



Waterways of the West

Urban Landscape Assessment

Maribyrnong River
Moonee Ponds Creek
Werribee River

APPENDICES



Department
of Transport
and Planning



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Technical note

Please note that there may have been changes in municipal planning policy, strategies and planning controls since the analysis provided in these appendices was undertaken.

APPENDIX 1: STRATEGIC PLANNING CONTEXT

Numerous strategies, studies and reports have been undertaken in relation to land along or within proximity to waterway corridors within the broader Waterways of the West study area. This appendix outlines relevant contextual reports, strategies and studies across municipalities and the region.

Maribyrnong River (Mirrangbamurn)

The following studies have relevance to land either within or proximate to the riparian corridor of the Maribyrnong River. A high level summary is provided for each study, outlining any policy or strategy implications.

Regional planning strategies

MARIBYRNONG RIVER VALLEY DESIGN GUIDELINES (2010)

The guidelines provide an overarching planning framework to guide the development and management of the river environs with a focus on sustaining river health and habitat protection, enhancing existing parkland and open space, and promoting tourism and recreation opportunities.

WEST GATE TUNNEL PROJECT DEVELOPMENT AND URBAN DESIGN PLANS (2017)

This document outlines the Development and Urban Design Plans as referenced within the West Gate Tunnel Project – Incorporated Document (2017). Consistent with the project's planning and environmental approvals, and as outlined in the incorporated document, it is a condition that development of the project must be carried out generally in accordance with these plans. A key component of the project is a new bridge over the Maribyrnong River which provides a connection to the proposed 'northern portal' tunnel to the west of the river

as well as to the elevated road connecting to Citylink to the east of the river. Additional design proposals along the river interface include a new public open space, wetland and shared use path along the western side of Yarraville Gardens/Hanmer Reserve to connect to the Maribyrnong River Trail. Additional landscaping and planting is also proposed along the Maribyrnong River.

WEST TRAILS - WESTERN METROPOLITAN REGION TRAILS STRATEGIC PLAN (2017)

This Plan outlines the strategic vision for improving the quality and usage of regional trails within Western Metropolitan Melbourne. Key interventions envisaged for the Maribyrnong River Trail are to extend the River Trail north west to Organ Pipes National Park and to complete a missing gap in the Trail at Medway Golf Club.

WEST GROWTH CORRIDOR PLAN (2012)

One of four metropolitan Growth Corridor Plans for Victoria, the West Growth Corridor Plan provides an overarching strategic land use framework to guide future development of new precincts within the West Growth Corridor in accordance with adopted and emerging precinct structure plans (PSPs). The corridor plan intends to safeguard existing open space along the Maribyrnong River Corridor including at Brimbank Park and Keilor North.

Maribyrnong City Council planning strategies

FOOTSCRAY PARK DRAFT MASTER PLAN UPDATE (2019)

The draft master plan provides a detailed urban design and landscape framework for the redevelopment and enhancement of Footscray Park. The master plan envisages new and enhanced tourism and recreational facilities within the park and alongside the river corridor.

FOOTSCRAY RIVER EDGE MASTER PLAN (2014)

The master plan provides a detailed urban design and landscape framework for the redevelopment and enhancement of Footscray River Edge – the waterway's key areas being Newells Paddock, the Joseph Road Precinct, the river's edge between Hopkins Street to Footscray Road and the river's edge between Footscray Road and Lyons Street. The master plan envisages new and enhanced tourism and recreational facilities within the park and alongside the river corridor.

FOOTSCRAY STRUCTURE PLAN (2014)

The Plan provides a strategic planning framework for the development of the various precincts within Footscray Central Activities Area (CAA) by guiding land use and built form within the different precincts.

Notably, the Structure Plan outlines the vision for the development of the 'Riverside Precinct' to retain its role as a recreational and cultural centre for the wider area whilst also providing multiple walking and cycling linkages to nearby precincts of the CAA. The Structure Plan prompted an amendment to the Maribyrnong Planning Scheme (Amendment C125) to rezone the Footscray Metropolitan Activity Centre (FMAC) to an Activity Centre Zone (ACZ1) and to also reference development objectives for the FMAC in accordance with the Structure Plan.

DEFENCE SITE MARIBYRNONG PLANNING FRAMEWORK – STATEMENT OF POLICY INTENT (2018)

The Defence Site Maribyrnong is a key development site alongside the Maribyrnong River. This document forms part of the initial documentation and analysis stages. Visioning and spatial planning documentation will be published for community consultation in the future. The document outlines the approach to be taken to establish a planning framework for future development of the site. Key interventions expected along the river corridor include wholesale site remediation, new landscaping opportunities as well as and public realm improvements to increase accessibility to the river frontage. Provision of riverfront trails and other public relational facilities is also envisaged.

YARRAVILLE PORT ENVIRONS LOCAL PLANNING POLICY (2010)

The policy is a reference document within the Planning Scheme. It provides an overview of the spatial and strategic policy context concerning the port environs. It also outlines urban design principles to guide the precinct's ongoing and future development. Notably, the policy identifies that access to Maribyrnong River from the precinct is currently restricted. A medium to long term goal for the Port environs is to enhance public access to the riverfront via connections to open space areas in the South associated with Stony Creek, as well as connecting the waterfront with the open space areas in the North along the Maribyrnong River corridor. Furthermore, the Policy envisages that pedestrian and cycling paths through the precinct will be linked to the regional paths along the Maribyrnong River.

MARIBYRNONG DRAFT BICYCLE STRATEGY 2019 – 2029 (2019)

The strategy sets out the future direction for the enhancement and expansion of Maribyrnong's bicycle network infrastructure. The accompanying plans identify specific locations for key interventions to upgrade the existing bicycle network along the Maribyrnong River corridor and surrounds.

CITY OF MARIBYRNONG OPEN SPACE STRATEGY (2014)

The strategy is a reference document within the Planning Scheme. The strategy outlines the future direction for the enhancement of existing open space in Maribyrnong as well as provision of new open space within the area. The strategy highlights that the absence of a continuous linear open space corridor and shared trail along the Maribyrnong River limits accessibility, particularly along the former Maribyrnong Defence site. In accordance with the Maribyrnong River Valley – A Shared Vision for a Vibrant River (2010), the strategy identifies opportunities within Maribyrnong to improve access to a linear open space network, including opportunities for the provision of new open space corridors adjacent to the Maribyrnong Defence Site, adjacent to Joseph Road Precinct (west of Maribyrnong River) and adjacent to Highpoint Activity Centre (south of Raleigh Road between Rosamond Road and Van Ness Avenue).

The Strategy indicates that a review of the current PPRZ or PCRZ should occur to ensure the zone boundaries align with the public open space use of the land. The strategy was updated in 2020 via an Addendum Report.



Brimbank planning strategies

BRIMBANK CYCLING AND WALKING STRATEGY UPDATE (2016)

The Strategy provides an action plan/implementation framework to guide the management and enhancement of the cycling and walking network in Brimbank, specifically outlining strategic network improvements prioritised routes. The accompanying prioritised network map identifies the following key interventions affecting Maribyrnong River:

- Proposed off road cycle network connection along Maribyrnong River path between Redgum Drive and Solomon's Ford, Sunshine North.
- Proposed off road cycle network connection along Maribyrnong River to North River Valley Estate with a new bridge across the river to connect to Avondale Heights.
- Proposed off road cycle network connection across Maribyrnong River to Brimbank Park from Stephenson's Road with a new bridge across the river.

Melbourne planning strategies

OPEN SPACE STRATEGY - PLANNING FOR FUTURE GROWTH (2012)

Outlines the vision and spatial framework for the future planning and development of open space within the City of Melbourne. Proposed interventions include several planned enhancements to the existing linear open space corridor along the Maribyrnong River including new Capital City Open Spaces on the eastern banks of the river, linear open space links between Maribyrnong River and Moonee Ponds Creek, and links to other proposed open spaces within the City.

BICYCLE PLAN 2016 – 2020

The plan provides an action plan/implementation framework to guide the management and enhancement of the cycling network in Melbourne. The accompanying cycling corridor upgrades map identifies planned enhancements to the existing off-road cycle network including upgrades to the existing off road cycle paths and crossings from Maribyrnong River to Dynon Road.

MARIBYRNONG WATERFRONT: A WAY FORWARD (2020)

The purpose of this work is to investigate opportunities and considerations for future strategic work for the Maribyrnong Waterfront within City of Melbourne. This document summarises the key findings from background work and identifies future opportunities in order to engage the community on future strategic directions for the waterway corridor. The document was prepared in the context of Amendment C221melb (West Melbourne Waterfront) to facilitate an increase of mixed use redevelopment and new public open space uses in the area.

Moonee Valley planning strategies

MV2040: OUR LONG TERM PLAN

The plan sets out the long-term vision for Moonee Valley's growth and development, outlining strategic directions as well as spatially-based actions and implementation initiatives to deliver the vision for Moonee Valley. It envisages a revitalisation of the Maribyrnong River environs through interventions which include new and enhanced recreational, cultural and tourist facilities as well as upgrades to the existing shared cycling and walking paths along the river corridor and between the river and Moonee Ponds Creek. Notably, the plan identifies that planned improvements to open space can be delivered through the implementation of various master plans including those for the Maribyrnong River, Afton Street Conservation Reserve, Aberfeldie Park, Steel Creek Linear Park and Fairbairn Park. The plan advocates for stronger planning controls to protect the Maribyrnong River along its corridor.

WALKING AND CYCLING STRATEGY 2012 – 2022

The strategy outlines Council's vision to increase cycling and walking opportunities and take-up and provides an overview of cycling and walking trends, based on community consultation and data collection, which in turn feeds into recommendations for improvements to local network. Maribyrnong River path is recognised by the Strategy as a key walking/cycling route in Moonee Valley. Improvements to the River Path include new local route connections to other existing shared paths and bike lanes, as well as new bridges across the river to connect to existing reserves. The proposed interventions are intended to be carried out in accordance with the Maribyrnong River Master Plan 2011.



MARIBYRNONG RIVER MASTER PLAN (2011)

outlines the long-term vision and built form guidelines for the design, development and management of the eastern Maribyrnong River corridor within the City of Moonee Valley. It requires works within the study area to comply with the Maribyrnong River Valley Vision and Design Guidelines (2010). The master plan seeks to enhance public accessibility to and along the river through enhanced recreation and sporting facilities along the riverside. A number of public realm interventions are also proposed, including new footbridges across the river to connect to existing reserves as well as the proposed Maribyrnong Defence Site redevelopment, enhanced landscaping to the riverside parks and reserves, and improved walking and cycling facilities along the riverside.

ABERFELDIE PARK MASTER PLAN (2013)

This plan provides a direction for the development of the Aberfeldie regional park. There is a particular focus on enhancing and upgrading the existing sporting and recreation facilities currently offered on-site whilst new wetland and tree planting is also proposed. The master plan acknowledges that built form improvements to the Maribyrnong riverside environs will be undertaken in accordance with the Maribyrnong River Master Plan 2011.

FAIRBAIRN PARK MASTER PLAN (2013)

This plan provides direction for the development of Fairbairn Park, including details of the proposed built form guidelines for the park's development. The master plan indicates that the Maribyrnong riverside environs will be enhanced through additional riverside planting and other forms of landscaping, together with new opportunities for recreational activities, including provision of exercise equipment and new street furniture.

MOONEE VALLEY OPEN SPACE STRATEGY (2009)

The strategy guides the provision, protection, planning, design and management of open space in the municipality. It articulates council's vision and commitment to undertake actions to protect, manage and enhance the municipality's open space network. It provides an overview of existing open space in Moonee Valley and addresses key issues and future directions in relation to open space provision and management. Notable recommendations include:

- Continue to advocate to Parks Victoria to recognise the regional open space value of the Maribyrnong River and coordinate a plan to guide future improvements to the open space corridor in consultation with the relevant agencies, including Moonee Valley;
- Seek additional open space along the waterways as future development occurs to strengthen the open space corridor links where required; and
- Incorporate improvements to the habitat corridor values into future open space upgrades along the waterway corridor and associated tributaries and easements.

The open space strategy is currently being updated as part of the Moonee Valley Outdoors initiative.

Moonee Ponds Creek (Moonee Moonee)

The following studies have relevance to land either within or proximate to the riparian corridor of the Moonee Ponds Creek. A high level summary is provided for each study, outlining any policy or strategy implications.

Melbourne planning strategies

ARDEN STRUCTURE PLAN (2022)

The Arden Structure Plan, and accompanying amendment C407melb (approved in July 2022) facilitates a mix of land uses to create an employment-focussed and amenity-rich mixed-use innovation precinct over four sub-precincts, which are

- Arden Central – Innovation
- Arden Central – Mixed Use
- Arden North (mixed use business and community)
- Laurens Street (residential, business)

Arden is identified as a ‘Major urban renewal precinct’ in Plan Melbourne 2017-2050. Comprising approximately 44.6 hectares, the Arden precinct is located west of North Melbourne’s established residential area and south of the Macaulay urban renewal precinct. The structure plan outlines objectives and strategies to achieve the eight key directions of the Arden Vision (2016), aiming to deliver approximately 34,000 jobs and around 15,000 residents in the precinct by 2051.

The structure plan gives effect to the Arden Vision, which states: ‘The Moonee Ponds Creek corridor will be revitalised as a new green spine for Melbourne.

It will be a celebrated waterway with a valued environmental and cultural heritage, serving recreational, biodiversity habitat and active transport functions. The creek corridor will be an essential link for Arden and neighbouring urban renewal precincts.’

OPEN SPACE STRATEGY (2012)

outlines the vision and spatial framework for the future planning and development of open space within the City of Melbourne. Proposed interventions include several planned enhancements to the existing linear open space corridor along Moonee Ponds Creek including new neighbourhood and local open spaces on the eastern side of the creek, improved east-west cycle and pedestrian connections across the creek, linear open space links between Maribyrnong River and Moonee Ponds Creek, linear open space links south of the creek to the proposed Capital City, and municipal open spaces at the Docklands and the E-Gate site in West Melbourne, and links to other proposed open spaces within the City.

BICYCLE PLAN 2016 – 2020

This plan provides an action plan/implementation framework to guide the management and enhancement of the cycling network in Melbourne. The accompanying cycling corridor upgrades map identifies planned enhancements to the existing off-road cycle network including improved route connections to Moonee Ponds Creek Trail.

MOONEE PONDS CREEK STRATEGIC OPPORTUNITIES PLAN (2019)

This opportunities plan outlines the City of Melbourne’s vision for the future development of the lower reaches of Moonee Ponds Creek corridor – the parts that flow through the City of Melbourne between Brunswick Road and South Docklands. The plan provides an overview of the existing challenges facing the Moonee Ponds Creek revitalisation as well as the strategic vision for the project and future opportunities for project implementation along the creek interface. The strategy outlines potential built environment and landscape interventions along the creek corridor, with a particular emphasis on strategic project areas in Macaulay (‘Macaulay Terraces’) and Dynon Road to the Yarra underneath the City Link and West Gate Tunnel Overpass (‘The Tidal Underpass’). The plan builds on strategies within the Chain of Ponds – Moonee Ponds Creek Plan (2018). Following on from the approval of the final version of the Plan (August 2019), the Victoria Planning Authority will develop the Moonee Ponds Creek Implementation Plan which will build on the desired outcomes of this Strategic Opportunities Plan to provide greater detail on priority projects along the creek corridor.

Merri-bek planning strategies

MORELAND OPEN SPACE STRATEGY 2012 – 2022 (2012)

This strategy guides the provision, protection, planning, design and management of open space in the municipality. It articulates council's vision and commitment to undertake actions to protect, manage and enhance the municipality's open space network. It provides an overview of existing open space and addresses key issues and future directions in relation to open space provision and management.

The strategy outlines goals and actions for implementation of the strategy. Notable actions in relation to Moonee Ponds Creek include:

- Work collaboratively with Moonee Ponds Management Committees, Melbourne Water, Friends of Groups, and other authorities to ensure the protection, management and improvement of waterways and other important remnant vegetation areas;
- Implement the Moonee Ponds Creek Strategic Plan (2011) as appropriate;
- Support participation in and resource coordination committees / networks, such as the Moonee Ponds Creek Management Committees, to undertake coordinated management of the creek corridors;
- Review the Environmental Significance Overlay (ESO) for Moonee Ponds Creek to ensure effective protection;
- Address gaps in access to main shared trails on the Moonee Ponds Creeks;
- Address gaps in pedestrian access along the eastern side of Moonee Ponds Creek; and

- Develop east / west routes to connect the Upfield Rail shared path and identified habitat corridors to the trails along the Merri and Moonee Ponds Creeks, and other waterways.

Moonee Valley planning strategies

MV2040: OUR LONG-TERM PLAN

This plan sets out the long-term vision for Moonee Valley's growth and development. The plan outlines strategic directions as well as spatially-based actions/ implementation initiatives to deliver the vision for Moonee Valley. The Plan envisages a revitalisation of the Moonee Ponds Creek environs through interventions which include new and enhanced recreational, cultural and tourist facilities as well as upgrades to the existing shared cycling and walking paths along the creek corridor and between the creek and Maribyrnong River. Notably, the plan identifies that planned improvements to open space can be delivered through the implementation of various master plans including those for the Moonee Ponds Creek, Boeing Reserve, Cross Keys Reserve, Five Mile Creek, Debney's Park and Ormond Park.

BOEING RESERVE MASTER PLAN (2014)

The master plan provides a long-term spatial vision for the development of the Boeing Reserve regional park and details the proposed built form and landscape initiatives to be implemented as part of the park's development. There is a particular focus on enhancing and upgrading the existing sporting and recreation facilities currently offered on-site, along with improvements to the Moonee Ponds Creek Trail and surrounding landscaped areas.

CROSS KEYS RESERVE MASTER PLAN (2016)

This plan provides a long-term spatial vision for the development of the Cross Keys Reserve regional park and details the proposed built form and landscape initiatives to be implemented as part of the park's development. There is a particular focus on enhancing and upgrading the existing sporting and recreation facilities currently offered on-site, along with improvements to the landscaped areas to the west of the Moonee Ponds Creek.

FIVE MILE CREEK RESERVE MASTER PLAN (2015)

This master plan provides a long-term spatial vision for the development of the Five Mile Creek Reserve regional park, which is located to the west side of Moonee Ponds Creek in Essendon Terrace. There is a particular focus on upgrading the existing accessways and enhancing the existing landscaping and vegetation across the site, including landscaping opportunities along Moonee Ponds Creek.

ORMOND PARK MASTER PLAN (2011)

This master plan provides a long-term spatial vision for the development of the Ormond Park regional park and details the proposed built form and landscape initiatives to be implemented as part of the park's development. There is a particular focus on enhancing and upgrading the existing sporting and recreation facilities currently offered on-site, along with improvements to Moonee Ponds Creek environs and surrounding landscapes areas.

STRATHNAVER RESERVE MASTER PLAN (2007)

This plan provides a long-term spatial vision for the development of the Strathnaver Reserve with spans both sides of the Moonee Valley Creek in Strathmore Heights. There is a particular focus on upgrading the existing accessways and enhancing the existing landscaping and vegetation across the site, along with improvements to the existing sporting facilities currently offered on-site.

DEBNEYS PRECINCT STRUCTURE PLAN (2017)

This PSP provides the strategic framework to guide the future land use and development within the Debneys precinct. It outlines the proposed urban design principles, urban structure framework plan and strategic directions for to deliver the structure plan vision. A key urban design principle is to improve the interface with Moonee Ponds Creek, recognising that future directions should contribute to the improvement in the environment quality of the creek by aligning with the master plan for the Moonee Ponds Creek (when completed).

FLEMINGTON COMMUNITY @ DEBNEY'S PARK - CONCEPT PLANS (2019)

The concept plans provide the long-term spatial vision options for the re-development of Debney's Park (the park was subject to a previous master planning exercise to create the play spaces and community gardens in the southern portion of the site). The vision for the park envisages a new community centre building with enhanced sporting and recreation facilities and landscape improvements across the site. For each concept option, the environs to the west of the Creek would be retained for landscaping and informal recreation (open space) opportunities.

WALKING AND CYCLING STRATEGY 2012 – 2022

This strategy outlines council's vision to increase cycling and walking opportunities and take-up within Moonee Valley. The strategy provides an overview of cycling and walking trends, based on community consultation and data collection, which in turn feeds into recommendations for improvements to local network. Moonee Ponds Creek Path is recognised by the strategy as a key walking/cycling route in Moonee Valley which is also prioritised for further intervention. Improvements to the creek path include new local route connections to other existing shared paths and bike lanes.

MOONEE VALLEY OPEN SPACE STRATEGY (2009)

This strategy guides the provision, protection, planning, design and management of open space in Moonee Valley. It articulates council's vision and commitment to undertake actions to protect, manage and enhance the municipality's open space network. Notable recommendations include the following:

- Prepare a plan for Moonee Ponds Creek in consultation with relevant agencies to guide future works that improve the condition, safety, aesthetic and environmental values of the trail and open space corridor;
- Seek additional open space along the waterways as future development occurs to strengthen the open space corridor links where required; and
- Incorporate improvements to the habitat corridor values into future open space upgrades along the waterway corridor and associated tributaries and easements.

The open space strategy is currently being updated as part of the Moonee Valley Outdoors initiative.

Hume planning strategies

OPEN SPACE STRATEGY 2010 – 2015

guides the provision, protection, planning, design and management of open space in Hume. It articulates Council's vision and commitment to undertake actions to protect, manage and enhance the municipality's open space network. It provides an overview of existing open space in Hume and addresses future directions in relation to open space provision and management. Notable recommendations are as follows:

- Negotiations will be undertaken with key stakeholders to overcome the existing "missing links" and expand and/or improve the trail network along Moonee Ponds Creek; and
- There are opportunities to improve environmental values through waterway/natural corridors including at Moonee Ponds Creek.

Werribee River (Wirribi Yaluk)

The following studies have relevance to land either within or proximate to the riparian corridor of the Werribee River. A high level summary is provided for each study, outlining any policy or strategy implications.

Regional planning strategies

WEST GROWTH CORRIDOR PLAN (2012)

One of four metropolitan Growth Corridor Plans for Victoria, the West Growth Corridor Plan provides an overarching strategic land use framework to guide future development of new precincts within the West Growth Corridor in accordance with adopted and emerging Precinct Structure Plans (PSP). The Plan safeguards existing open space along the Werribee River Corridor including that south of the Princes Freeway. The Plan also identifies new regional parks for development including one on the Werribee River (Werribee Township Regional Park).

WEST TRAILS - WESTERN METROPOLITAN REGION TRAILS STRATEGIC PLAN (2017)

This plan outlines the strategic vision for improving the quality and usage of regional trails within Western Metropolitan Melbourne.

WERRIBEE RIVER BIOLINK ACTION PLAN – VOLUME 1 (2012) AND APPENDIX A - WERRIBEE RIVER DESKTOP REPORT (2011)

These plans sets out the long-term strategic action plan for the management of the Werribee River as a regional biolink. The action plan implements the vision for the Werribee River over the next 50 years.

