage public value outcomes, consider highest and best use and contribute to the realisation of a gateway destination.

**See also: 3.4.1, 3.5.1, 4.1.2**

**Lead: NELP**

Supporting: DTP, Manningham City Council

**MED-LONG TERM**

**Action 4.1.2** Following development of the land disposal strategy, prepare a masterplan for Future Development Areas that capitalises on the strategy, delivers enhanced amenity and functionality and contributes to the realisation of a gateway destination. The masterplan is to be undertaken in consultation with Manningham City Council.

**See also: 3.4.1, 3.5.1, 4.1.1**

**Lead: NELP**

Supporting: DTP, Manningham City Council

**MED-LONG TERM**

## STRATEGY 4.2 Facilitate redevelopment of the Sonoco site

**Action 4.2.1** Prepare a proponent-led planning scheme amendment for the redevelopment of 17-25 Templestowe Road (the Sonoco site).

**See also: 1.1.1**

Subject to landowner



#### STRATEGY 4.3 Facilitate redevelopment of the Yarra Valley Country Club site

##### Action 4.3.1

Prepare a proponent-led planning scheme amendment for the redevelopment of 9-15 Templestowe Road (Yarra Valley Country Club site). The amendment is to provide for application of:

- the Environmental Audit Overlay to the entire site
- the General Residential Zone to land outside of the floodplain
- the Development Plan Overlay to land outside of the floodplain with a schedule that reflects recommendations contained in the *Yarra River – Bulleen Precinct Advisory Committee Report* (2021).

**See also: 1.1.1, 1.1.3, 2.7.1**

Subject to landowner

#### STRATEGY 4.4 Redevelop parcels on Bulleen Road to enable access to open space and delivery of North East Link infrastructure

##### Action 4.4.1

As part of the North East Link Program's delivery of a motorway control centre and associated infrastructure at 201-203 Bulleen Road and adjacent parcels, improve links north of Ilma Court to new open space and Yarra River – Birrarung trails (consistent with the NEL Tunnels Urban Design and Landscape Plan).

**See also: 3.3.1**

**Lead: NELP**

**MED-LONG TERM**









IMAGE: BOLIN BOLIN  
BILLABONG