The Action Plan identifies key environmental assets and outlines a program of priority works to protect these assets and restore connectivity links along the river. Priority works primarily focus on vegetation and landscaping interventions such as environmental rehabilitation and revegetation works. The report notes that the variability between Councils' planning schemes means that the current planning controls do not provide a consistent regional approach to protecting the Werribee River and its biodiversity values.

The Action Plan recognises the importance of regional biolinks to reverse fragmentation and degradation of the natural environment including Werribee River environs. The Action Plan highlights the need to take a long-term strategic approach to developing, managing and protecting biolink corridors through protecting existing connectivity links and creating new links between habitats where appropriate. The Action Plan is intended to be used as a tool to guide appropriate land management practices and longer-term strategic planning.

WERRIBEE TOWNSHIP REGIONAL PARK - PLANNING REPORT (2018)

This report outlines the vision for the Werribee Township Regional Park as envisaged by the State Government strategic documents including Plan Melbourne and the West Corridor Growth Plan, as well as within local strategic documents including the Ballan Road and Riverdale PSPs. The report supports an amendment to the Planning Scheme to apply a Public Acquisition Overlay to areas of privately owned land lying within the proposed park boundary. Whilst no further changes to the existing zoning provisions or overlays are proposed, a rezoning of the land to reflect the use of the land as

a park will be sought following the acquisition process. It is noted that the area subject to the amendment is identified as Conservation Area 14 (Western Growth Corridor) in the Commonwealth Government's Biodiversity Conservation Strategy 2010 – 2030.

Wyndham planning strategies

WYNDHAM WEST DISTRICT PLAN 2015 – 2019

This plan outlines the vision for Wyndham West District in accordance with the directions of Wyndham 2040. Whilst largely aspirational, the Plan identifies key upcoming development projects for Wyndham West which include Chirnside Park Precinct Development, Wyndham Park master plan and North Cottrell Street Werribee River Pedestrian Bridge. A key objective for Wyndham West is to improve the health and environs of its waterways, with a particular focus on the Werribee River.

WYNDHAM RURAL DISTRICT PLAN 2015 – 2019

This plan outlines the vision for Wyndham Rural District in accordance with the directions of Wyndham 2040. The Plan is aspirational, although it identifies key upcoming development projects for rural Wyndham which include improvements to the facilities and infrastructure at Grahams Reserve and Cobbledicks Ford Reserve. The Plan has a particular focus on improving the health and environs of its waterways, especially in the case of Werribee River.

WYNDHAM GROWTH AREA FRAMEWORK PLAN (2006)

This is an incorporated document in the Wyndham Planning Scheme and provides an overarching strategic land use framework to guide future development of Wyndham. The Plan identifies an area to the west of the Werribee River (Werribee Township Regional Park) as an investigation area for a potential regional open space. The Werribee Township Regional Park Planning Report (2018) provides further detail on the Regional Park vision.

WYNDHAM PARK REDEVELOPMENT FINAL CONCEPT PLAN (2018)

This plan outlines the detailed land use and development framework for the redevelopment of Wyndham Park. The redevelopment project is set to transform the park into a regionally significant recreation and events space for the western region of Melbourne. The concept plan envisages improved connections between Wyndham Park, the Werribee riverside, the planned Chirnside Park redevelopment and Werribee City Centre. The Plan also envisages additional tree planting, feature planning and revegetation of the river corridor. Construction began in December 2018 and works are expected to be completed in late 2019.

RIVERWALK DEVELOPMENT PLAN (2010):

This plan outlines the master plan for the Riverwalk Estate Precinct, which is subject to its own Development Plan Overlay in the Planning Scheme (DPO16). The Plan largely focuses on residential land use, although it envisages an extension to the pedestrian cycle network alongside the Werribee River including the provision of a future link to Werribee Town Centre via a new pedestrian/cycle bridge over Werribee River that connects to Synnot Street.

The Plan also indicates that a new pedestrian/cycle bridge over the river connecting to Kayden Court would also be beneficial, although not committed to in the development plan. The Plan also envisages an expansion to the natural Werribee River environs to create Riverfront Parklands to the southeast of the planned community.

URBAN DESIGN FRAMEWORK PLAN: A VISION FOR THE PRINCES HIGHWAY/GEELONG ROAD CORRIDOR (2016)

This plan provides a strategic planning framework to the development of Princes Highway / Geelong Road Corridor. The framework has been guided by the existing Structure Plans and Development Plans already produced for the study area which include the Riverwalk Development Plan (2010) and Werribee City Centre Structure Plan (2013). The vision for the 'Werribee Riverside Parkway' sector envisages landscaping and public realm improvements to promote pedestrian accessibility and 'greening' of the riverside corridor.

WERRIBEE CITY CENTRE STRUCTURE PLAN (2013)

This plan is a reference document in the Planning Scheme. The Plan provides a strategic planning framework for the development of the various precincts within Werribee City Centre. The Structure Plan prompted an amendment to the Planning Scheme to incorporate the Activity Centre Zone, Schedule 1 (Werribee Principal Activity Centre) to facilitate development in accordance with the vision and the built form objectives and guidelines of the Structure Plan. Notably, the Structure Plan outlines the vision for the development of the 'River & Park Precinct' which includes Chirnside Park, Wyndham Park and part of the Werribee River corridor.

RIVERDALE PRECINCT STRUCTURE PLAN (2014)

This PSP is an incorporated document within the Planning Scheme. Sitting below the West Growth Corridor Plan (2012), the Riverdale PSP is a long-term plan to guide future land use and development within the precinct. The PSP prompted an amendment to the Planning Scheme to incorporate a new Urban Growth Zone schedule for the Riverdale Precinct area (UGZ11) to facilitate development in accordance with the vision and built form objectives and guidelines of the Structure Plan. Key to the vision for the precinct is the creation of the Werribee Township Regional Park alongside the Werribee River corridor, noting that the river corridor is a conservation area for the Growling Grass Frog. The PSP notes that the design and development of the trail must be consistent with the Werribee River Shared Trails Strategy (2013).

BALLAN ROAD PRECINCT STRUCTURE PLAN (2014)

This PSP is an incorporated document within the Planning Scheme. Sitting below the West Growth Corridor Plan (2012), the Ballan Road PSP is a long-term plan to guide future land use and development within the precinct. The PSP prompted an amendment to the Planning Scheme to incorporate a new Urban Growth Zone schedule for the Ballan Road Precinct area (UGZ8) to facilitate development in accordance with the vision and built form objectives and guidelines of the Structure Plan. Key to the vision for the precinct is the creation of the Werribee Township Regional Park and new shared pedestrian/cyclist bridges alongside the Werribee River corridor, noting that the river corridor is a conservation area for the Growling Grass Frog. The PSP notes that the design and development of the trail must be consistent with the Werribee River Shared Trails Strategy (2013).



WESTBROOK PRECINCT STRUCTURE PLAN (2014)

This PSP is an incorporated document within the Planning Scheme. Sitting below the West Growth Corridor Plan (2012), the Westbrook PSP is a long-term plan to guide future land use and development within the precinct. The PSP prompted an amendment to the Planning Scheme to incorporate a new Urban Growth Zone schedule for the Westbrook Precinct area (UGZ9) to facilitate development in accordance with the vision and built form objectives and guidelines of the Structure Plan. The PSP notes that the river corridor is a conservation area for the Growling Grass Frog. The PSP also notes that the design and development of the trail must be consistent with the Werribee River Shared Trails Strategy (2013).

LANDSCAPE CONTEXT GUIDELINES (2013)

These guidelines are a reference document within the Planning Scheme and has been used to inform the environmental and landscape values policy within the Planning Scheme as well as the adopted PSPs within Wyndham. The guidelines provide an overview of the landscape features of Wyndham together with recommendations for key sites of significance within the district.

These guidelines provide recommendations for the protection of waterways and other valued landscapes within Wyndham through the application of proposed amendments to the Planning Scheme, which include an extension to the Environmental Significant Overlay, Schedule 1 to encompass all reaches of waterways within the study area including Werribee River and other significant waterways and wetlands. A key recommendation for Werribee River is to connect scattered trees and wetlands outside the river corridor via a network of open spaces and conservation reserves.

WYNDHAM OPEN SPACE STRATEGY 2045 (2015)

This strategy provides a long-term strategic direction for the planning, provision and management of Council owned open space in Wyndham. It references the exiting policy context provided by Council and State Government strategic documents including the Wyndham Leisure Strategy 2013 – 2017 and Werribee River Shared Trails Strategy 2013. The Strategy identifies areas of existing and future open space provision which includes a regional open space corridor along the Werribee River (identified in State Government's Open Space Strategy 2010), as well as district and local open space to be delivered through the various PSPs for Wyndham.

The Strategy recommends that land adjoining the Werribee River (western bank) between the Princes Freeway / Geelong Road is kept available for pedestrian/ cycleway network connections and to protect the biodiversity values of the river corridor. The Strategy also seeks to deliver the shared trail connection linking Werribee Park to the Werribee South township through the Werribee River Park.

APPENDIX 2: LOCAL PLANNING POLICY

Brimbank Planning Scheme

MUNICIPAL STRATEGIC STATEMENT

CLAUSE 21.02 KEY LAND USE ISSUES

This Clause outlines the primary land use issues which are significant to the future development of Brimbank. It notes that the protection and enhancement of the natural environment is a key issue for the municipality. Opportunities are identified to extend the existing linear habitat and recreational open space corridors along the creeks and rivers as well as provide improvements and connections to parklands and other destinations within and outside the municipality. Further opportunities to complete existing waterway trails and provide connections to adjacent municipalities and the wider regional open space networks are also identified.

CLAUSE 21.04 STRATEGIC LAND USE VISION

Clause 21.04 establishes Council's vision and strategic direction for future land use across Brimbank, with a focus on seven key land use issues as well as a number of Strategic Development sites. The strategic directions for the natural environment include protecting and enhancing Brimbank's environmental assets which include its waterways and creek valleys, as well as conserve its natural landscape characteristics. River Valley state (i.e. Development Plan Overlay, Schedule 3) in Sunshine North is identified as a Strategic Development Site on Brimbank's Strategic Framework plan. Land adjacent to Kealba Landfill is also identified as a Strategic Development site, although the site does not have its own Development Plan Overlay or Design and Development Overlay.

CLAUSE 21.05 NATURAL ENVIRONMENT

This Clause outlines the policy direction as well as the key strategies for management and development of Brimbank's natural environment. Key strategies in relation to Brimbank's waterways include the following:

- To discourage development that undermines the environmental significance of Brimbank's remnant native grasslands, the sensitive areas north of the Calder Freeway, the Maribyrnong River, and other areas of comparable importance;
- Develop a network of connected habitat corridors using river and creek corridors and open space areas;
- Retain the natural ridgelines and views along the Maribyrnong River by ensuring the river corridor is not dominated by buildings and works;
- Require the use of suitable native vegetation on public and private land adjacent to waterways;
- New development adjoining a waterway should be adequately set back from the top of escarpments and ridgelines to prevent soil erosion and to provide for habitat, open space and recreation corridors;
- Ensure new development along rivers and creeks considers culturally sensitive landscapes and cultural heritage;
- Reduce the effects of stormwater discharge to waterways in relation to pollution and flooding;
- New development should provide passive surveillance of adjoining parks, river and creek corridors;

- Ensure all buildings and works, including hard surface areas are constructed to minimise soil erosion and the entry of sediment laden runoff into waterways; and
- Ensure all buildings and works minimise changes to the natural water flows of the city's rivers and creeks.

The *Maribyrnong River Valley Design Guidelines* (2010) are identified as reference documents within this Clause. The Clause identifies future strategic work in relation to the waterways which include the consideration of the application of Environmental Significance Overlays to existing and proposed habitat corridors and waterways.

CLAUSE 21.06 BUILT ENVIRONMENT

Clause 21.06 outlines Brimbank's policy direction for the management and development of its built environment including its heritage buildings and places. Clause 21.06-3 specifically relates to Brimbank's waterway escarpments and ridgelines. It specifies built form strategies to guide new development to ensure that development on the ridgelines or adjacent to the escarpments provides a positive interface with the waterways as well as ensure that buildings, materials, siting and height of new development respects the preferred character of the Maribyrnong River valley and surrounding natural environment.

The *Maribyrnong River Valley Design Guidelines* (2010) are identified as reference documents within this Clause. The Clause notes that the preferred character of the Maribyrnong River valley is identified by the *Maribyrnong River Valley Design Guidelines* (2010), which seeks to provide a continuous network of open space that maintains the landscape character.

Hume Planning Scheme

MUNICIPAL STRATEGIC STATEMENT

CLAUSE 21.01 MUNICIPAL PROFILE

Clause 21.01-1 outlines an overview of the municipality context whilst clause 21.01-2 outlines the primary land use issues and influences which are significant to the future development of Hume.

Clause 21.01-3 establishes Council's vision and strategic direction for future land use across Hume. The Strategic Framework Plan at Clause 21.02-3 provides an overview of land use in Hume and identifies locations where specific land use outcomes will be supported and promoted. The Strategic Framework Plan at Figure 2 of Clause 21.02-3 identifies the Moonee Ponds Creek as conservation land and open space.

CLAUSE 21.02 URBAN STRUCTURE AND SETTLEMENT

This clause outlines that Growth Corridor Plans and Plan Melbourne have been developed to provide strategic direction for future urban development of land within Melbourne's Urban Growth Boundary. Local strategies include the Hume Corridor Integrated Growth Area Plan (HIGAP) Spatial Strategy (2015) provide long-term strategies and infrastructure delivery plans for the main growth corridors in the municipality. It also notes that Precinct Structure Plans are being, or have been developed for all of the growth areas within the Growth Corridor. The growth strategy outlines the following strategic directions in relation to the protection of waterways in Hume:

- Ensure biodiversity, landscape, heritage and waterway values are appropriately considered during the planning process;
- Protect the significant waterways, conservation and open space areas identified in Figure 2 in Clause 21.01; and
- Ensure waterways, conservation and open space areas are well integrated within the built environment and provide for appropriate community access.

CLAUSE 21.04 BUILT ENVIRONMENT AND HERITAGE

This clause outlines the municipality's policy direction for the management and development of its built environment including its heritage buildings and places. There are a number of built form strategies which specifically relate to the municipality's waterway environs:

- Ensure development in the Hume Corridor addresses the street and provides an active interface to the public realm, including open space and creek corridors;
- To provide a network of well-designed and connected open spaces and waterway corridors;
- Improving the interface between development and waterways, landscape and conservation areas;
- Ensure that development adjacent to waterways, conservation and open space areas is sited and designed to protect the conservation and landscape qualities of these spaces and considers the opportunity for improved community access;

- Protect significant views and vistas of hilltops, escarpments, ridgelines, and creek valleys and waterways;
- Protect the deeply incised creek valleys and escarpments of Merri Creek and their tributaries;
- Maintain views to hilltops, escarpments, ridgelines and creek valleys through the alignment of local subdivision roads.

CLAUSE 21.07 TRANSPORT CONNECTIVITY AND INFRA-STRUCTURE

Clause 21.07 sets out the strategic policy direction for the transport network and infrastructure within Hume. It notes that creeks present significant barriers to transport connectivity, notably in the southern and eastern areas of the Hume Corridor.

Addressing transport network barriers like the creeks is a key issue to be addressed through the transport strategy. Notable strategies in relation to the waterways include ensuring that existing and proposed green corridors, waterways and road and rail corridors are used for direct and continuous walking and cycling links.

CLAUSE 21.08 NATURAL ENVIRONMENT AND ENVIRONMENTAL RISK

Clause 21.08 outlines strategic policy directions for the management and development of Hume's natural environment. It recognises Moonee Ponds Creek as a site of particular environmental significance.

Key strategies in relation in relation to the municipality's waterways include the following:

- Protect and enhance existing habitat and open space corridors, including waterways, with significant landscape and/or flora and fauna values;
- Ensuring that land uses do not compromise the long term sustainability of soils and waterways;
- To protect water quality and ensure that water resources are managed in a sustainable way; and
- Ensure land use and development proposals identify and consider their impact on surrounding waterways and have the capacity to manage storm water onsite.

Additionally, it is recommended to review the planning controls of identified sites of environmental and landscape value to update existing overlays and apply new zones and overlays where relevant.

LOCAL PLANNING POLICES

CLAUSE 22.15 RESIDENTIAL NEIGHBOURHOOD CHARACTER – WESTMEADOWS LOCAL POLICY

Clause 22.15 applies to all residential development in the suburb of Westmeadows. It seeks to protect and enhance the identified neighbourhood character elements of the area by outlining preferred neighbourhood character statements for the various neighbourhood precincts within Westmeadows. The clause notes that Westmeadows is located in the Moonee Ponds Creek Valley which gives this area of Westmeadows a distinct semi-rural quality. The preferred neighbourhood character statement for precinct 1 seeks to maintain and strengthen the physical linkage between the established garden settings of the residential areas and the Moonee Ponds Creek environs as well as protect the landscape setting of the Creek.

Maribyrnong Planning Scheme

MUNICIPAL STRATEGIC STATEMENT

CLAUSE 21.03 COUNCIL VISION

Clause 21.03 establishes Council's vision and strategic direction for future land use across Maribyrnong. It provides a broad strategic direction. It notes that key directions include the enhancement of the network of open spaces and trails with improved range of recreational facilities for the community, whilst the Maribyrnong River will be made more accessible with an improved range of recreational, cultural and tourism offers.

The former Maribyrnong Defence Site is identified as a Strategic Redevelopment Site on Maribyrnong's Land Use Framework Plan, although it is noted the site does not have its own Design and Development or Development Plan Overlay within the Maribyrnong Planning Scheme given it is Commonwealth land.

CLAUSE 21.04 SETTLEMENT

This clause outlines Council's strategy for the future development of its municipal settlements. Clause 21.04-4 outlines the strategic direction for Maribyrnong's open space network. It notes that the redevelopment of the former Maribyrnong Defence Site offers the opportunity to provide additional sporting facilities and passive open space, along with extending the linear open space system along the Maribyrnong River improving both the biodiversity and recreational values of the corridor.

Another key strategy is to provide a continuous linear open space network along the Maribyrnong River by completing gaps in the open space and shared trail network and improving connections to the adjoining urban areas, regional trail system and adjacent open space. The Open Space Framework Plan identifies proposed Maribyrnong River trails.

CLAUSE 21.05 ENVIRONMENT AND LANDSCAPE VALUES

Clause 21.05 outlines the strategic direction for Maribyrnong's environment with a focus on 4 main issues: Landscape values, climate change, flood prone areas and potentially contaminated land. In relation to its landscape values, the Clause 21.05-1 identifies that the Maribyrnong River Design Guidelines (2010) outlines six main character types along the length of the river. It identifies opportunities to enhance the landscape character along the river, in particular the steeply sided valley and escarpments in Braybrook and Maribyrnong. It also notes that redevelopment of the former Maribyrnong Defence Site will open up the river front for public access, add open spaces and enable completion of the shared river trail.

With regard to climate change policy, the Environmentally Sustainable Development Framework Plan under Clause 21.05-2 identifies the former Maribyrnong Defence Site as a potential area for sustainable communities and wind turbine development.

CLAUSE 21.06 BUILT ENVIRONMENT AND HERITAGE

This Clause outlines Maribyrnong's policy direction for the management and development of its built environment including its heritage buildings and places. There is little specific reference to Maribyrnong River within this clause, although a key strategy for Environmentally Sensitive Design as outlined in Clause 21.06-2 is to encourage stormwater treatment prior to discharge into the Maribyrnong River.

CLAUSE 21.11 LOCAL AREAS

Clause 21.11 provides the direction for the development of Maribyrnong's activity centres as well as its other important activity precincts. Notably, Clause 21.11-1 outlines the policy direction for Footscray Metropolitan Activity Centre (MAC), based on the Footscray MAC Framework Plan which is also illustrated in this clause. In relation to the Maribyrnong River, the following strategies are noted:

- Provide for greater connectivity within and between precincts of the centre, including major attractions such as the Maribyrnong River, Victoria University, Footscray Railway Station and the Footscray Market;
- Encourage greater access to public open space, in particular open space along the Maribyrnong River; and
- Protect and enhance natural features within and surrounding the MAC, in particular the Maribyrnong River.

Clause 21.11-2 outlines the policy direction for the development of Highpoint Activity Centre, based on the Highpoint Activity Centre Framework Plan which is also illustrated in this clause.

The following strategies address the proximity to the Maribyrnong River corridor:

- Quality buildings that respect the area's residential surroundings and its connection to the Maribyrnong River and offer high amenity for occupants; and
- Improve pedestrian and cycle connections to nearby parklands including Pipemakers Park and the Maribyrnong River.

CLAUSE 21.12 REFERENCE DOCUMENTS

Clause 21.12 outlines reference documents within the Planning Scheme. It references notable riparian strategies including the Maribyrnong River Valley Vision and Design Guidelines (2010).

CLAUSE 21.13 SCHEME IMPLEMENTATION

Clause 21.13 identifies how zones and overlays will be applied to implement the planning scheme provisions. Notably, the Public Park and Recreation Zone will be applied to established public open space and recreation areas. Furthermore, the clause identifies that the Environmental Significance Overlay will be applied to implement the Maribyrnong River Valley Design Guidelines (2010).

CLAUSE 21.14 FURTHER STRATEGIC WORK

This clause outlines further strategic work to be undertaken by Maribyrnong Council in regard to its planning scheme provisions and associated strategy and policy documents. There is little direction provided in relation to the future development and management of the Maribyrnong River, although it is noted that proposed future work an investigation of alternative rail access to Footscray Wharf including a potential new Maribyrnong River crossing.

LOCAL PLANNING POLICES

CLAUSE 22.05 PREFERRED NEIGHBOURHOOD CHARACTER STATEMENTS

Clause 22.05 applies to development in the Residential 1 Zone (General Residential Zone, Schedule 1) as defined by the Maribyrnong Planning Scheme and outlines the preferred neighbourhood character statements for 13 neighbourhood character precincts cross the municipality. A number of neighbourhood character precincts are adjacent to or within proximity to the Maribyrnong River corridor. The preferred character statements outline how new development can address its interface with the Maribyrnong River through building design, siting, setback and tree planting etc.

Melbourne Planning Scheme

MUNICIPAL STRATEGIC STATEMENT

CLAUSE 21.05 ENVIRONMENT AND LANDSCAPE VALUES

This Clause outlines the key strategies for management and development of Melbourne's natural environment. Key strategies in relation to Melbourne's waterways include the following:

- Encourage the retention of native vegetation in the development of sites and enhance indigenous and remnant vegetation areas in the City including in parks and gardens and waterways;
- Protect and enhance the vegetation, biodiversity, habitat, amenity and attractiveness of the city's parklands, the Yarra and Maribyrnong Rivers and the Moonee Ponds Creek;

- Ensure open space links along waterways provide for recreational and environmental functions.
- Support design treatments that enhance or restore natural systems;
- Ensure residential, commercial and industrial development adopts a best practice approach to stormwater treatment and management; and
- Encourage new developments to minimise stormwater run-off by reusing rainwater and recycling wastewater.

CLAUSE 21.06 BUILT ENVIRONMENT AND HERITAGE

Clause 21.06 outlines Melbourne Council's policy direction for the management and development of its built environment including its heritage buildings and places. There is a significant focus on urban design and its interaction with the Yarra River corridor, whilst there is no specific mention of urban design guidelines in relation to the Maribyrnong River interface. That said, there are general urban design strategies in relation to the City of Melbourne's waterways, as follows:

- Protect Melbourne's distinctive physical character and in particular, maintain the importance of the Yarra River Corridor, and waterways; and
- Protect the significant landscape and cultural heritage features of the City's parks, gardens, waterways and other open spaces.

CLAUSE 21.13 URBAN RENEWAL AREAS

Clause 21.13 outlines the strategic direction for the City of Melbourne's identified Urban Renewal Areas. A notable urban renewal areas is the Docklands due to its interface with the Moonee Ponds Creek.

A framework plan for the Docklands urban renewal area is provided at Clause 21.13-2 – this identifies various precincts within the urban renewal area, a couple of which adjoin the Moonee Ponds Creek corridor. Clause 21.13-2 outlines general strategies for the development of the area, although it is noted that a key infrastructural strategy is to support the development of continual open space links along the Moonee Ponds Creek that provide for recreational and ecological purposes.

CLAUSE 21.14 PROPOSED URBAN RENEWAL AREAS

Clause 21.14 outlines a broad overview of proposals for identified proposed urban renewal areas within the City of Melbourne. Notable urban renewal areas are the Arden-Macaulay area and E-Gate area due to their interface with the Moonee Ponds Creek.

Notably, Clause 21.14-2 relates to the Arden-Macaulay urban renewal area and acknowledges that the Arden-Macaulay Structure Plan (2012) has been adopted by the City of Melbourne and will be implemented into the planning scheme via a planning scheme amendment; this will outline the directions of the plan for the future development of the area. It is noted that the clause provides no specific direction with regards to the Moonee Ponds Creek interface.

Clause 21.14-3 relates to the E-Gate urban renewal area an acknowledges that the State Government is developing plans for the urban area and these will be implemented into the planning scheme via a planning scheme amendment; this will outline the future directions for the development of the area. It is noted that the clause provides no specific direction with regards to the Moonee Ponds Creek interface.

CLAUSE 21.15 POTENTIAL URBAN RENEWAL AREAS

Clause 21.15 outlines the strategic direction for the City of Melbourne's identified potential Urban Renewal Areas. Notable urban renewal areas are the Dynon Urban Renewal Area and Flemington and Kensington Urban Renewal Area due to their interface with the Maribyrnong River and Moonee Ponds Creek.

A framework plan for the Dynon area is provided at Clause 21.15-1 – this identifies various precincts within the urban renewal area, a couple of which adjoin the Maribyrnong River and Moonee Ponds Creek corridors. Clause 21.15-1 outlines general strategies for the development of the area; the following are relevant to the riparian corridors of the study area:

- Support advanced manufacturing, service industries, and port/rail use compatible with the Port of Melbourne and nearby manufacturing, freight and transport logistics industries along the Maribyrnong River while ensuring that the amenity of the river is enhanced;
- Ensure new development along the Maribyrnong River and Moonee Ponds Creek enhances the recreational and environmental amenity of these waterway corridors and has appropriate setbacks; and
- Enhance open space and recreational opportunities along the Maribyrnong River and Moonee Ponds Creek.

Clause 21.15-2 outlines the strategy for the development of the Flemington and Kensington area. A framework plan for the area is provided at Clause 21.15-2 – this identifies various precincts within the urban renewal area, a couple of which adjoin the Maribyrnong River.

Clause 21.15-2 outlines general strategies for the development of the area; the following are relevant to the riparian corridors of the study area:

- Support the expansion of the recreational role of the Maribyrnong River and its enhancement as part of the Municipality's open space network;
- Strengthen the recreational role of the Maribyrnong River;
- Ensure development along the Maribyrnong River facilitates public access to the river and reflects its increasing recreational role;
- Ensure that development along the Maribyrnong River is river focused and does not dominate in terms of height, scale and bulk of development;
- Strengthen pedestrian links between Flemington Racecourse and the Footscray Botanical Gardens across the Maribyrnong River; and
- Strengthen public space and pedestrian and cycle connections on both sides and across the Maribyrnong River and Moonee Ponds Creek.

CLAUSE 21.16 OTHER LOCAL AREAS

Clause 21.16 outlines the strategic direction for the remaining neighbourhoods within the City of Melbourne. Notable neighbourhoods are the Parkville area and North and West Melbourne area due to their interface with the Maribyrnong River and Moonee Ponds Creek corridors.

A framework plan for the Parkville area is provided at Clause 21.16-4 – this identifies various precincts within the urban renewal area, a couple of which adjoin the Moonee Ponds Creek corridor.

Clause 21.16-4 outlines general strategies for the development of the area; it is noted that there are no specific directions with regards to the Moonee Ponds Creek interface.

Clause 21.16-5 outlines the strategy for the development of the North and West Melbourne area. A framework plan for the area is provided at Clause 21.16-5. Clause 21.6- 5 also outlines general strategies for the area, including to strengthen public open space and pedestrian and cycle connections in the North and West Melbourne area, across the Moonee Ponds Creek and with the Capital City trails.

LOCAL PLANNING POLICES

CLAUSE 22.18 URBAN DESIGN WITHIN THE DOCKLANDS ZONE

This clause outlines the policy direction for urban design within the Docklands Zone, focusing on the immediate Docklands area and Yarra River corridor. However, a notable strategy direction in relation to the Moonee Ponds Creek interface is to ensure development across the whole of Docklands is focused on the waterfront which includes Victoria Harbour, the Yarra River and Moonee Ponds Creek, with high quality waterfronts and water-based activities encouraged.

CLAUSE 22.23 STORMWATER MANAGEMENT (WATER SENSITIVE URBAN DESIGN)

The purpose of Clause 22.23 is to protect the health of the waterways and receiving water bodies in the Port Phillip catchment, with a focus on improving water quality. This policy outlines generic objectives and requirements for new development proposals in relation to water sensitive urban design and best practice environmental management techniques and guidelines.

Moonee Valley Planning Scheme

MUNICIPAL PLANNING STRATEGY

CLAUSE 02.01 CONTEXT

Outlines the context of the municipality, noting that the Maribyrnong River and Moonee Ponds Creek are key features.

CLAUSE 02.02 VISION

This clause establishes Council's vision and strategic direction for future land use across Moonee Valley. Whilst there is little reference to Moonee Valley's waterways it does identify Moonee Valley as a 'green city' that is ecologically healthy.

CLAUSE 02.03-3 ENVIRONMENTAL RISK AND AMENITY

This clause identifies that land use planning controls are important to protecting existing natural and capital assets in the municipality. It notes that mitigating flooding and improving infrastructure to cater for increased urbanisation will be supported by council.

CLAUSE 02.03-8 INFRASTRUCTURE

Amongst other things this clause identifies that open space are important elements in achieving a healthy city. It notes that the municipality has a wide network of open space reserves ranging from waterway corridors, historic gardens and large sporting reserves. Preserving and maintaining these spaces for aesthetic and ecological reasons will be supported by Council, as is increasing the open space network and key ecological links.

The clause also addresses integrated water management and acknowledges that improved stormwater quality is a key factor in improving the environmental impact on waterways. Therefore, council will support incorporating stormwater treatment measures into the design of developments to help improve the conditions of the natural system.

CLAUSE 02.04 STRATEGIC FRAMEWORK PLANS

This clause provides the supporting maps to Clause 02.04. The overarching strategic framework plan identifies the key watercourses and associated open space. The other relevant plans are as follows:

- Aberfeldie neighbourhood implementation plan – this shows the Maribyrnong River, open space and identifies upgrades and new pedestrian and cycling routes along and across the river.
- Ascot Vale neighbourhood implementation plan – this shows the Maribyrnong River and open space. It identifies a potential habitat corridor along the eastern side of the river and identifies upgrades and new pedestrian and cycling routes along and across the river.
- Avondale Heights neighbourhood implementation plan – this shows the Maribyrnong River and open space. It identifies a potential habitat corridor along the river and identifies upgrades and new pedestrian and cycling routes along and across the river.
- Essendon neighbourhood implementation plan – this shows Moonee Ponds Creek and open space. It identifies a potential habitat corridor along the creek and identifies upgrades and new pedestrian and cycling routes along and across the river.

- Flemington neighbourhood implementation plan – this shows Moonee Ponds Creek and open space. It identifies a potential habitat corridor along the creek and identifies upgrades and new pedestrian and cycling routes along and across the river. The plan also identifies parts of the creek to be naturalised.
- Milleara neighbourhood implementation plan – this shows the Maribyrnong River and open space. It identifies a potential habitat corridor along the eastern side of the river and areas for potential improvements to the environs. It also identifies upgrades and new pedestrian and cycling routes along and across the river.
- Moonee Ponds neighbourhood implementation plan – this shows Moonee Ponds Creek and open space. It identifies a potential habitat corridor along the western side of the creek and identifies upgrades and new pedestrian and cycling routes along and across the river. The plan also identifies parts of the creek to be naturalised.
- Strathmore and Strathmore Heights neighbourhood implementation plans – shows Moonee Ponds Creek and open space. It identifies potential habitat corridors along the creek and identifies upgrades and new pedestrian and cycling routes along and across the river. The plan also identifies parts of the creek to be naturalised.
- Walking and cycling plan – shows the network of cycling and walking paths within the municipality, many of which utilise the open space along the key waterways.

- Community facilities plan – shows the location of the major community facilities. Recreation and leisure facilities are commonly co-located along the major waterways and associated open space.
- Open space plan – shows the open space network across the municipality. It identifies potential habitat corridors as well as remnant vegetation, which is generally within or proximate to the waterway corridors.

PLANNING POLICY FRAMEWORK

CLAUSE 12.01-1L VEGETATION

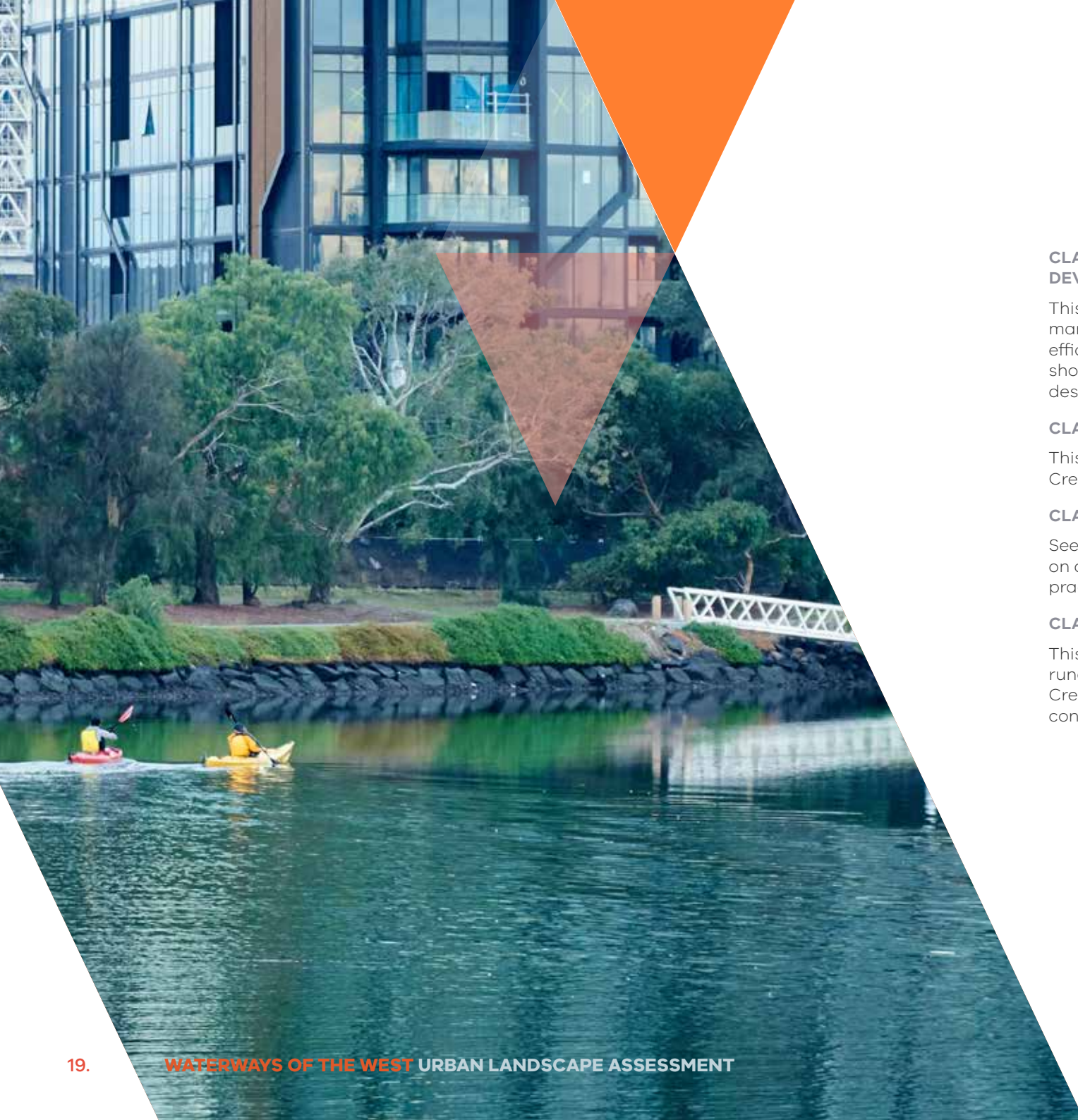
Seeks to increase tree canopy cover and enhance the ecological values of the city. This will be achieved through encouraging the planting of a diverse range of native vegetation to enhance the biodiversity and create habitats.

CLAUSE 12.03-1L MARIBYRNONG RIVER AND CREEK CORRIDORS

This clause specifies that new development should have regard to the preferred character type as outlined in the Maribyrnong River Design Guidelines. It also encourages the enhancement of the river corridor and the planting of more vegetation.

CLAUSE 15.01-1L URBAN DESIGN

This clause predominately focuses on urban design and built form strategies, however, there is reference to buildings being designed to be sensitive to river and creek interfaces.



CLAUSE 15.02-1 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

This clause includes a section on integrated water management which largely focuses on water efficiencies. However, it also notes that developments should incorporate best practice water sensitive urban design to improve the quality of the stormwater runoff.

CLAUSE 18.01-3L WALKING AND CYCLING

This clause references upgrading the Moonee Ponds Creek and Maribyrnong Rive Trails.

CLAUSE 19.03-3L WATER SENSITIVE URBAN DESIGN

Seeks to mitigate the detrimental effect of development on downstream waterways through the use of best practice stormwater management.

CLAUSE 19.03-3L INTEGRATED WATER MANAGEMENT

This clause encourages the improvement of stormwater runoff. It also seeks to naturalise the Moonee Ponds Creek stormwater drain and maximise opportunities to connect open space.

Merri-bek Planning Scheme

MUNICIPAL PLANNING STRATEGY

CLAUSE 02.01 CONTEXT

Outlines the context of the municipality, noting that Moonee Ponds Creek is one distinctive natural features of the municipality.

CLAUSE 02.02 VISION

This clause establishes Council's vision and how it will plan for and manage growth across the municipality. Whilst there is little reference to waterways it does reference the importance of open space. The clause seeks to protect and enhance habitat corridors along waterways and protect the ecology of Moonee Ponds Creek. New development is to be sensitive to its creek interfaces.

CLAUSE 02.03 STRATEGIC DIRECTIONS

Clause 02.03 outlines the objectives and strategies to implement the vision. Clause 02.03-2 addresses environmental and landscape values and notes Moonee Ponds Creek as one the municipality's distinctive natural features. It identifies that waterways are important natural resources and provide recreation opportunities for the community.

Clause 02.03-8 addresses matters relating to infrastructure, including open space. It identifies that open spaces is important to the liveability of the city. Council seeks to improve the open space network, including expanding the open space corridor of Moonee Ponds Creek.

CLAUSE 02.04 STRATEGIC FRAMEWORK MAPS

This clause provides the supporting maps to Clause 02.04, noting the following maps as relevant:

- Open space framework plan – identifies all open spaces and water courses
- Transport framework plan – shows the network of cycling paths within the municipality, many of which utilise the open space along the key waterways.

PLANNING POLICY FRAMEWORK

CLAUSE 15.01-1L URBAN DESIGN IN MERRI-BEK

This clause predominately focuses on urban design and built form strategies, however, there is reference to buildings being designed to be sensitive to public open space and for developments to incorporate integrated water management.

CLAUSE 15.01-2L ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

This clause predominately focuses on environmentally sustainable development matters, which amongst other things, include integrated water management. Integrated water management encourages the quality of stormwater to be improved and reduced impacts on waterway systems and water bodies.

CLAUSE 19.02-6L OPEN SPACE IN MERRI-BEK

This clause seeks to create a continuous public open corridor along waterways, such as Moonee Ponds Creek. It also identifies that the public open space corridor should be a minimum of 50m on each side of the creek, 30m from the embankment should be a vegetated buffer.

Wyndham Planning Scheme

MUNICIPAL PLANNING STRATEGY

CLAUSE 02.01 CONTEXT

Outlines the context of the municipality, noting that the Werribee River is a key feature.

CLAUSE 02.03 STRATEGIC DIRECTION

This clause sets out the strategic direction for the municipality. In relation to Werribee activity centres, the vision is for a vibrant centre that takes advantage of its immediate connections to the Werribee River, amongst other things. Clause 02.03-2 details the biodiversity values of the municipality. It identifies that Wyndham has important waterways, including wetlands under the Ramsar Convention including the Western treatment plant and Cheetham Wetlands. The wetlands provide habitat for many different fauna, including migratory birds and the Growling Grass Frog. Council's strategic direction for biodiversity is to protect and restore natural habitats. In terms of significant environments and landscapes, the strategic direction acknowledges that the municipality's significant landscapes should be protected and enhance the sense of place and cultural identity.

Clause 02.03-3 sets out the environmental risks and amity considerations within the municipality. Amongst other things, it includes matters relating to floodplains. Key factors for the strategic direction are, protect the community from the risks associated with flooding and maintain the natural environmental process within the floodplains.

Clause 02.03-4 outlines matters relation to natural resource management, of relevance is the policy surrounding waterways. Council has identified the need to protect waterways for the environmental, landscape and cultural values, amongst other things. The Wyndham Waterway Strategic Plan is a reference document which guides future land use and development associated with the major waterways. Council's strategic direction for waterways are to promote them and significant environmental assets, ensure development provides an important interface and to protect waterways, wetlands, swamp and catchments, amongst others.

CLAUSE 02.04 STRATEGIC FRAMEWORK MAPS

This clause provides the supporting maps to Clause 02.04, noting the following maps as relevant:

- Conservation map – identifies conservation areas, including waterways, Ramsar sites and wetlands
- Special places and landscapes map – identifies rivers, creeks, swamps and wetlands amongst other significant landscapes

PLANNING POLICY FRAMEWORK

CLAUSE 12.01-1L PROTECTION OF BIODIVERSITY

Amongst other things, this clause seeks to protect and manage areas of natural biodiversity value, including wetlands.

12.03-1L WATERWAY CORRIDORS

This clause seeks to discourage new urban development in an environmental protection buffer beyond the waterway corridor. It also seeks to encourage the existing natural features of a waterways to be retained in preference of a constructed waterway.

12.05-2L WYNDHAM LANDSCAPES

Clause 12.05-2L seeks to safeguard the visual, natural and cultural heritage values of urban and rural landscapes. It also seeks to respond to key landscape characteristics in the early stages of planning for urban growth.

13.03-1L FLOODPLAIN MANAGEMENT

This clause seeks to avoid urban expansion within floodplains that reduces flood storage, obstructs flood flows or increases the risk to life, health and safety. Earthworks that reduce natural flood storage, obstruct or redistribute flood flows or increase flow velocities and levels are discouraged.

14.03-1L WERRIBEE SOUTH STONE RESOURCES

Clause 14.03-1L identifies that the significant stone resources west of the Werribee Rive should be respected and that a buffer between sensitive uses should be maintained.

CLAUSE 15.01-2L ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

This clause predominately focuses on environmentally sustainable development matters, which amongst other things, include integrated water management. Integrated water management encourages the quality of stormwater to be improved and reduced impacts on waterway systems and water bodies.

CLAUSE 19.02-6L OPEN SPACE

This clause seeks to ensure that open space networks are linked through the provision of walking and cycling trails and where possible provided along waterways and natural drainage corridors, connecting places of natural and cultural interest. Strategies include maximising passive open space opportunities along waterways and provide for pedestrian and bicycle access along waterways and linear corridors, providing that it does not compromise environmental values.



APPENDIX 3: ZONE SUMMARY

The zones that apply within the study area are described in broad terms below. This should be read in conjunction with the zones maps provided, which illustrate the planning zone maps for each riparian corridor.

Public Park & Recreation Zone (PPRZ) and Public Conservation & Resource Zone (PCRZ): relate to public land and have been applied to large sections of relevant riparian corridors. The PPRZ recognises areas of public recreation and open space and protects areas of significance. The PCRZ focuses on the protection and conservation of the environment. Land within the PPRZ is generally managed by Council, Parks Victoria, or a committee of management on behalf of the Crown. Land within the PCRZ is managed by Parks Victoria. While many uses are allowed within these zones as of right, activities and development are usually limited by the statutory obligations of public land managers, the requirements of other relevant Acts and the zone controls. Important environmental assets, as well as recreational assets on the land, are also protected and enhanced for these reasons. Within the study area these overlays are within: Brimbank, Hume, Maribyrnong, Melbourne, Moonee Valley, Merri-bek and Wyndham.

Residential Growth Zone (RGZ): applies to selected locations to provide for housing growth by a mix of housing types that includes medium to higher density housing and provides a transition between areas of more intensive use and development. Within the study area the RGZ is found in: Brimbank, Melbourne and Merri-bek.

General Residential Zone (GRZ): broadly encourages development that encourage a diversity of housing types and moderate housing growth, particularly in locations offering good access to services and transport. Within the study area the GRZ is found in: Brimbank, Hume, Maribyrnong, Melbourne, Moonee Valley, Merri-bek and Wyndham.

Neighbourhood Residential Zone (NRZ): applies to selected locations to restrict housing growth in areas identified for urban preservation and to ensure development respects the identified neighbourhood character, heritage, environmental or landscape characteristics. Within the study area, the NRZ is found in: Brimbank, Maribyrnong and Merri-bek.

Urban Growth Zone (UGZ): applies to selected locations to identify land for urban development in accordance with a precinct structure plan. It manages the transition of non-urban land into urban land. Within the study area the UGZ is found in Wyndham.

Low Density Residential Zone (LDRZ): provides for residential use within a low density environment. It restricts land use to two dwellings per lot and provides a minimum subdivision area of 0.2 hectares (with connected reticulated sewerage) and 0.4 hectares (without). Within the study area the LDRZ is found in Wyndham.

Rural Living Zone (RLZ): functions to provide for residential use in the rural areas as well as provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses. It also seeks to protect and enhance the natural resources, biodiversity and landscape and heritage values of the area. Within the study area the RLZ is found in: Wyndham.

Rural Conservation Zone (RCZ): provides for rural land uses compatible with the protection of the natural environment. A minimum lot size of 40ha is specified. Within the study area the RCZ is found in: Brimbank and Wyndham.

Farming Zone (FZ): identifies agricultural land use areas. It encourages the retention of productive agricultural land as well as its protection from non-agricultural uses. Within the study area the FZ is found in: Wyndham.

Mixed Use Zone (MUZ): functions to provide for a range of higher density residential, commercial, industrial and other uses which complement the mixed-use function. Within the study area the MUZ is found in: Brimbank, Maribyrnong, Melbourne, Moonee Valley, Merri-bek and Wyndham.

Capital City Zone (CCZ): typically applies to Melbourne's central areas. It recognises the role of Melbourne as the capital of Victoria. Within the study area the CCZ is found in: Melbourne.

Activity Centre Zone (ACZ): functions to encourage a mixture of uses and the intensive development of the activity centre as a focus for business, shopping, working, housing, leisure, transport and community facilities. Within the study area the ACZ is found in: Brimbank, Maribyrnong, Moonee Valley and Wyndham.

Commercial 1 Zone and Commercial 2 Zone (C1Z & C2Z): C1Z seeks to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses, while C2Z seeks to encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses. Within the study area the C1Z and C2Z are found in: Brimbank, Hume, Maribyrnong, Melbourne, Moonee Valley, Merri-bek and Wyndham.

Industrial 1 Zone, Industrial 2 Zone and Industrial 3 Zone (INZ1, INZ2 & INZ3): INZ1 seeks to provide for manufacturing industry and the storage and distribution of goods and associated uses which do not affect the safety and amenity of local communities. The INZ2 provides for manufacturing industries and storage facilities that require a substantial threshold distance within the core of the zone. The INZ3 functions to provide a buffer between the INZ1 and INZ2 and local communities. Within the study area the INZ1, INZ2 and INZ3 are found in: Brimbank, Maribyrnong, Melbourne, Moonee Valley, Merri-bek and Wyndham.

Comprehensive Development Zone (CDZ): requires a comprehensive development plan to be prepared and incorporated in this scheme for a specific site. Within the study area the CDZ is found in: Maribyrnong and Moonee Valley.

Priority Development Zone (PDZ): functions to recognise and protect for the use and development of land for projects and areas of regional or State significance as well as provide for a range of uses and the development of land in accordance with a plan incorporated in the relevant planning scheme. Within the study area the PDZ is found in: Wyndham.

Special Use Zone (SUZ): recognises or provides for the use and development of land for specific purposes. Example uses include private education centres, golf courses, sports grounds and utility and service installations. Within the study area the SUZ is found in: Brimbank, Maribyrnong, Melbourne, Moonee Valley, Merri-bek and Wyndham.

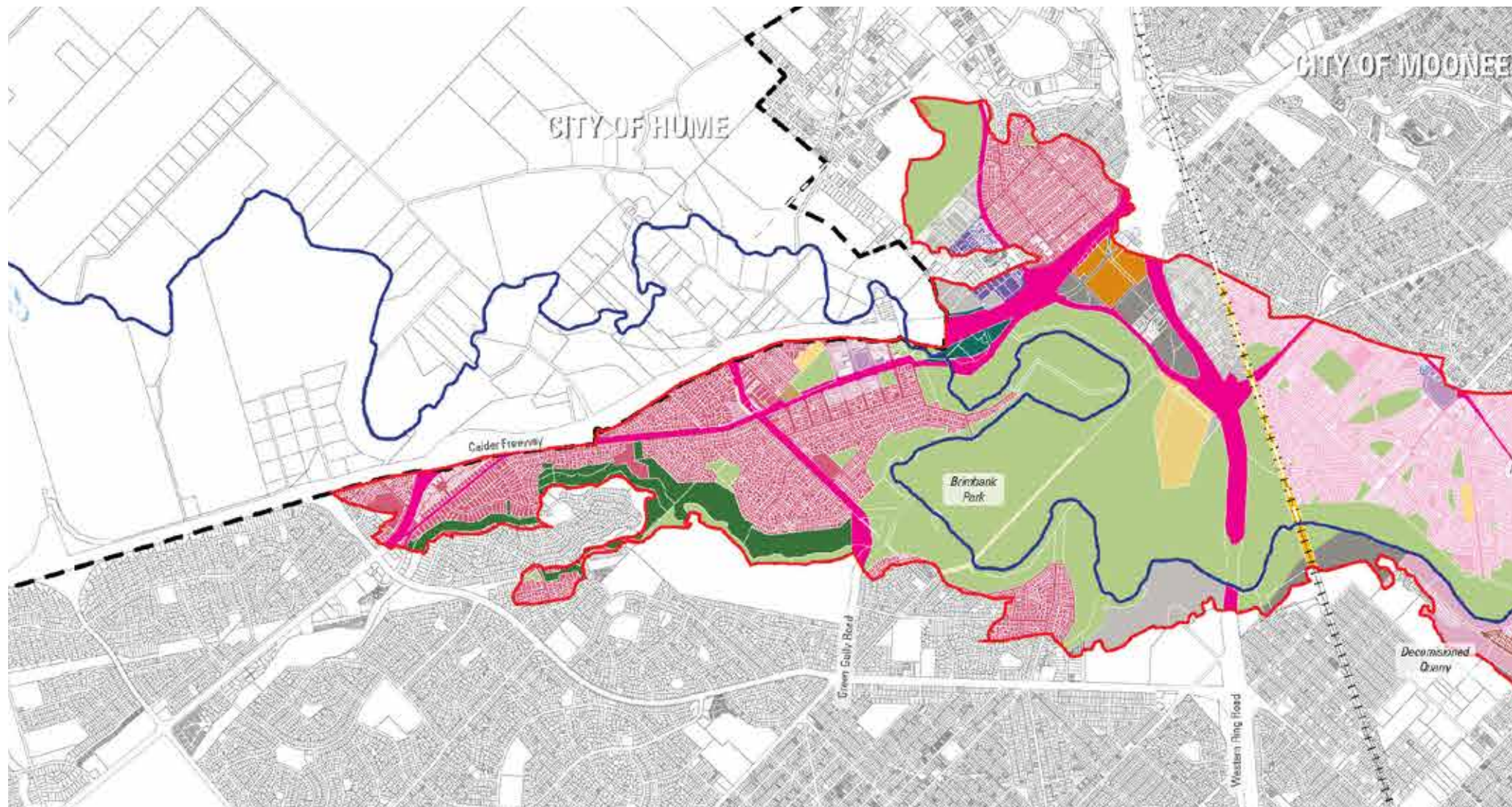
Public Use Zone (PUZ): functions to designate and recognise public land use for public utility and community services and facilities, and to provide for associated uses that are consistent with the intent of the public land reservation or purpose. The Public Use Zone designates 7 types of classifications: Service and Utility, Education, Health and Community, Transport, Cemetery/Crematorium, Local Government and Other Public Use. Within the study area the PUZ is found in: Brimbank, Hume, Maribyrnong, Melbourne, Moonee Valley, Merri-bek and Wyndham.

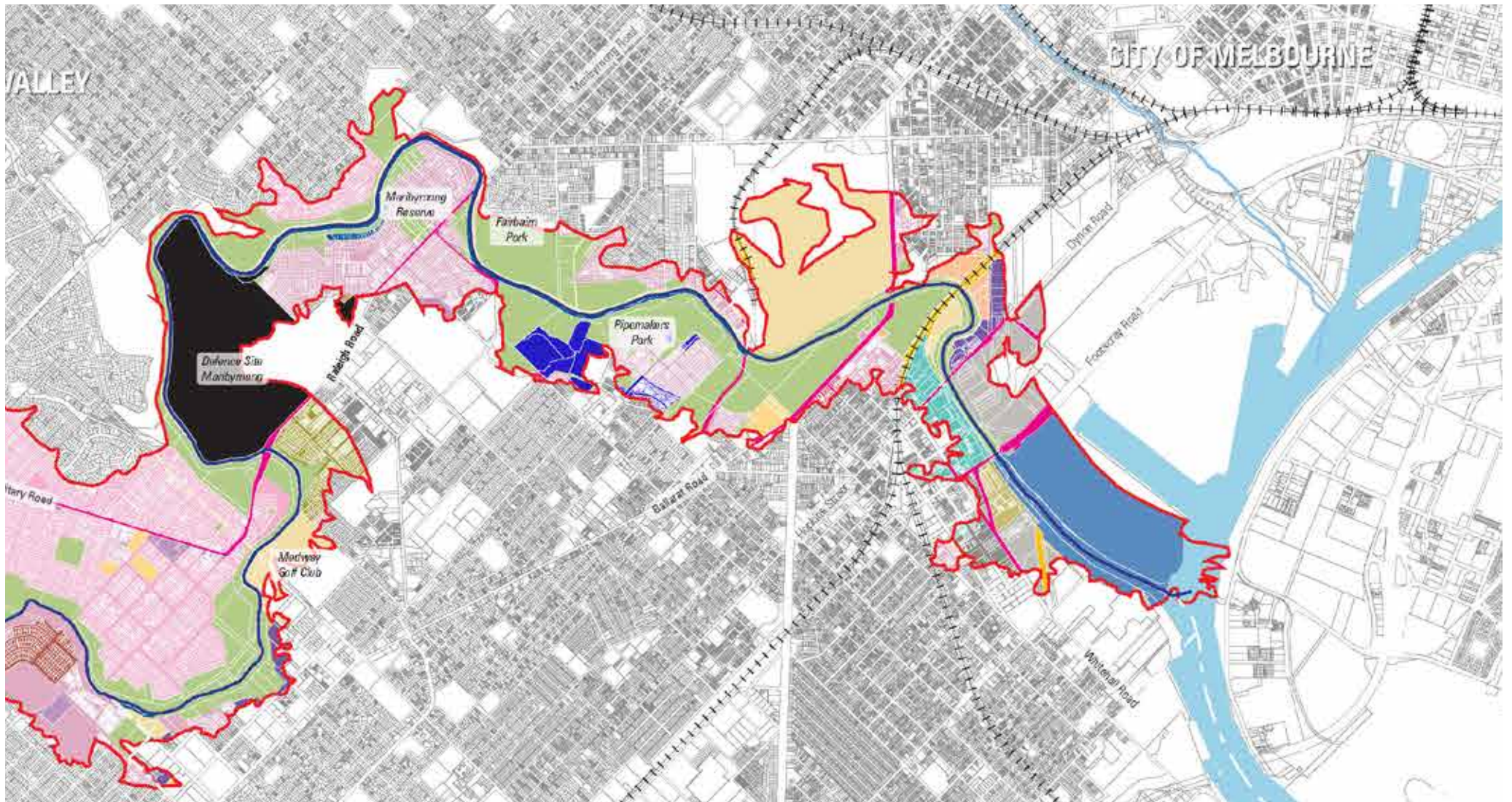
Urban Floodway Zone (UFZ): is a restrictive control and prevents subdivision except where the number of lots is not increased or does not create any new lots entirely within its zone. Within the study area the UFZ is found in: Brimbank, Hume, Maribyrnong, Moonee Valley, Merri-bek and Wyndham.

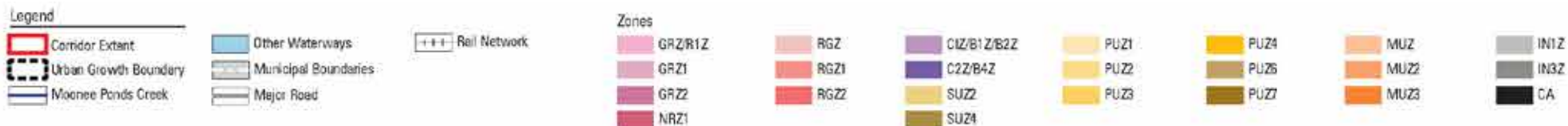
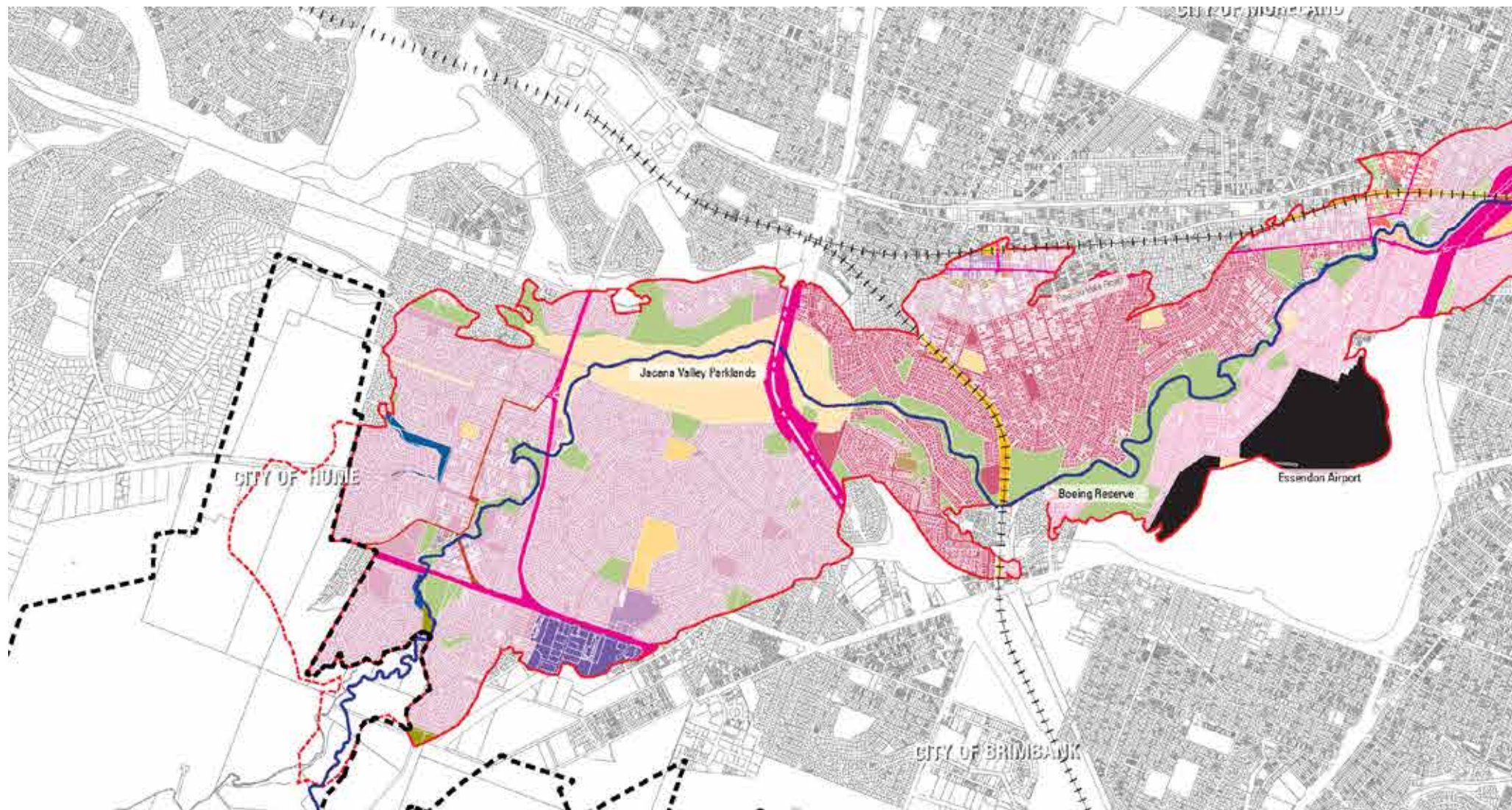
Docklands Zone (DZ): recognises the mixed-use function of the Melbourne Docklands area. It seeks to encourage good urban design and considers the relationship between land use and the water as well as the visual and physical linkages with adjacent areas. Within the study area the DZ is found in: Melbourne.

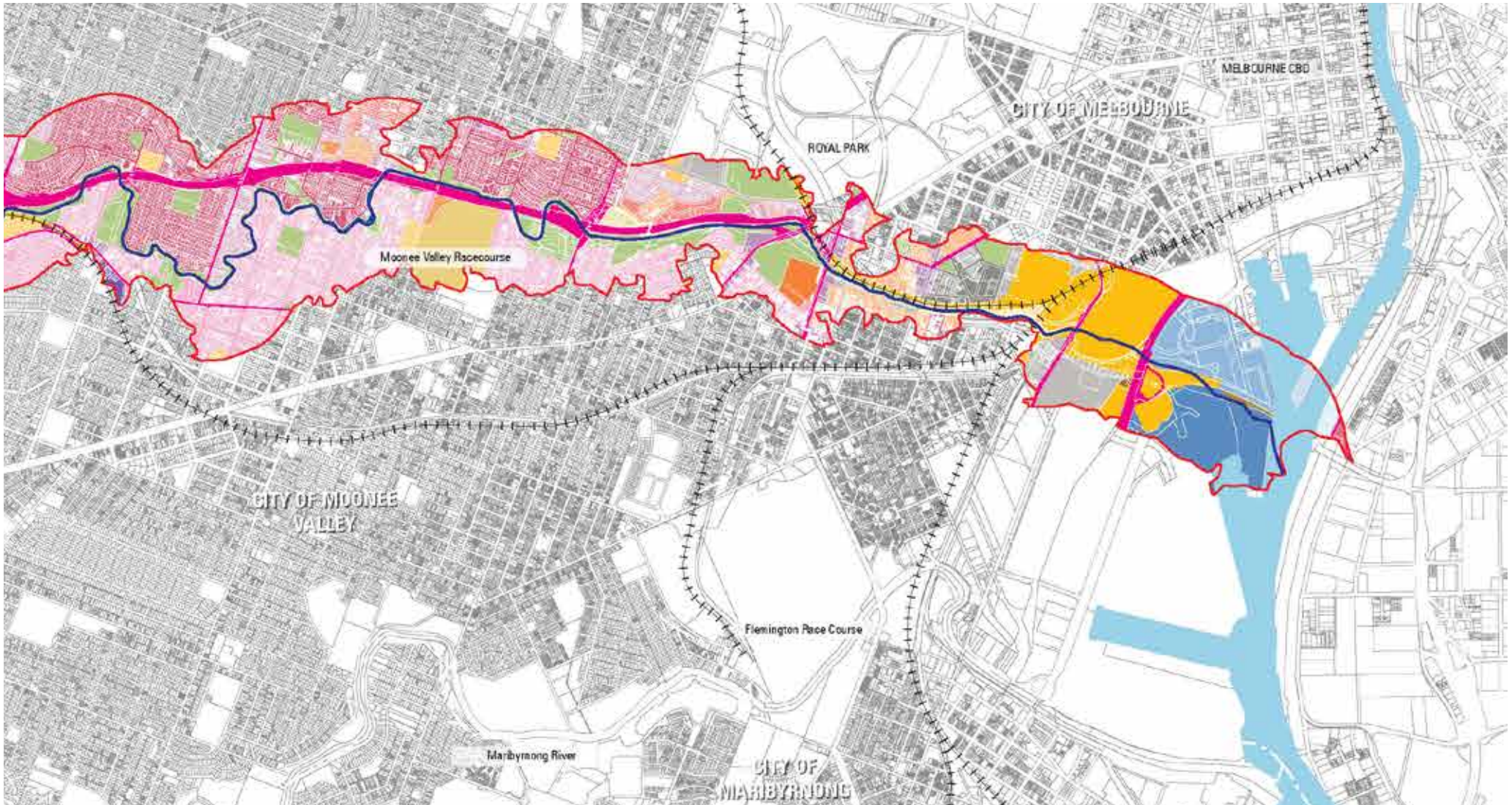
Road Zone (RDZ): now part of the Transport Zone (TRZ), applies all roads which are identified as being significant within the broader road network and are typically managed by Department of Transport and Planning. Within the study area the RDZ is found in: Brimbank, Hume, Maribyrnong, Melbourne, Moonee Valley, Merri-bek and Wyndham.

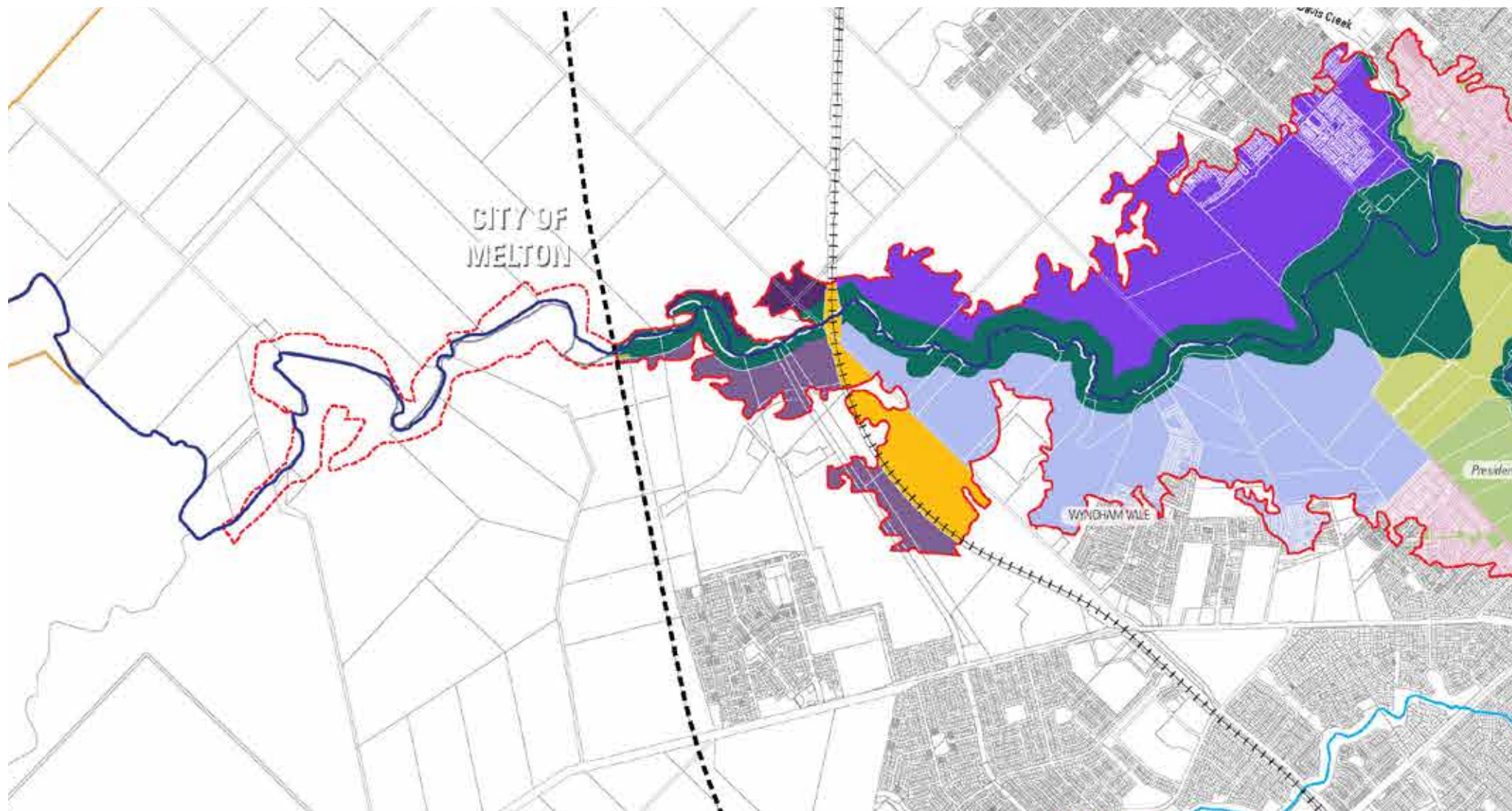
Commonwealth Land (CA): relates to Commonwealth Land which is not covered or controlled by the provisions of the municipal planning schemes. Within the study area the CA is found in: Maribyrnong, Moonee Valley and Wyndham.

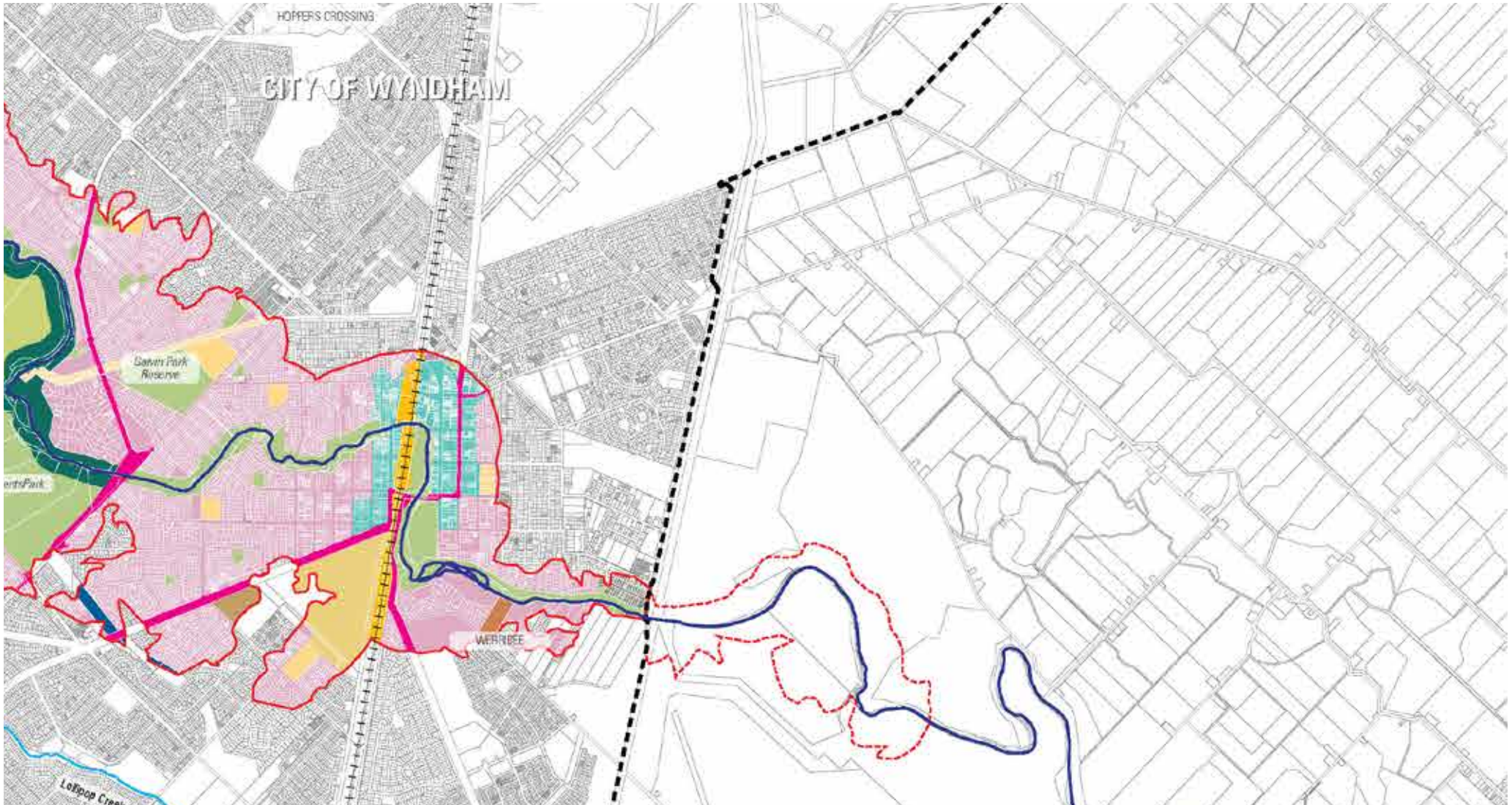












RDZ1



APPENDIX 4: OVERLAYS SUMMARY

Brimbank Planning Scheme

There are a number of general overlays falling within the study area. The list of applicable overlays is as follows:

- Environmental Audit Overlay
- Development Contributions Plan Overlay, Schedule 1 and 2
- Land Subject to Inundation Overlay
- Melbourne Airport Environs Overlay, Schedule 1 and 2
- Public Acquisition Overlay Schedule 5, 6 and 8
- Special Building Overlay

Additionally, there are a number of site and/ or place-specific overlays captured within the study area. These are described as follows:

DESIGN AND DEVELOPMENT OVERLAY

A suite of Design and Development Overlays (DDOs) are captured within the study area and should be acknowledged due to their proximity to or application to the riparian corridors. These DDOs relate to specific sites and neighbourhoods as well as significant infrastructure such as roadway or railways. The DDOs outline specific place-based design objectives and built form requirements which are to be considered for future development proposals within areas covered by the overlays.

- Design and Development Overlay, Schedule 1 (Skyline Areas)
- Design and Development Overlay, Schedule 3 (Melbourne Airport Rail Link Area)
- Design and Development Overlay, Schedule 4 (Land Referred to as Lots 6 & 7, Fitzgerald Road, Sunshine West Adjacent to the Western Ring Road)

- Design and Development Overlay, Schedule 6 (Land Adjoining McIntyre Road Between Western Highway and The Western Ring Road, North Sunshine)
- Design and Development Overlay, Schedule 7 (Land Located at 79 Wright Street Sunshine)
- Design and Development Overlay, Schedule 8 (Sunshine Hospital Medical Services Precinct)
- Design and Development Overlay, Schedule 9 (St Albans Activity Centre)
- Design and Development Overlay, Schedule 10 (Keilor Village Activity Centre)
- Design and Development Overlay, Schedule 11 (Brooklyn Industrial and Commercial Precinct)

DEVELOPMENT PLAN OVERLAY

A number of Development Plan Overlays (DPOs) are captured within the study area. These are described as follows:

- Development Plan Overlay, Schedule 3 (River Valley Estate) relates to a residential development site known as River Valley Estate, which is located west of the Maribyrnong River in Sunshine North. Construction work has already commenced in the southern portion of the site. DPO3 outlines general requirements for the preparation of a development plan for the site, which include provisions in relation to the interface between the development and the river.
- Development Plan Overlay, Schedule 12 (Melbourne Airport Rail Link Development Plan relates to land along the railway including the reservation to be used in association with the future Melbourne

Airport Rail Link Project. The railway crosses the Maribyrnong River south of the Western Ring Road. DPO12 outlines general requirements for the preparation of a development plan for the site. Construction is anticipated to begin in 2022.

ENVIRONMENTAL SIGNIFICANCE OVERLAY

- Environmental Significance Overlay, Schedule 5 (Maribyrnong River Valley and Environs) extends along the entire length of the Maribyrnong River corridor within Brimbank. ESO5 functions to protect the ecological, visual and landscape values of the river. It also seeks to provide for improved waterway health, habitat corridors, open space links and trails and public access along the river corridor in addition to appropriate interfaces between the built environment and the river corridor.
- Environmental Significance Overlay, Schedule 6 (Sites of Known Biological Significance) is applied to sites of significant biological value within Brimbank. ESO6 functions to protect the ecological significance of such areas and ensure that use, development or management of land within and adjacent to these areas are compatible with their long term maintenance and conservation.

HERITAGE OVERLAY

The following heritage places are likely to be of significance to the study based on their interface with - and proximity to the riparian zones.

- Heritage Overlay, Schedule 2 (Bridge over Maribyrnong River, Melton-Keilor Road, Keilor and Keilor East)
- Heritage Overlay, Schedule 5 (Rail Bridge (Albion Viaduct), Over Maribyrnong River between Jacana and Ref No H1197 Albion Stations, Keilor East and Sunshine North)
- Heritage Overlay, Schedule 47 (Dodds homestead ruins, Dodds Road, Brimbank Park (Western Ring Road, Keilor East), Keilor)
- Heritage Overlay, Schedule 77 (House and trees, Talmage Street, Ardeer)
- Heritage Overlay, Schedule 79 (Ford, Burke Road to Canning Street, Avondale Heights)
- Heritage Overlay, Schedule 97 (Borrell's Farm ruins and site of market garden, 745 Old Calder Highway, Keilor)
- Heritage Overlay, Schedule 124 (Brimbank Farm, Brimbank Road, Keilor)

SIGNIFICANCE LANDSCAPE OVERLAY

- Significant Landscape Overlay, Schedule 1 (Old Calder Hwy (Between Green Gully Road and Maribyrnong River), Keilor Recreation Reserve and The Lagoon Reserve) (SLO1) functions to protect significant trees along the Old Calder Highway, between Green Gully Road and the Maribyrnong River. It also seeks to retain the landscape character of these trees, noting that they provide a continuous

and visually powerful landscape contribution along this section of the Old Calder Highway.

Hume Planning Scheme

There are a number of general overlays these are as follows:

- Infrastructure Contributions Overlay, Schedule 1
- Land Subject to Inundation Overlay
- Melbourne Airport Environs Overlay, Schedule 2
- Public Acquisition Overlay Schedule 1 and 2
- Special Building Overlay

Additionally, there are a number of site and/ or place-specific overlays captured within the study area. These are described as follows:

DEVELOPMENT PLAN OVERLAY

A number of Development Plan Overlays (DPOs) are captured within the study area. These are described as follows:

- Development Plan Overlay, Schedule 25 (Development Plan – Valley Park Redevelopment – Residential Component) (DPO25) relates to land located at the former Erinbank Campus of Hume Secondary College and Westmeadows Heights primary School to the north and south of Erinbank Crescent in Westmeadows. DPO25 seeks to provide for the residential redevelopment of the site in accordance with a development plan. It is noted that construction of the development has begun and a number of properties have been constructed to

the south of the site. Given that distance of this site from Moonee Ponds Creek, and that residential land use is compatible with the residential character of the surrounds, the development of this land is not considered to give rise to any adverse impacts on the Moonee Ponds Creek environs.

ENVIRONMENTAL SIGNIFICANCE OVERLAY

- Environmental Significance Overlay, Schedule 2 (Merri Creek and Moonee Ponds Creek and Environs) (ESO2) covers the Moonee Ponds Creek corridor within the Urban Growth Boundary and does not extend beyond the Urban Growth Boundary. ESO2 recognises the Moonee Ponds Creek and environs as an important regional open space and habitat link. It recognises that urban development has impacted upon the landscape character, catchment functions and water quality of parts of the Creek, however enormous potential exists for the recreational, aesthetic and ecological functions of these areas to be improved and restored. It functions to protect the ecological, visual, landscape and recreational value of the creek. It also seeks to provide for improved waterway health and open space links and trails along the creek corridor.

HERITAGE OVERLAY

The following heritage places are likely to be of significance to the study based on their interface with, and proximity to, the riparian zones.

- Heritage Overlay, Schedule 6 (Bridge over Moonee Ponds Creek, Fawcner Street, Westmeadows)
- Heritage Overlay, Schedule 7 (Bluestone Police Lock-up (adjacent to Westmeadows Preschool) 23 Ardlie Street, Westmeadows)
- Heritage Overlay, Schedule 8 (Heritage Overlay, Schedule 376)
- Heritage Overlay, Schedule 9 (War Memorial Raleigh Street, Westmeadows)
- Heritage Overlay, Schedule 371 (Westmeadows Tavern 4-12 Ardlie Street, Westmeadows)
- Heritage Overlay, Schedule 372 (Recreation Reserve, 25-31 Ardlie Street, Westmeadows)
- Heritage Overlay, Schedule 374 (Broadmeadows District Roads Boards Office /Shire Hall, 11-17 Ardlie Street, Westmeadows)
- Heritage Overlay, Schedule 376 (House 10 Broad Street, Westmeadows)

Maribyrnong Planning Scheme

There are a number of general overlays these are:

- Environmental Audit Overlay
- Floodway Overlay
- Land Subject to Inundation Overlay
- Parking Overlay Schedule 1 and 2
- Public Acquisition Overlay Schedule 1 and 5
- Special Building Overlay

Additionally, there are a number of site and/ or place-specific overlays captured within the study area. These are described as follows:

DESIGN AND DEVELOPMENT OVERLAY

A suite of Design and Development Overlays (DDOs) are captured within the study area and should be acknowledged due to their proximity to or application to the riparian corridors. These DDOs relate to specific sites and neighbourhoods as well as significant infrastructure such as roadway or railways. The DDOs outline specific place-based design objectives and built form requirements which are to be considered for future development proposals within areas covered by the overlays.

- Design and Development Overlay, Schedule 1 (Skyline Areas)
- Design and Development Overlay, Schedule 3 (Melbourne Airport Rail Link Area)
- Design and Development Overlay, Schedule 4 (41 – 49 Robbs Road, West Footscray)
- Design and Development Overlay, Schedule 5 (Lae Street, West Footscray)
- Design and Development Overlay, Schedule 12 (Highpoint Activity Centre)
- Design and Development Overlay, Schedule 13 (West Gate Tunnel Project – Tunnel Protection Area 1)
- Design and Development Overlay, Schedule 14 (West Gate Tunnel Project – Tunnel Protection Area 2)

DEVELOPMENT PLAN OVERLAY

A number of Development Plan Overlays (DPOs) are captured within the study area. These are described as follows:

- Development Plan Overlay, Schedule 2 (Cranwell Street Development Plan) (DPO2) relates to an

existing residential site on Cranwell Street in Braybrook, south of the Maribyrnong River. It appears that the development has already been completed. The site is located within an existing mixed-use area and therefore the use of the site for residential purposes under the DPO2 is not considered to have any significant implications for the Maribyrnong River environs.

- Development Plan Overlay, Schedule 3 (Former Csiro Lane – Chicago Street, Maribyrnong) relates to an existing residential site on Chicago Street in Maribyrnong, west of the Maribyrnong River. It requires redevelopment of the site to be carried out in accordance with a development plan, outlining broad land use and development objectives for the development plan. It appears that a significant proportion of the development works has been completed, with a number of properties already occupied, whilst there a few remaining vacant lots on the site which have yet to be developed.
- Development Plan Overlay, Schedule 5 (Redevelopment – Village Way and Jindivick Street, Maribyrnong) (DPO5) relates to a redevelopment site on Village Way and Jindivick Street in Maribyrnong, located to the east of Maribyrnong River. It requires redevelopment of the site to be carried out in accordance with a development plan, outlining broad land use and development objectives for the development plan. It appears that the northern portion of the site has been redeveloped for residential use whilst the southern lot remains vacant.

- Development Plan Overlay, Schedule 11 (Melbourne Airport Rail Link Development Plan) (DPO11) relates to land along the railway including the reservation to be used in association with the future Melbourne Airport Rail Link Project. The railway is located a significant distance south of the Maribyrnong River. DPO11 outlines general requirements for the preparation of a development plan for the site. Construction is anticipated to begin in 2022.
- Development Plan Overlay, Schedule 13 (2a Beachley Street Braybrook) (DPO13) relates to residential development site at 2a Beachley Street in Braybrook (currently known as Orion Braybrook), located a significant distance south of the Maribyrnong River. It requires redevelopment of the site to be carried out in accordance with a development plan, outlining broad land use and development guidelines and requirements for the development plan. It is noted that the master planning process began in 2019 and the initial stages of construction have commenced.
- Development Plan Overlay, Schedule 16 (Ryco Precinct Footscray) (DPO16) relates to a factory/warehouse site at 11 – 19 Whitehall Street in Footscray, located west of Maribyrnong River. It requires redevelopment of the site for mixed-use purposes (residential, office and commercial) to be carried out in accordance with a development plan, outlining broad land use and development objectives, guidelines and requirements for the development plan. It appears that planning stage of the redevelopment has commenced.

- Development Plan Overlay, Schedule 17 (Highpoint Activity Centre) (DPO17) relates to Highpoint Activity Centre in Maribyrnong, located west of the Maribyrnong River. It requires a development plan to be consistent with the vision and general objectives for the Highpoint Activity Centre as well as the objectives and guidelines for the relevant precinct, notably referencing the Highpoint Planning and Urban Design Framework (2015).

ENVIRONMENTAL SIGNIFICANCE OVERLAY

- Environmental Significance Overlay, Schedule 1 (Port of Melbourne Environs) (ESO1) functions to manage potential conflicts between land in the port environs and the adjoining Port of Melbourne. The land in question is located to the west of the Maribyrnong River within the Port of Melbourne area. The ESO1 notes that land within this overlay should not be developed for any purpose that might compromise the long term protection and expansion of port operations, infrastructure and associated storage facilities. It is noted that the Maribyrnong Planning Scheme contains no ESO for the Maribyrnong River corridors.

HERITAGE OVERLAY

The following heritage places are likely to be of significance to the study based on their interface with, and proximity to, the riparian zones.

- Heritage Overlay, Schedule 20 (Footscray Park, 4-68 Ballarat Road, Footscray)

- Heritage Overlay, Schedule 21 (Pioneer Hotel 2-4 Ballarat Road, Footscray)
- Heritage Overlay, Schedule 45 (Jack's Magazine (formerly Saltwater River Powder Magazine), off La Scala Avenue, Maribyrnong)
- Heritage Overlay, Schedule 50 (Saltwater River Crossing Site and Footscray Wharves Precinct, Maribyrnong River, Moreland Street, Bunbury Street, Wingfield Street, Napier Street, Hopkins Street and Maribyrnong Street, Footscray)
- Heritage Overlay, Schedule 51 (Rail Bridge over Maribyrnong River, Footscray)
- Heritage Overlay, Schedule 64 (Pipe Makers Park Complex (also known as Former Melbourne Meat Preserving Co. Buildings), 2 Van Ness Avenue, Maribyrnong)
- Heritage Overlay, Schedule 75 (Colonial Sugar Refinery (CSR), Complex 265 Whitehall Street, Yarraville)
- Heritage Overlay, Schedule 77 (Henderson House, 43-45 Moreland Street, Footscray)
- Heritage Overlay, Schedule 78 (Barnett Glass Rubber (also known as Bradmill, McPhersons Jute Works, Bradford Cotton Mills), 91-97 Moreland Street, Footscray, 90- 100 Maribyrnong Street, Footscray and 3-5 Parker Street, Footscray)
- Heritage Overlay, Schedule 107 (Rail Bridge over Maribyrnong River & Tunnel, Bunbury Street, Footscray)
- Heritage Overlay, Schedule 109 Solomon's Ford (Canning Street Ford) Maribyrnong River near Burke Road, Braybrook)

- Heritage Overlay, Schedule 110 (Peppercorn trees, River Red Gums, Yellow Box (*Eucalyptus Melliodora*) and Canary Island date palms in the Maribyrnong River Plantation off Chifley Drive, Maribyrnong)
- Heritage Overlay, Schedule 146 (Angliss Stock Bridge, stock route and Cypress trees, Newells Paddock, Footscray)
- Heritage Overlay, Schedule 150 (Solomon's House (archaeological site), Medway Golf Club 57 Omar Street, Maidstone)
- Heritage Overlay, Schedule 153 (Dale Stables and Peppercorn trees, 35 Chifley Drive, Maribyrnong)
- Heritage Overlay, Schedule 177 (Powder Magazine Footscray, Lot 4/107-109 Whitehall Street, Footscray)
- Heritage Overlay, Schedule 178 (Mowling's Soap & Candle, 105A, 1-10/107-109, 109A Whitehall St, 21-29 Youell Street, Footscray)
- Heritage Overlay, Schedule 184 (Mt. Lyell, 295 Whitehall Street, Yarraville)

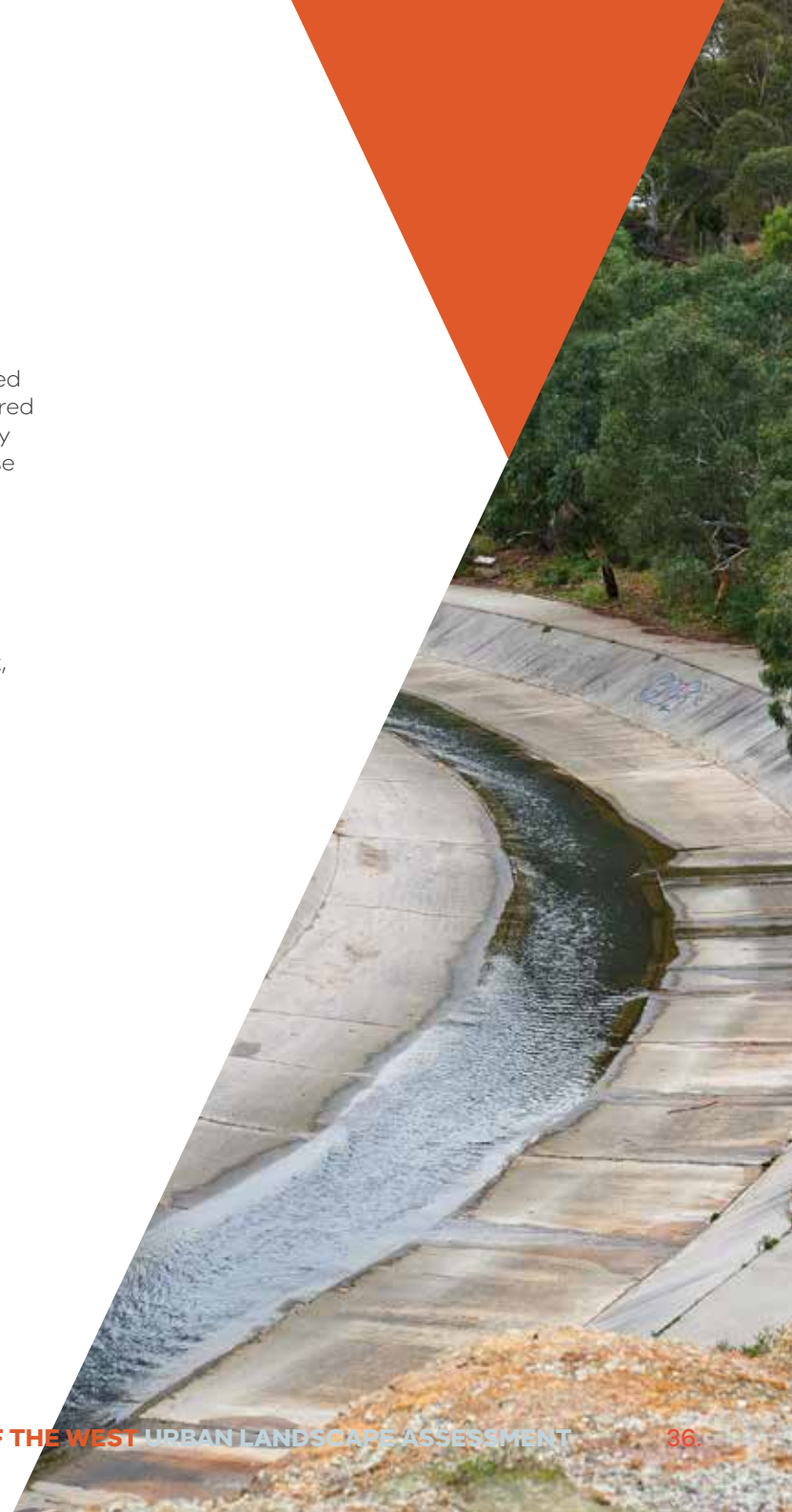
INCORPORATED PLAN OVERLAY

- Incorporated Plan Overlay, Schedule 3 (Lower Maribyrnong River Concept Plan 1984) (IPO3) relates to the Lower Maribyrnong River Concept Plan (1984) and seeks to coordinate development along the lower Maribyrnong River environs in accordance with the Concept Plan and relevant design guidelines. It also outlines broad land use, development and design guidelines for any new incorporated plan prepared for the area. It is noted that the IPO3 does not reference the latest strategy – the Maribyrnong River Valley Design Guidelines (2010).

NEIGHBOURHOOD CHARACTER OVERLAY

A few Neighbourhood Character Overlays are captured within the study area, although these are not considered particularly relevant to the scope and focus of the study area given their distance from the riparian zone. These are as follows:

- Neighbourhood Character Overlay, Schedule 1 (Buckingham Street Neighbourhood Character Precinct, Footscray)
- Neighbourhood Character Overlay, Schedule 2 (Newell Street Neighbourhood Character Precinct, Footscray)
- Neighbourhood Character Overlay, Schedule 4 (Seddon Neighbourhood Character Precinct, Seddon)
- Neighbourhood Character Overlay, Schedule 5 (Yarraville Neighbourhood Character Precinct, Yarraville)



Melbourne Planning Scheme

There are a number of general overlays within the study area, as follows:

- City Link Project Overlay
- Environmental Audit Overlay
- Land Subject to Inundation Overlay, Schedule 1 and 2
- Parking Overlay, Schedule 4, 5 and 6
- Public Acquisition Overlay, Schedule 1, 2, 3 and 7
- Special Building Overlay

Additionally, there are a number of site and/ or place-specific overlays captured within the study area. These are described as follows:

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

The Development Contributions Plan Overlay (DCPO) is selectively applied to land as it functions to identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence. Within the study area, the following DCPOs apply:

- Development Contributions Plan Overlay, Schedule 2 (Macaulay Urban Renewal Area Development Contributions Plan)

DESIGN AND DEVELOPMENT OVERLAY

A suite of Design and Development Overlays (DDO) are captured within the study area and should be acknowledged due to their proximity to or application to the riparian corridors. These DDOs relate to specific sites and neighbourhoods as well as significant infrastructure such as roadway or railways.

The DDOs outline specific place-based design objectives and built form requirements which are to be considered for future development proposals within areas covered by the overlays.

- Design and Development Overlay, Schedule 12 (Noise Attenuation Area)
- Design and Development Overlay, Schedule 26 (North Melbourne, West Melbourne and Arden-Macaulay Noise Attenuation Area)
- Design and Development Overlay, Schedule 35 (Royal Park and Royal Parade) Area 3 (DDO35-A3 - West Parkville)
- Design and Development Overlay, Schedule 49 (Yarra's Edge Precinct) Area 1 (DDO49-A1)
- Design and Development Overlay, Schedule 50 (Victoria Harbour Precinct) Area 7 (DDO50-A7) Area 8 (DDO50-A8)
- Design and Development Overlay, Schedule 54 (Business Park Precinct) Area 1 (DDO54-A1) Area 2 (DDO54-A2) Area 3 (DDO54-A3) Area 5 (DDO54-A5)
- Design and Development Overlay, Schedule 57 (Flemington Road)
- Design and Development Overlay, Schedule 63 (Macaulay Urban Renewal Area, Kensington and North Melbourne) Area 1 (DDO63A1) Area 2 (DDO63A2) Area 3 (DDO63A3) Area 4 (DDO63A4) Area 5 (DDO63A5) Area 6 (DDO63A6) Area 7 (DDO63A7) Area 8 (DDO63A8)
- Design and Development Overlay, Schedule 66 (Hospital Emergency Medical Services Helicopter Flight Path Protection (Outer Area))

- Design and Development Overlay, Schedule 70 (Melbourne Metro Rail Project – Infrastructure Protection Areas)

DEVELOPMENT PLAN OVERLAY

A number of Development Plan Overlays (DPO's) are captured within the study area. These are described as follows:

- Development Plan Overlay, Schedule 7 (Business Park Precinct)
- DPO7 directly abuts the Moonee Ponds Creek corridor.

A number of residentially-focused development plans are noted as being within the study area, these are described as follows:

- Development Plan Overlay, Schedule 9 (52-76 Bunclie Street, Pearl Street & 91-117 Melrose Street, North Melbourne Medium Density Housing Site) (DPO9) required a development plan to be implemented to deliver residential development on the site. It appears that the development has already been completed and therefore the DPO has little implications for the Moonee Ponds Creek environs, particularly given the distance of the site from the creek.
- Development Plan Overlay, Schedule 13 (West Melbourne Waterfront – 156-232 Kensington Road, West Melbourne) (DPO13) seeks to guide the redevelopment of the land for a mix of commercial, retail, community and residential uses. The Development Plan must be generally in accordance

with the Indicative Framework Plan, as shown in Figure 1 to the Schedule as well as the built form requirements outlined in Table 1 to the Schedule, the later of which responds to the Maribyrnong River Design Guidelines (2010). It is noted that, whilst the development has not yet commenced, the redevelopment of the site will have significant implications for the Maribyrnong River corridor due to its interface with the riparian zone.

- Development Plan Overlay, Schedule 14 (Inclusionary Housing Pilot – 87 – 103 Manningham Street, Parkville) (DPO14) supports the redevelopment of the site to create new residential apartments and requires a development plan to be implemented with the Indicative Framework Plan, as shown in Figures 1 –3 to the Schedule as well as the built form requirements outlined in Table 1 to the Schedule. The Architectural Feasibility Study (2017) prepared by DKO Architect outlines the initial design requirements for the site. The development will be visible from the Citylink Tollroad to the east of the Moonee Ponds Creek, although it is unlikely to have significant impacts on the creek due to its distance from the creek and separation via the freeway.

ENVIRONMENTAL SIGNIFICANCE OVERLAY

- Environmental Significance Overlay, Schedule 2 (Exceptional Trees) (ESO2) protects trees of exceptional significance within the City of Melbourne as listed in the Table to the Schedule. These significant trees are protected and preserved for their intrinsic environmental, ecological, habitat, historical, cultural, landscape, aesthetic and

scientific values. This overlay is not considered to have significant implications for the Maribyrnong River or Moonee Ponds Creek corridors given the distance of the ESO's from the riparian zones. It is noted that there is no ESO for either the Maribyrnong River or Moonee Ponds Creek corridors.

HERITAGE OVERLAY

The following heritage places are likely to be of significance to the study based on their interface with - and proximity to the riparian zones.

- Heritage Overlay, Schedule 915 (Victoria Dock, Harbour Esplanade, Victoria Harbour Promenade, North Wharf Road, Docklands Drive and Newquay Promenade, Docklands)
- Heritage Overlay, Schedule 4 (Parkville Precinct)
- Heritage Overlay, Schedule 9 (Kensington Precinct)
- Heritage Overlay, Schedule 260 (Foot Bridge, Maribyrnong River, Kensington)
- Heritage Overlay, Schedule 261 (Railway Bridge over Maribyrnong River, West Melbourne)
- Heritage Overlay, Schedule 272 (Flemington Racecourse, Epsom Road and Smithfield Road, Flemington)
- Heritage Overlay, Schedule 325 (Former Royal Park Psychiatric Hospital, 1-99 Cade Way & 1-29 Manchester Lane & 2-14 Kirriip Crescent, Parkville)
- Heritage Overlay, Schedule 867 (Bridge Over Maribyrnong River at Dynon Road, Kensington)
- Heritage Overlay, Schedule 869 (Home for Lost and Starving Dogs, later Lost Dogs Home & Animal Hospital 2-52 Gracie Street, North Melbourne)

- Heritage Overlay, Schedule 953 (Racecourse Road/ Alfred Street, North Melbourne)
- Heritage Overlay, Schedule 959 (Former Burge Bros Factory, 135-157 Racecourse Road,, Kensington)
- Heritage Overlay, Schedule 1092 Moonee Ponds Creek and Infrastructure Precinct)
- Heritage Overlay, Schedule 1093 (Royal Park, Flemington Road and Royal Parade and Gatehouse Street and The Avenue and Elliott Avenue and Park Street and Poplar Road and Macarthur Road and Oak Street and Brens Drive, Parkville)
- Heritage Overlay, Schedule 1097 (Limb Scurrey & Limb and Alfred Lawrence Laboratories and works 29-37 Barrett Street, Kensington (including alternate address 43 Bruce Street, Kensington)
- Heritage Overlay, Schedule 1100 (Trevor Boiler & Engineering Co P/L offices and amenities 126-134 Langford Street, North Melbourne)
- Heritage Overlay, Schedule 1101 (Racecourse Road Railway Bridge, Upfield line Racecourse Road, Kensington)
- Heritage Overlay, Schedule 1117 (Commonwealth Wool Store & Produce Company Ltd. Later Elder Smith & Co. Wool Stores, 64-90 Sutton Street, North Melbourne)
- Heritage Overlay, Schedule 1118 (Victoria Producers Co-operative Company Ltd, No. 5 Wools Store Part 85-105 Sutton Street, North Melbourne)

INCORPORATED PLAN OVERLAY

- Incorporated Plan, Schedule 2 (Hobsons Road Mixed Use Precinct) (IPO2) encourages the use and development of the subject land for residential and commercial purposes in accordance with the Hobsons Road Incorporated Plan (2008). IPO2 outlines key built form objectives in relation to the Maribyrnong River interface:
 - To ensure that the development of the land provides an appropriate built form to the Maribyrnong River;
 - To ensure that the development provides visual and access corridors through the site to link Kensington Banks with the Maribyrnong River; and
 - To achieve an adequate setback of buildings to the Maribyrnong River to provide for appropriate flood management of the site.
- It is noted that, whilst the above development has not yet commenced, the redevelopment of the site will have significant implications for the Maribyrnong River corridor due to its interface with the riparian zone.
- Incorporated Plan, Schedule 5 (Moonee Ponds Creek Concept Plan) (IPO5) relates to the Moonee Ponds Concept Plan (1992) and seeks to coordinate development along the Moonee Ponds Creek environs in accordance with the Concept Plan whilst also protecting the natural landscape features and vegetation of the Creek to prevent further deterioration of the creek and its environs.

- It is noted that IPO5 does not reference the latest Moonee Ponds Creek strategies, Moonee Ponds Creek Plan (2018) and Moonee Ponds Creek Strategic Plan (2019).
- It is noted that there is no IPO for the Maribyrnong River to reference the existing Maribyrnong River strategies including the Maribyrnong River Valley Design Guidelines (2010).

Moonee Valley Planning Scheme

There are a number of general overlays falling within the study area. The list of applicable overlays is as follows:

- City Link Project Overlay
- Environmental Audit Overlay
- Land Subject to Inundation Overlay
- Melbourne Airport Environs Overlay, Schedule 2
- Parking Overlay Schedule 1
- Public Acquisition Overlay, Schedule 1, 2 and 3
- Special Building Overlay

Additionally, there are a number of site and/ or place-specific overlays captured within the study area. These are described as follows:

DESIGN AND DEVELOPMENT OVERLAY

A suite of Design and Development Overlays (DDOs) are captured within the study area and should be acknowledged due to their proximity to or application to the riparian corridors. These DDOs relate to specific sites and neighbourhoods as well as significant infrastructure such as roadway or railways. The DDOs outline specific place-based design objectives and built form requirements which are to be considered for future

development proposals within areas covered by the overlays.

- Design & Development Overlay, Schedule 1 (Skyline Area)
- Design & Development Overlay, Schedule 2 (Maribyrnong River Protection)
- Design & Development Overlay, Schedule 3 (Mt Alexander Road Corridor)
- Design & Development Overlay, Schedule 6 (Melbourne Airport Rail Link Area)
- Design & Development Overlay, Schedule 8 (Essendon Airport-Obstacle Height Area 1)
- Design & Development Overlay, Schedule 9 (Essendon Airport-Obstacle Height Area 2)
- Design & Development Overlay, Schedule 11 (Fences – Fenton Street & Warrick Streets, Station Avenue in Ascot Vale, Orange Grove & Kerferd Streets in North Essendon, Dean Street in Moonee Ponds, Munro Street in Ascot Vale and St Leonards Road Area in Ascot Vale)
- Design & Development Overlay, Schedule 12 (Wilson Street / Victoria Street Precinct)
- Design & Development Overlay, Schedule 13 (9 Newsom Street, Ascot Vale)
- Development Plan Overlay

DEVELOPMENT PLAN OVERLAY

A number of Development Plan Overlays (DPOs) are captured within the study area. These are described as follows:

- Development Plan Overlay, Schedule 4 (Ascot Chase, Newsom Street, Ascot Vale) (DPO4) relates to an

existing residential neighbourhood located to the east of Maribyrnong River. DPO4 outlines general requirements for the preparation of a development plan for the site. It appears that a majority of the development has already been completed in accordance with the Ascot Chase Development Plan (2006) and therefore the DPO has few implications for the Maribyrnong River environs, particularly given the site is embedded within an existing residential area.

- Development Plan Overlay, Schedule 5 (Melbourne Airport Rail Link Development Plan) (DPO5) relates to land along the railway including the reservation to be used in association with the future Melbourne Airport Rail Link Project. DPO5 outlines general requirements for the preparation of a development plan for the site. This project could have implications for the Maribyrnong River, which is crossed by the railway line. Construction is anticipated to begin in 2022.
- Development Plan Overlay, Schedule 6 (Lombard Paper Site, 40 – 70 Mt Alexander Road, Flemington) (DPO6) required a development plan to be implemented to deliver the residential redevelopment of the Lombard Paper Factory site. The redevelopment has already been completed and therefore the DPO has little implications for the Moonee Ponds Creek environs which lies immediately to the east of the site.
- Development Plan Overlay, Schedule 8 (Public Housing Renewal – Flemington Estate) (DPO8) relates to land on the Flemington Estate, located to the west of the CityLink Freeway/ Moonee Ponds

Creek. The purpose of the DPO8 is to facilitate the renewal of Flemington Housing Estate in accordance with a development plan for the site. As per the Mixed Use Zone, the project will provide modernised public housing as well as private homes. The redevelopment project will be undertaken in accordance with the Debneys Precinct Structure Plan (2017). The first stage of the redevelopment project will be demolition works.

ENVIRONMENTAL SIGNIFICANCE OVERLAY

- Environmental Significant Overlay, Schedule 1 (Napier Park and Strathnaver Reserve Grasslands) (ESO1) applies to Strathnaver Reserve Grasslands which is situated on the southern bank of Moonee Ponds Creek in Strathmore. It provides a statement of environmental objectives to be achieved within the ESO1, focusing on conserving and enhancing the indigenous vegetation and habitat values of the reserve.
- Environmental Significant Overlay, Schedule 2 (Significant Trees) (ESO2) protects significant trees within Moonee Valley based on their horticultural, aesthetical or historical value. It provides a statement of environmental objectives to be achieved, focusing on preserving protected trees and minimising impacts of development on the health of the trees. ESO2 protects a significant number of trees along the Maribyrnong River corridor.
- Environmental Significant Overlay, Schedule 3 (Upper Maribyrnong River; Maribyrnong River Escarpment; Steele Creek Escarpment) (ESO3)

extends along the Upper Maribyrnong River and Maribyrnong River Escapement environs. ESO3 functions to protect the ecological values of the river and recognises the Upper Maribyrnong River and Maribyrnong River Escapement as important habitat and vegetation corridors. It falls silent on the protection of the river’s landscape or recreational values. There is a gap in the overlay along the Upper Maribyrnong River environs between Canning Reserve and the Maribyrnong River Escarpment. In addition, the ESO does not extend along the Lower Maribyrnong River corridor between the Maribyrnong River Escarpment and Flemington Racecourse.

HERITAGE OVERLAY

The following heritage places are likely to be of significance to the study based on their interface with and proximity to the riparian zones.

- Heritage Overlay, Schedule 4 (Maribyrnong Park, Moonee Ponds)
- Heritage Overlay, Schedule 6 (Woods Hills Estate)
- Heritage Overlay, Schedule 20 (Monash Street, Ascot Vale)
- Heritage Overlay, Schedule 23 (Travancore)
- Heritage Overlay, Schedule 57 (180 Holmes Road – Essendon Incinerator Complex, Moonee Ponds)
- Heritage Overlay, Schedule 75 (93-95 Mooltan Street, Travancore – House)
- Heritage Overlay, Schedule 107 (Railway Bridge (Albion Viaduct), Over Maribyrnong River between Jacana and Albion Stations, East Keilor)

- Heritage Overlay, Schedule 113 Canning Street (Solomons Ford on Maribyrnong River, Avondale Heights)
- Heritage Overlay, Schedule 342 (Railway Trestle Bridge, Moonee Ponds Creek, Strathmore Heights)
- Heritage Overlay, Schedule 343 (Wannauee Homestead)
- Heritage Overlay, Schedule 379 (Moonee Valley Racecourse 33 Dean Street, Moonee Ponds)
- Heritage Overlay, Schedule 385 (Holmes Road Main Drain Outlet, Holmes Road, Moonee Ponds and The Boulevard, Aberfeldie)
- Heritage Overlay, Schedule 405 (15th Essendon Sea Scout Complex, 22 & 26 Woods Street, Ascot Vale)
- Heritage Overlay, Schedule 406 (Maribyrnong Pipe Bridge, South end of Ahern Place, Avondale Heights)
- Heritage Overlay, Schedule 429 (Flemington Bridge (Inbound) Mt Alexander Road, Flemington)

INCORPORATED PLAN OVERLAY

- Incorporated Plan Overlay, Schedule 1 (Lower Maribyrnong River Concept Plan 1986) (PO1) seeks to coordinate development along the Maribyrnong River environs in accordance with the Lower Maribyrnong River Concept Plan (1986). It is noted that the Concept Plan is rather outdated and newer strategies have been adopted since the implementation of this overlay, such as the Maribyrnong River Design Guidelines (2010).
- Incorporated Plan Overlay, Schedule 5 (Moonee Ponds Creek Concept Plan) (IPO5) seeks to coordinate development along the Moonee Ponds Creek environs in accordance with the Moonee

Ponds Creek Concept Plan (1992). It is noted that the Concept Plan has been superseded by the adoption of the Moonee Ponds Creek Strategic Plan (2011). As such, Clause 21.-04-10 of the Planning Scheme indicates the Strategic Plan (2011) should be implemented through a review of IPO5.

- Incorporated Plan Overlay, Schedule 6 (Lowther Hall Anglican Grammar School Masterplan; Penleigh and Essendon Grammar School – Moonee Ponds Master Plan) (IPO6) relates to two school sites located some distance east of the Maribyrnong River. IPO6 functions to require development in accordance with an incorporated plan (masterplan) for the two sites and outlines general requirements for the preparation of the site master plans.
- Incorporated Plan Overlay, Schedule 7 (Former Essendon and District Memorial Hospital) (IPO7) relates to the former hospital site located some distance east of the Maribyrnong River. IPO7 functions to require development in accordance with an incorporated plan (master plan) for the site, although it does not outline general requirements for the preparation of a master plan.

NEIGHBOURHOOD CHARACTER OVERLAY

A few Neighbourhood Character Overlays are captured within the study area, although these are not considered particularly relevant to the scope and focus of the study area given their distance from the riparian zone. These are as follows:

- Neighbourhood Character Overlay, Schedule 1 (Dean Street Moonee Ponds)

- Neighbourhood Character Overlay, Schedule 4 (Fenton & Warwick Street, Ascot Vale)
- Neighbourhood Character Overlay, Schedule 5 (Munro Street, Ascot Vale)
- Neighbourhood Character Overlay, Schedule 6 (St Leonards Road Area, Ascot Vale)

Merri-bek Planning Scheme

There are a number of general overlays falling within the study area. The list of applicable overlays is as follows:

- City Link Project Overlay
- Environmental Audit Overlay
- Development Contributions Plan Overlay, Schedule 1
- Erosion Management Overlay
- Land Subject to Inundation Overlay
- Parking Overlay Schedule 1 and 2
- Public Acquisition Overlay, Schedule 1
- Special Building Overlays

Additionally, there are a number of site and/ or place-specific overlays captured within the study area. These are described as follows:

DESIGN AND DEVELOPMENT OVERLAY

A couple of Design and Development Overlays (DDOs) are captured within the study area and should be acknowledged due to their proximity to or application to the riparian corridors. The DDO's outline specific place-based design objectives and built form requirements which are to be considered for future development proposals within areas covered by the overlays.

- Design and Development Overlay, Schedule 1 (Heritage Protection) (DDO1) protects heritage places. It seeks to protect and enhance the environment of heritage places whilst ensuring the character and appearance of heritage places is not adversely affected by the design of new buildings on adjoining land.
- Design and Development Overlay, Schedule 24 (Neighbourhood Centres) (DDO24) sets out built form requirements for a number of neighbourhood centres. It seeks to ensure that the built form outcomes are appropriate to the context of each neighbourhood centre.

DEVELOPMENT PLAN OVERLAY

A number of Development Plan Overlays (DPOs) are captured within the study area. These are described as follows:

- Development Plan Overlay, Schedule 6 (Gowanbrae) (DPO6) relates to the existing residential neighbourhood of Gowanbrae, located to the northwest of Moonee Ponds Creek. DPO6 outlines general requirements for the preparation of a development plan for the site. It appears that the majority of the development has already been completed and therefore the DPO has few implications for the Moonee Ponds Creek environs.
- Development Plan Overlay, Schedule 12 (Public Housing Renewal – Gronn Place, Brunswick West) (DPO12) relates to the Gronn Place site which is located to the east of the Citylink Freeway in Brunswick West (the same site covered by the MUZ2).

It is intended that the estate will be redeveloped in the future to provide for modernised public housing and private homes. DPO12 outlines general and build form requirements for the preparation of a development plan for the site in accordance with the Concept Plan forming part of DPO12.

ENVIRONMENTAL SIGNIFICANCE OVERLAY

- Environmental Significance Overlay, Schedule 2 (Moonee Ponds Creek and Environs (Includes Melville Creek)) (ESO2) extends along the length of the Moonee Ponds Creek in Merri-bek. It functions to protect the ecological, visual, landscape and recreational value of the creek. It also seeks to provide for improved waterway health and open space links along the creek corridor. ESO2 also acknowledges the need for revitalisation and revegetation of the creek environs.

HERITAGE OVERLAY

The following heritage places are likely to be of significance to the study based on their interface with - and proximity to the riparian zones.

- Heritage Overlay, Schedule 92 (Hoffman and Hunter Streets Precinct, West Brunswick)
- Heritage Overlay, Schedule 219 (Moonee Ponds Creek, Glenroy – Trestle Bridge)
- Heritage Overlay, Schedule 372 (273 Union Street, Brunswick West – House)
- Heritage Overlay, Schedule 527 (9 Waxman Parade, Brunswick West)

- Heritage Overlay, Schedule 528 (92-94 Whitby Street, Brunswick West)
- Heritage Overlay, Schedule 540 (6 & 10 Allard St, 5 Balfe Cres, 46 & 47 Cumming St, 280 & 284 Hope St, & 7 Hopetoun St, 30 Murray Street, 19, 23 & 32 Passfield St and 18, 37, 43 & 51 Waxman Pde, Brunswick West)

INCORPORATED PLAN OVERLAY

- Incorporated Plan Overlay, Schedule 2 (13 – 17 Duggan Street, Brunswick West Incorporated Plan – June 2003) (IPO2) identifies the site to which the incorporated plan for the 13 – 17 Duggan Street development in Brunswick West applies. Amongst other matters, the incorporated plan outlines the built form and land use for the mixed-use development on the site. It is noted that construction has already commenced, with a number of residential and office buildings having been completed on the site.

Wyndham Planning Scheme

There are a number of general overlays falling within the study area. Descriptions of these overlays are provided at section 3.6 of this report. The list of applicable overlays is as follows:

- Environmental Audit Overlay
- Development Contributions Plan, Schedule 1, 3, 4, 6, 7, 11, 12 and 13
- Land Subject to Inundation Overlay

- Public Acquisition Overlay Schedule 1, 2, 4 and 5
- Parking Overlay (Werribee City Centre)
- Special Building Overlay

Additionally, there are a number of place and/or site-specific overlays captured within the study area which are of particular relevance to the riparian corridor. These are described as follows:

DESIGN AND DEVELOPMENT OVERLAY

A suite of Design and Development Overlays (DDOs) are captured within the study area and should be acknowledged due to their proximity to or application to the riparian corridors. These DDOs relate to specific sites and neighbourhoods as well as significant infrastructure such as roadway or railways. The DDOs outline specific place-based design objectives and built form requirements which are to be considered for future development proposals within areas covered by the overlays.

- Design and Development Overlay, Schedule 2 (Western Gardens Light Industrial Area)
- Design and Development Overlay, Schedule 3 (Old Geelong Road Industrial Area)
- Design and Development Overlay, Schedule 5 (Tarneit West Neighbourhood Activity Centre)
- Design and Development Overlay, Schedule 10 (Regional Rail Link Section 2 Rail Noise Attenuation)
- Design and Development Overlay, Schedule 11 (Boundary Road Office & Industrial Precinct)

DEVELOPMENT PLAN OVERLAY

A number of Development Plan Overlays (DPOs) are captured within the study area. These are described as follows:

- Development Plan Overlay, Schedule 2 (Future Urban Development Areas) (DPO2) is a generalised overlay which applies to areas as identified as future urban development areas in Wyndham, a number of which are existing built up areas.
- Development Plan Overlay, Schedule 6 (Designated Residential Growth Areas) (DPO6) is a generalised overlay which applies to areas identified as designated residential growth areas in Wyndham. DPO6 outlines general requirements for the preparation of development plans for each development area covered by the overlay.
- Development Plan Overlay, Schedule 10 (Tarneit West Outline Development Plan Area) (DPO10) applies to the Tarneit West Outline Development Plan Area located north of Hogans Road and west of Tarneit Road. DPO10 outlines general requirements for the preparation of a development plan for the area, which must generally be in accordance with the Tarneit West Outline Development Plan (2008). It is noted that a significant amount of commercial and residential development has already been constructed on the land covered by DPO10. DPO10 has no specific implications for waterways within the study area, although it lies within the viewshed corridor for Werribee River.

- Development Plan Overlay, Schedule 16 (Riverwalk Estate) (DPO16) relates to the Riverwalk Estate residential development site. DPO16 outlines general requirements for the preparation of a development plan for the site. The Riverwalk Development Plan (2010) outlines the master plan for the Riverwalk Estate. Construction of the early residential stages has already begun.

ENVIRONMENTAL SIGNIFICANCE OVERLAY

- Environmental Significance Overlay, Schedule 1 (Waterway Corridors) (ESO1) applies to Wyndham's major waterways including the Werribee River. ESO1 functions to protect the ecological, landscape and recreational value of the river. It also seeks to provide for improved waterway health and appropriate interfaces between the built environment and the river corridor. ESO1 covers the extent of the lower reaches of Werribee River between the Riverbend Historical Park (west of Hoppers Crossing) and Werribee South Foreshore. However, the ESO1 is sporadically applied to the waterway corridor in its upper reaches north of Ballan Road.
- Environmental Significance Overlay, Schedule 2 (Rural Conservation Area) (ESO2) is a generalised overlay which applies to a number of areas of 'significant biodiversity' value which include waterways, woodlands and other habitats. It functions to protect the ecological and landscape values of such areas in addition to enhancing conservation and habitat connectivity within these areas.

HERITAGE OVERLAY

The following heritage places are likely to be of significance to the study based on their interface with - and proximity to the riparian zones.

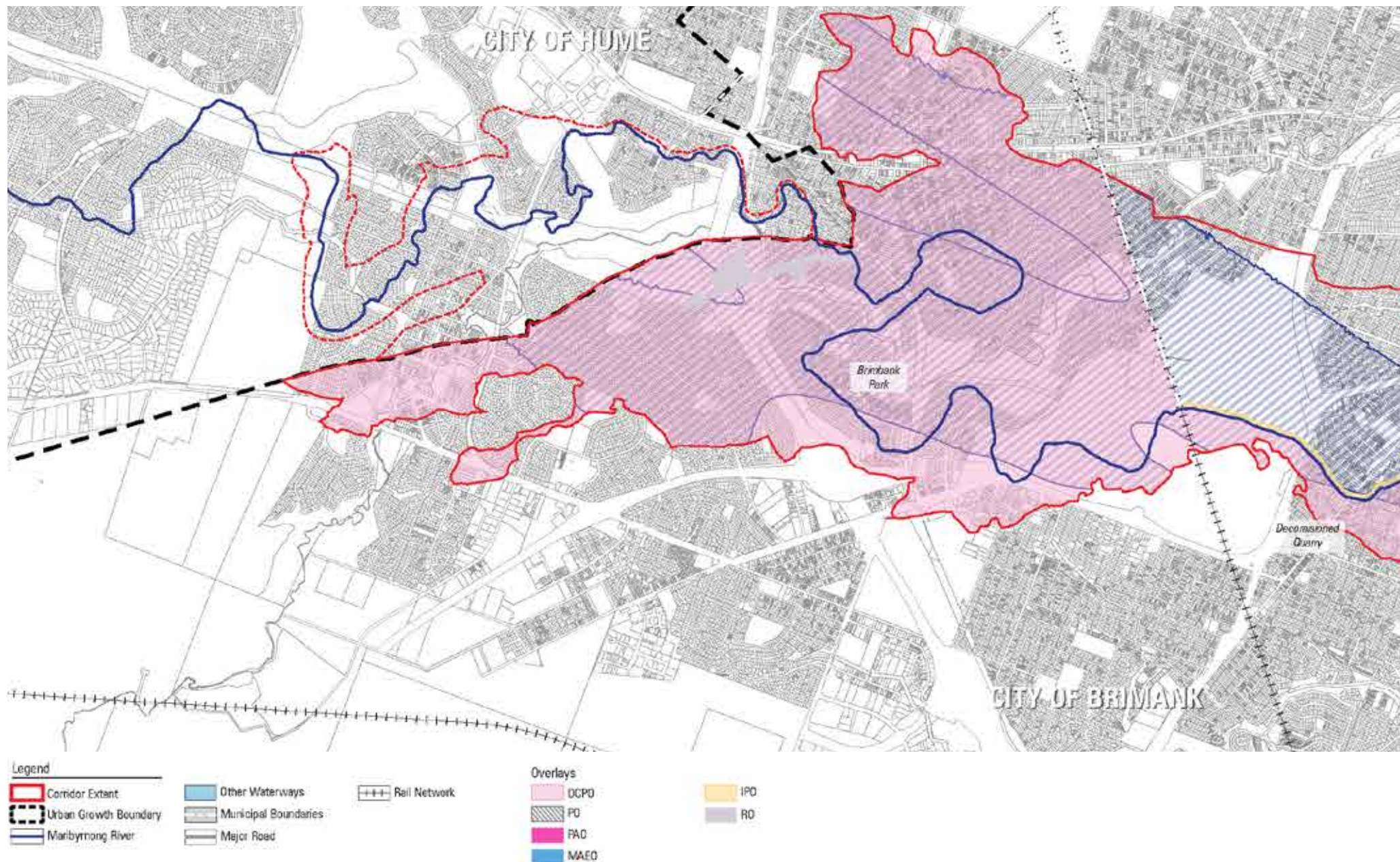
- Heritage Overlay, Schedule 1 (Ford, Werribee River, Werribee)
- Heritage Overlay, Schedule 2 (Main Outfall Sewer, Hoppers Crossing, Laverton North, Truganina, Werribee, and Williams Landing)
- Heritage Overlay, Schedule 3 (Werribee System - Diversion Weir)
- Heritage Overlay, Schedule 12 (Werribee Racecourse Bulban Road, Werribee)
- Heritage Overlay, Schedule 18 (Cobbledicks Ford and Reserve, Cobbledicks Ford Road, Mt Cottrell)
- Heritage Overlay, Schedule 23 (Cottrell Street Sports and Physio Centre, 90 Cottrell Street, Werribee)
- Heritage Overlay, Schedule 24 (Racecourse Hotel, 78-80 Cottrell Street, Werribee)
- Heritage Overlay, Schedule 37 (Eynesbury (part) Staughtons Bridge site, Lot 1B PS543210, Dohertys Road, Tarneit. Springhill Road, Eynesbury)
- Heritage Overlay, Schedule 42 (Cobbledicks House (Ruin), 2 Dukelows Road, Wyndham Vale)
- Heritage Overlay, Schedule 61 (Chaffey Irrigation Scheme Riverbend Historical Park, Heaths Road, Werribee)
- Heritage Overlay, Schedule 76 (Werribee Satellite Aerodrome, Princes Highway (Geelong Road) and Farm Road, Werribee)

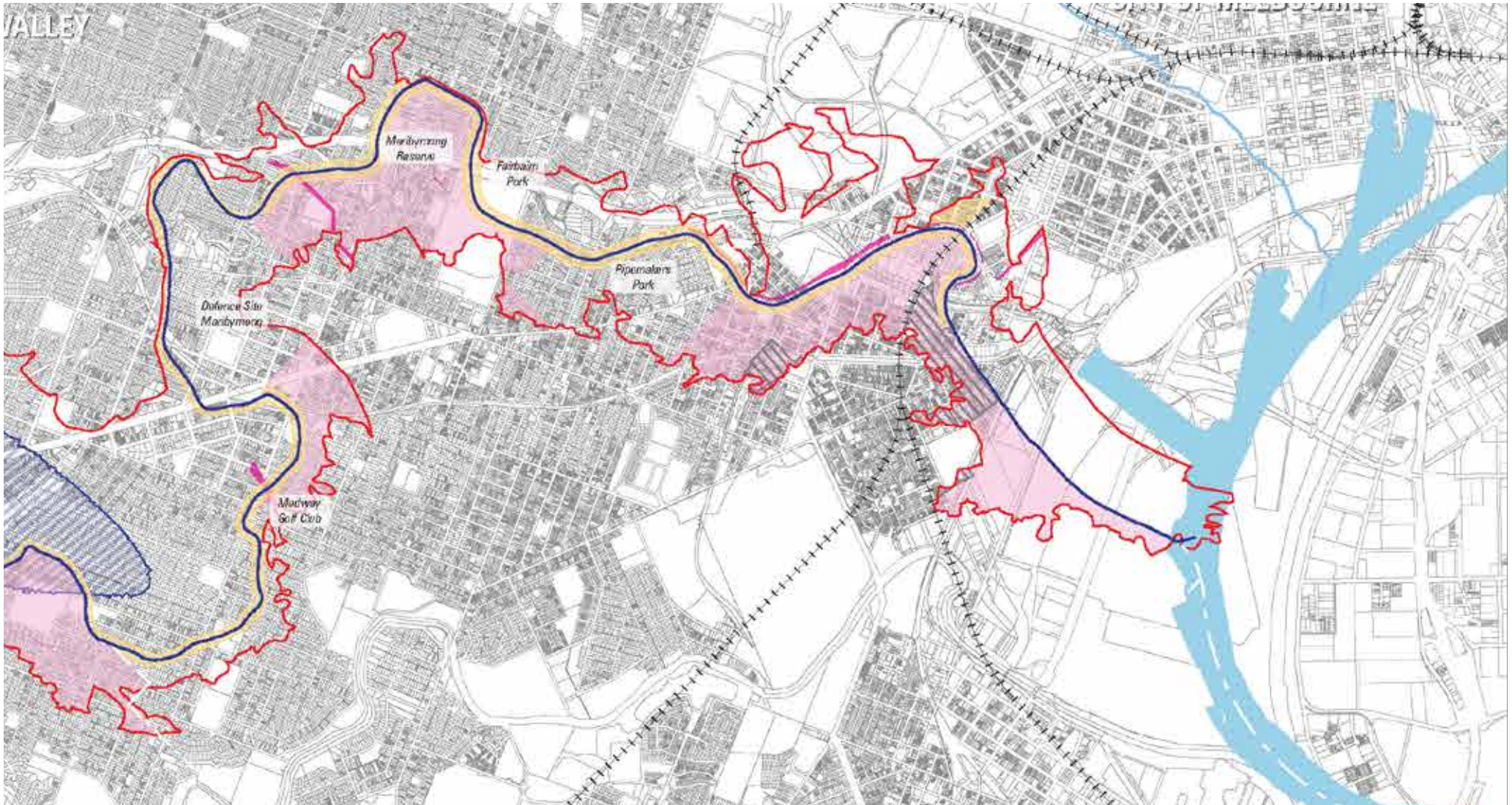
- Heritage Overlay, Schedule 101 (Sumiya 6 Wattamolla Ave, Werribee)
- Heritage Overlay, Schedule 102 (The Manor (remnants) Wattamolla Ave, Werribee)
- Heritage Overlay, Schedule 104 (Chirnside Park, Pt CA 3 Sec 5A Psh Deutgam, Watton Street, Werribee)
- Heritage Overlay, Schedule 134 (A and B ranked dry stone walls)

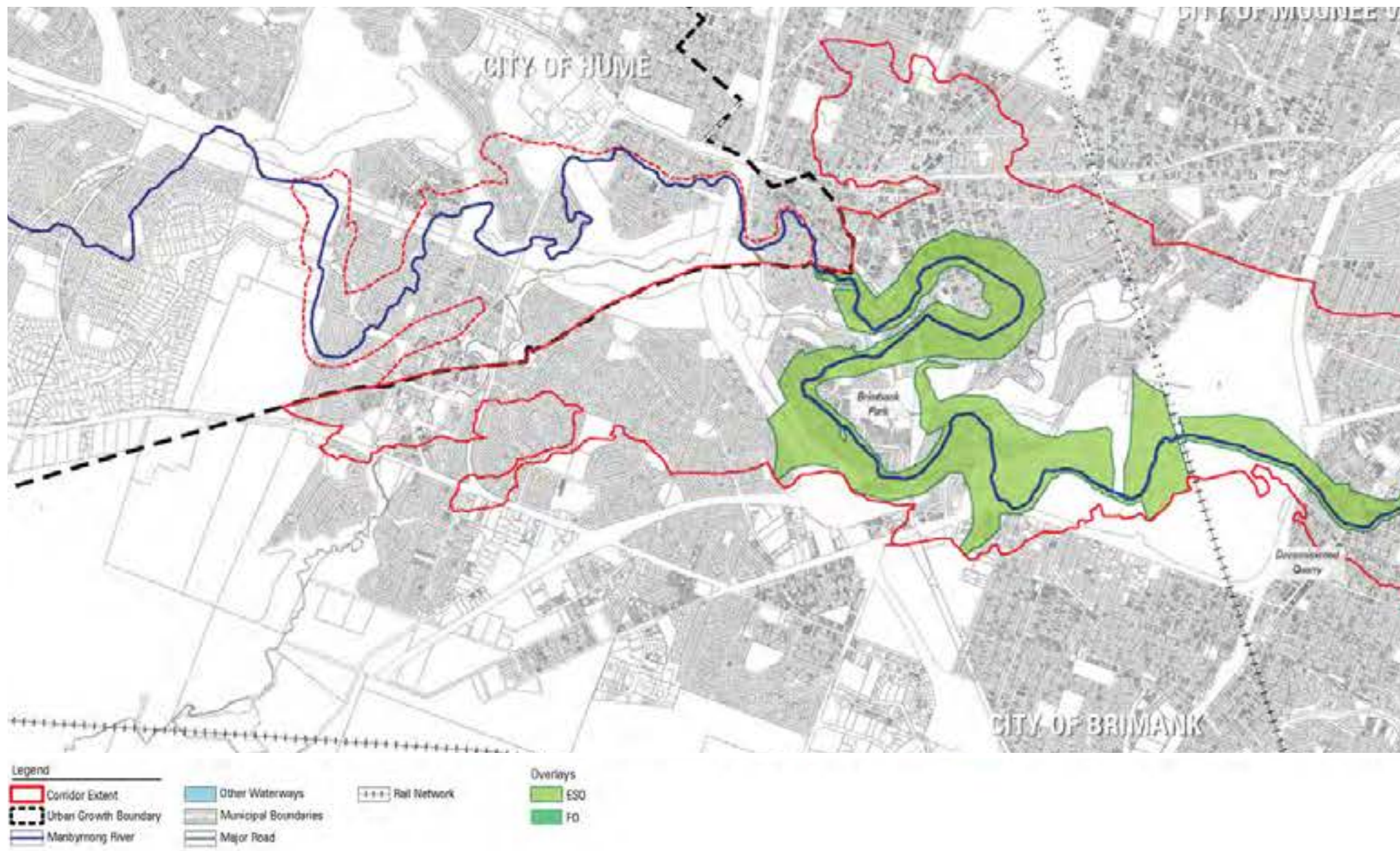
INCORPORATED PLAN OVERLAY

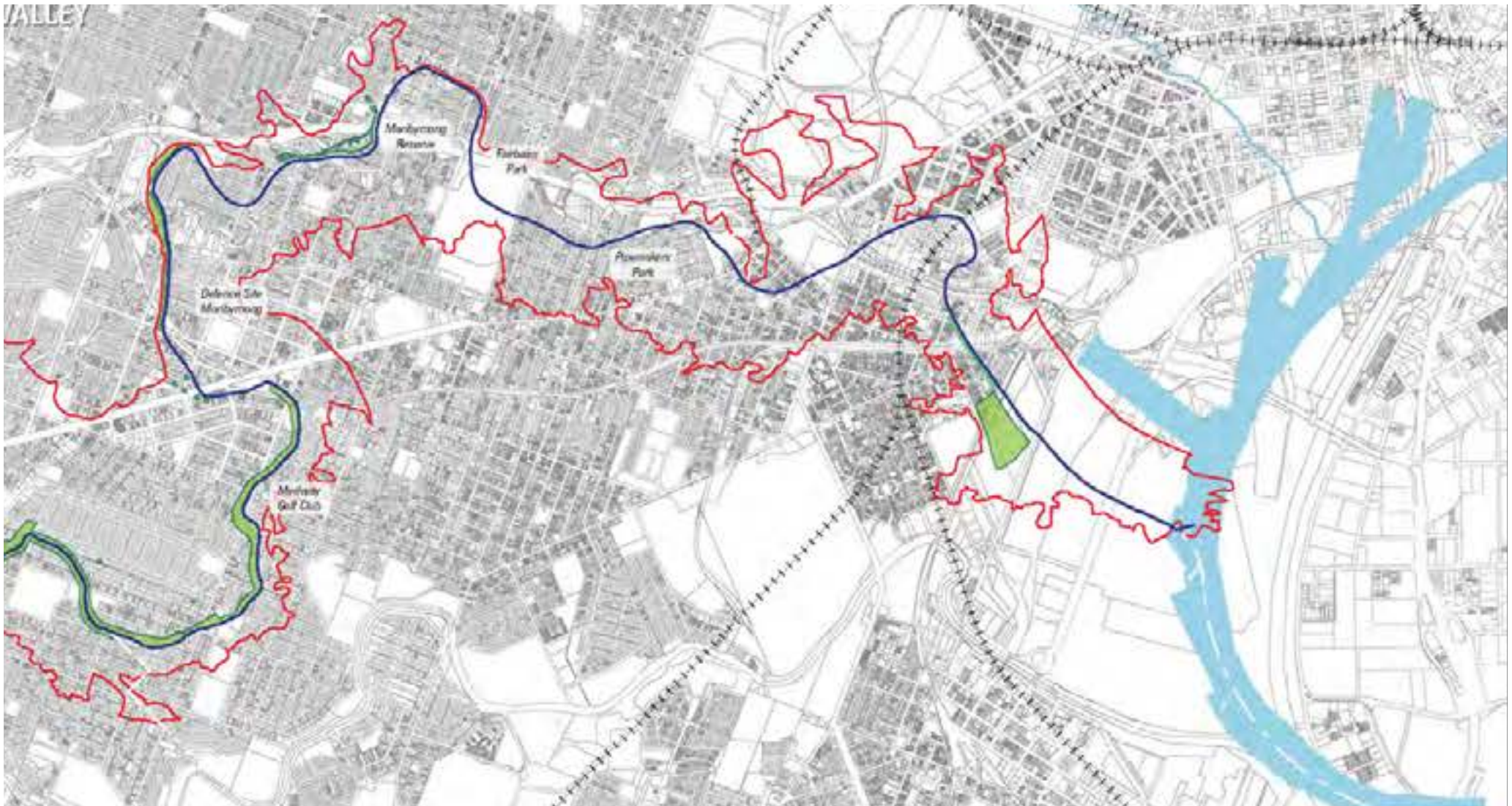
- Incorporated Plan Overlay, Schedule 3 (Ballan Road Precinct Structure Plan, Westbrook Precinct Structure Plan & Riverdale Precinct Structure Plan) (IPO3) applies to the Werribee River and Davis Creek corridors and relates to land covered by Ballan Road Precinct Structure Plan (2014), Westbrook Precinct Structure Plan (2014) & Riverdale Precinct Structure Plan (2014). IPO3 requires development of the land to be undertaken in accordance with the Structure Plans. It also functions to conserve parts of the Werribee River and Davis Creek for Growling Grass Frog habitat as well as facilitate development of recreation and infrastructure associated with adjoining land uses.

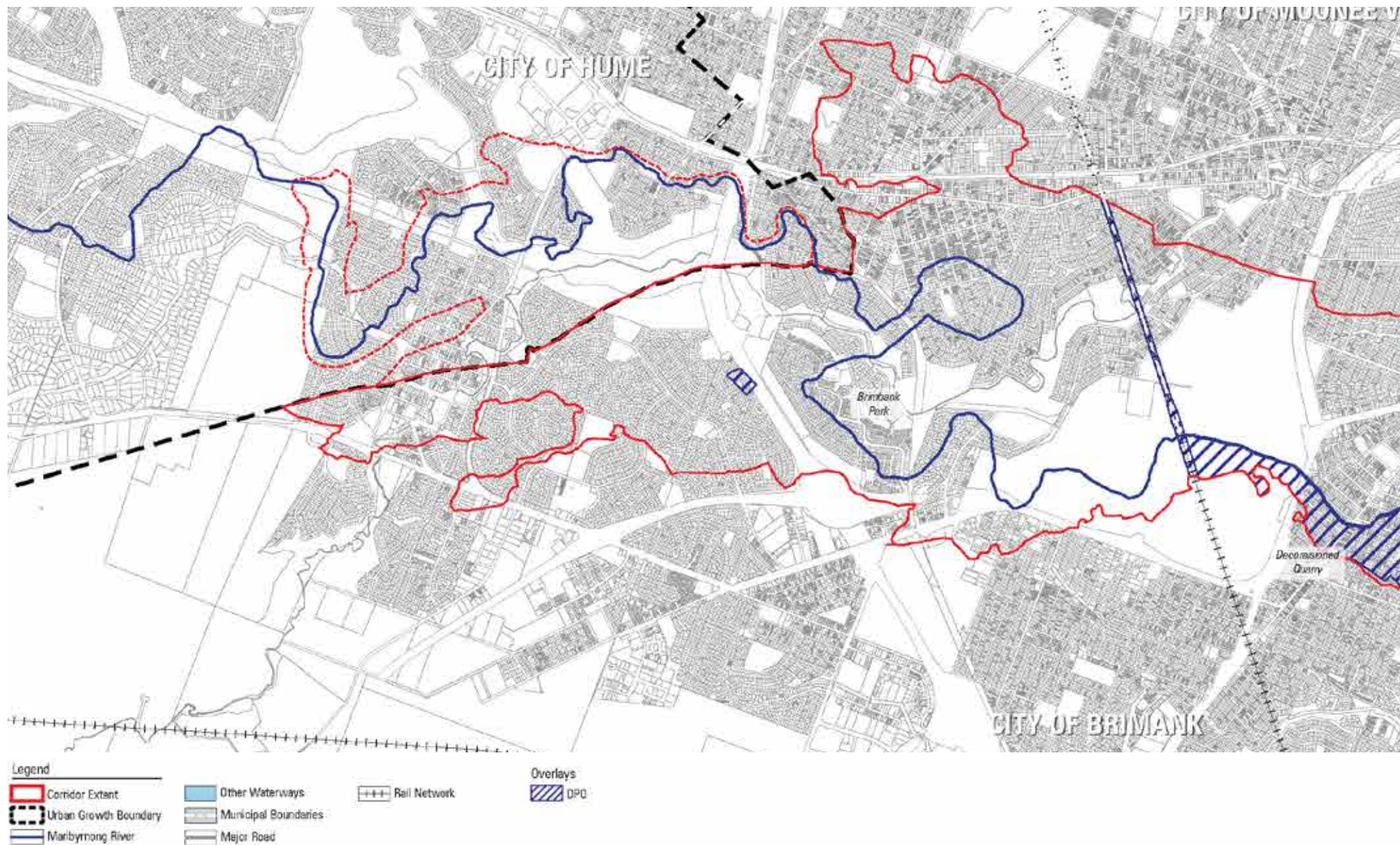
MAP 4: MARIBYRNONG RIVER - OVERLAYS

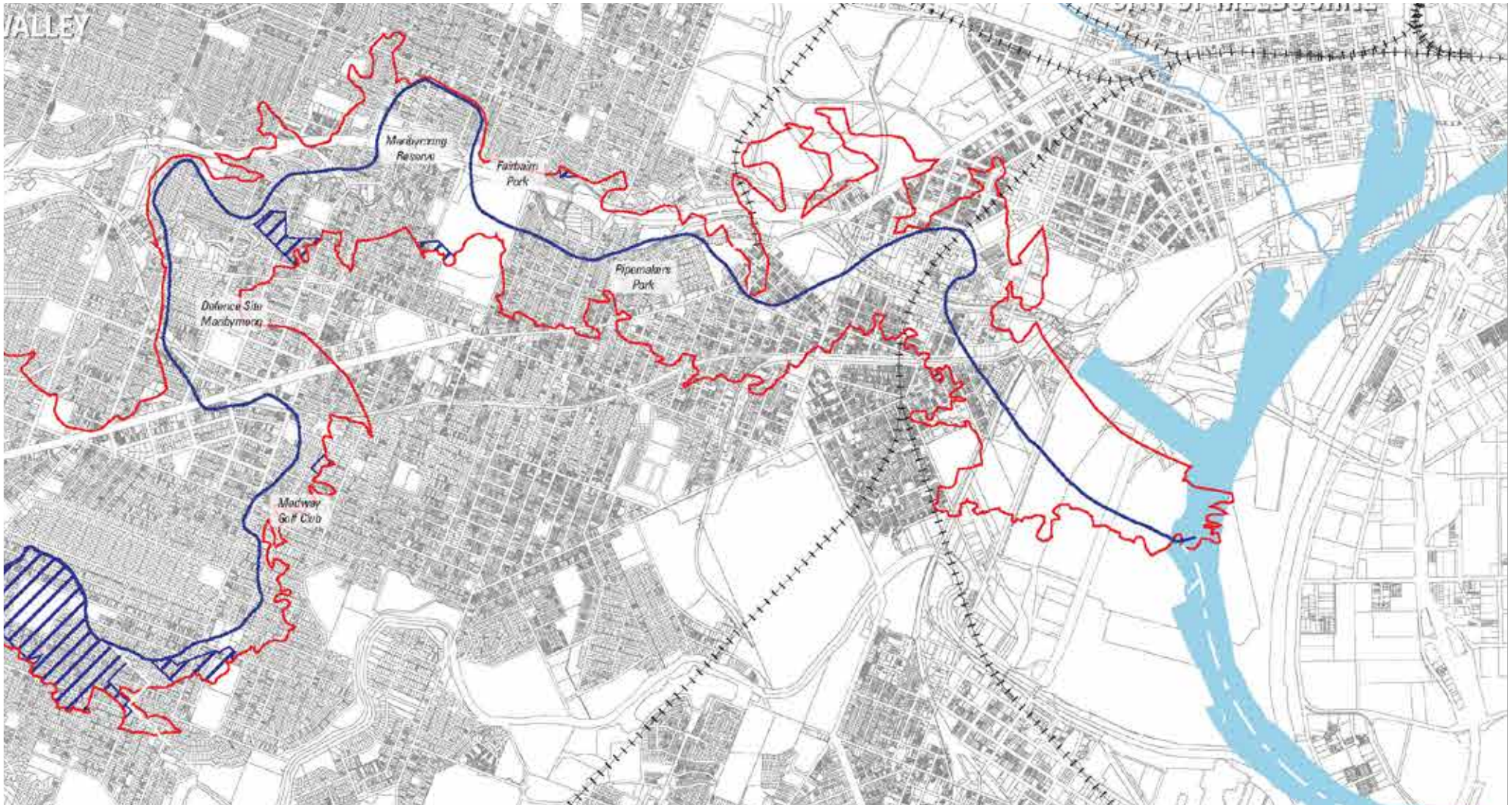


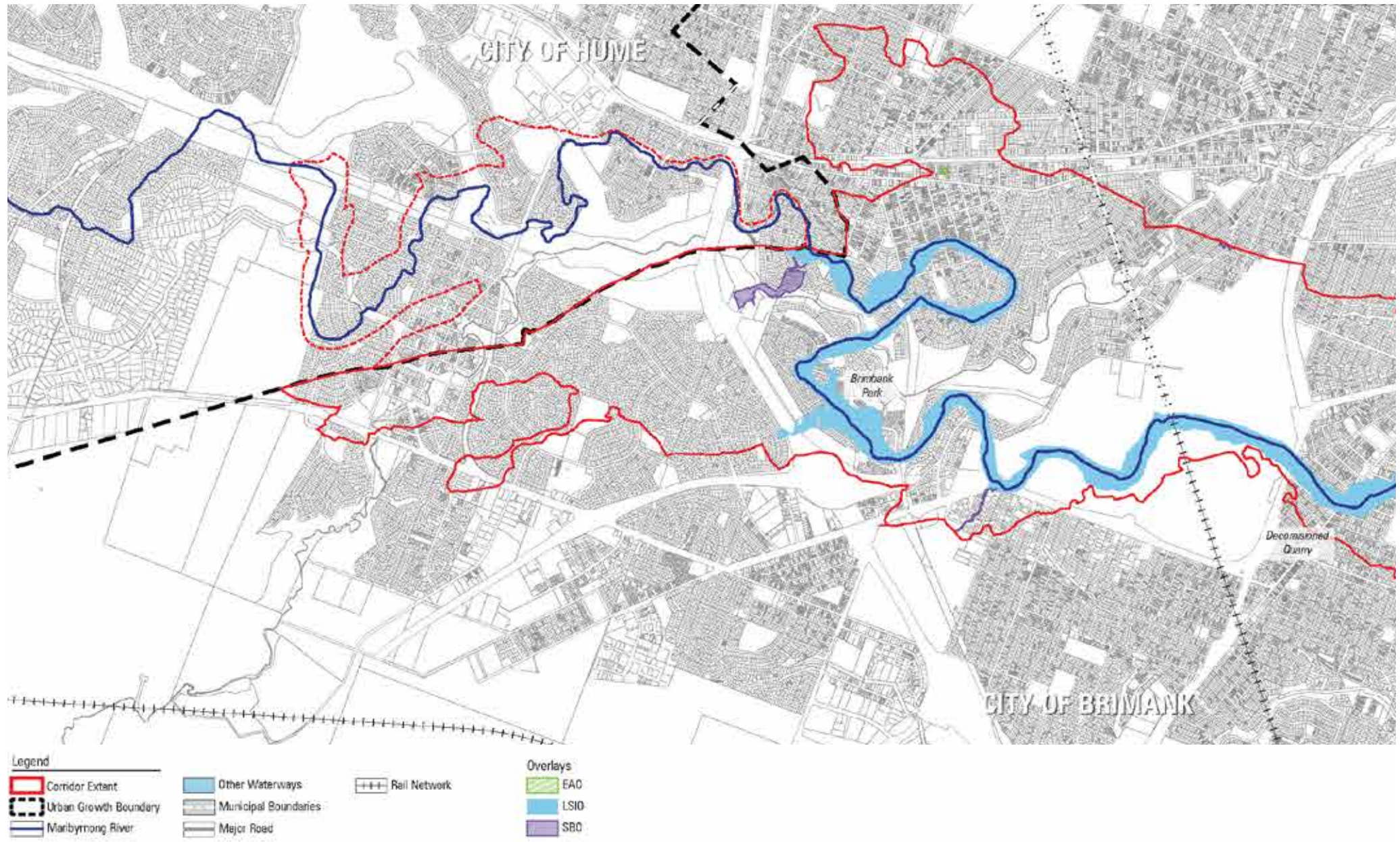


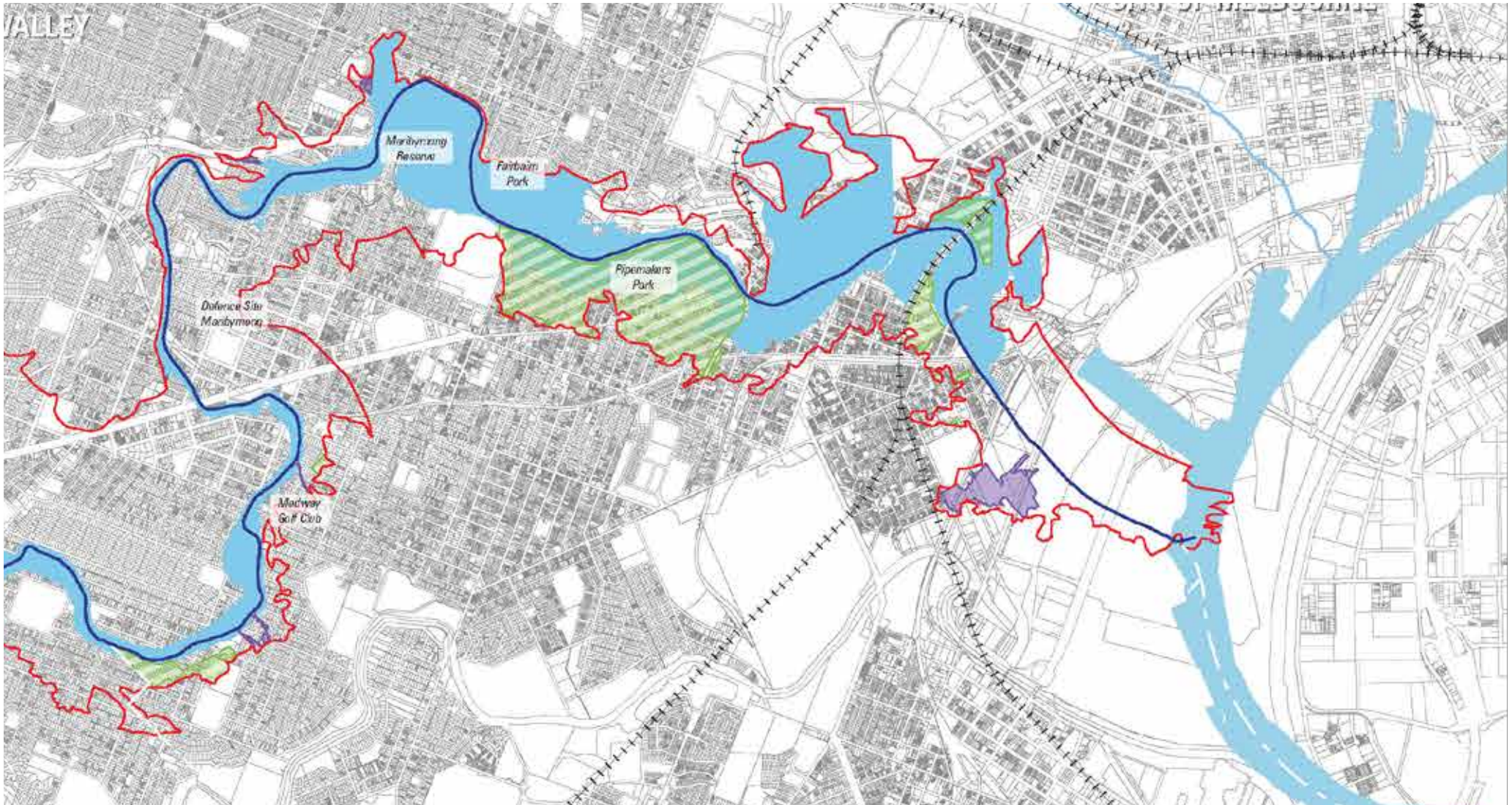


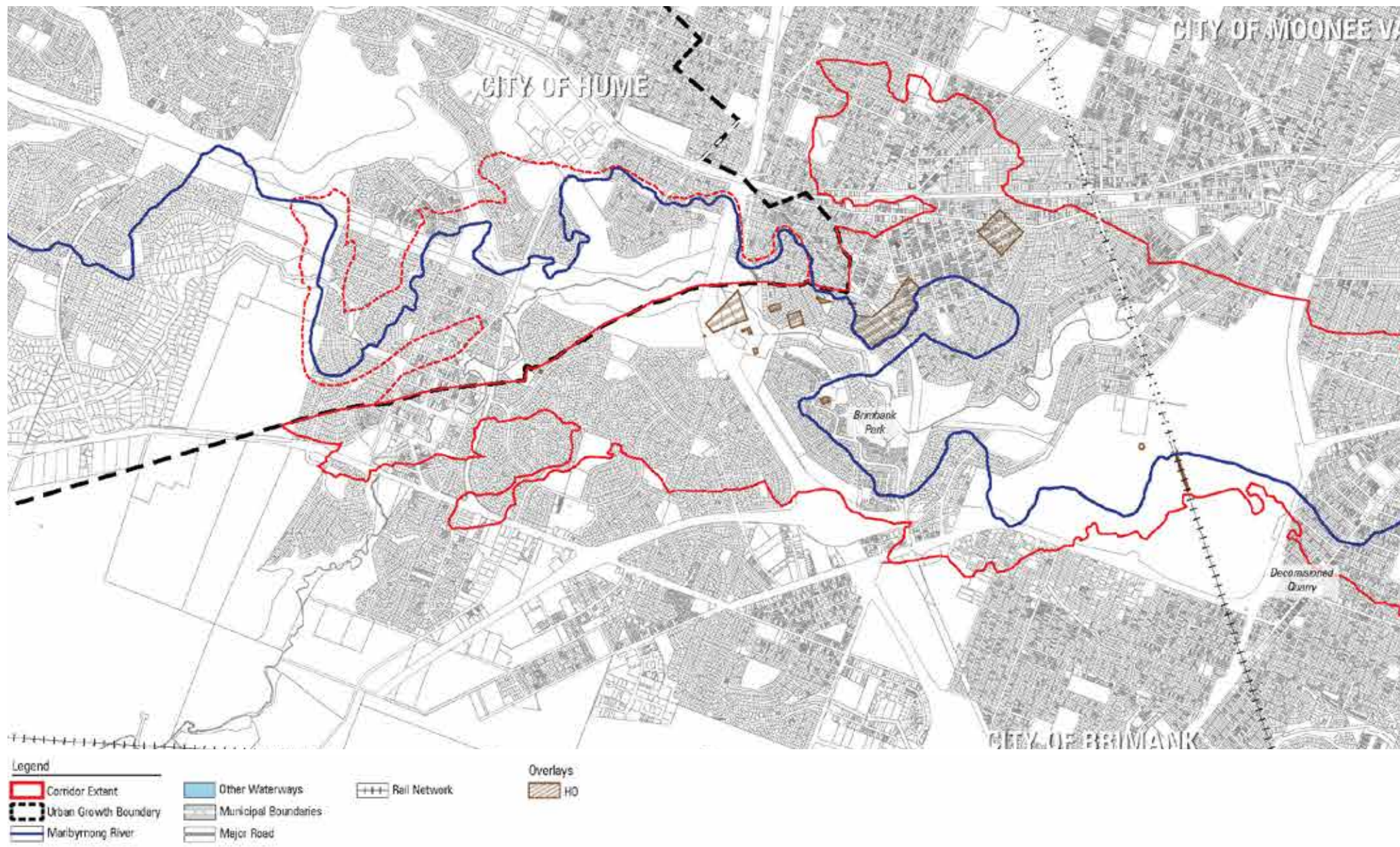


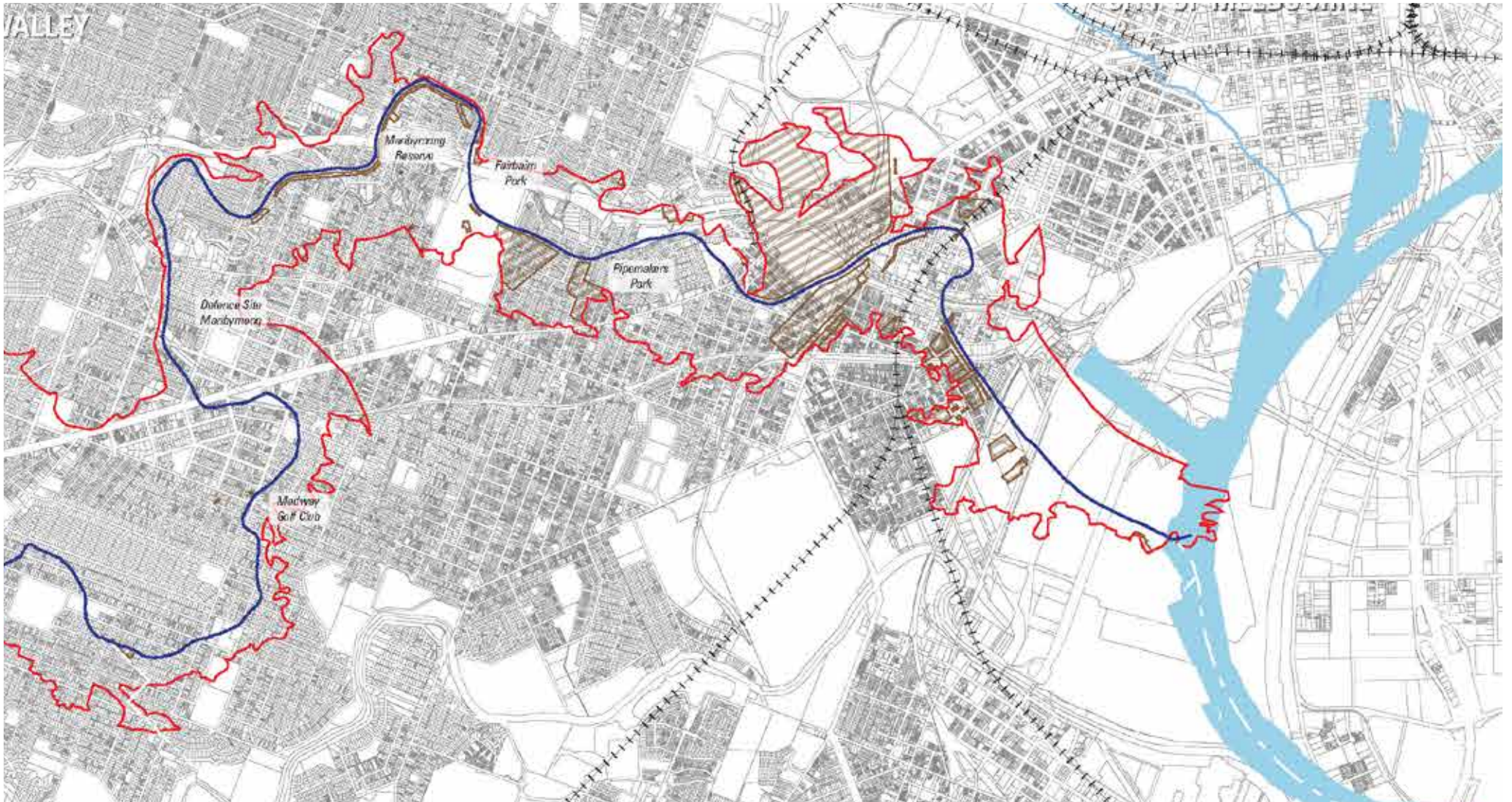


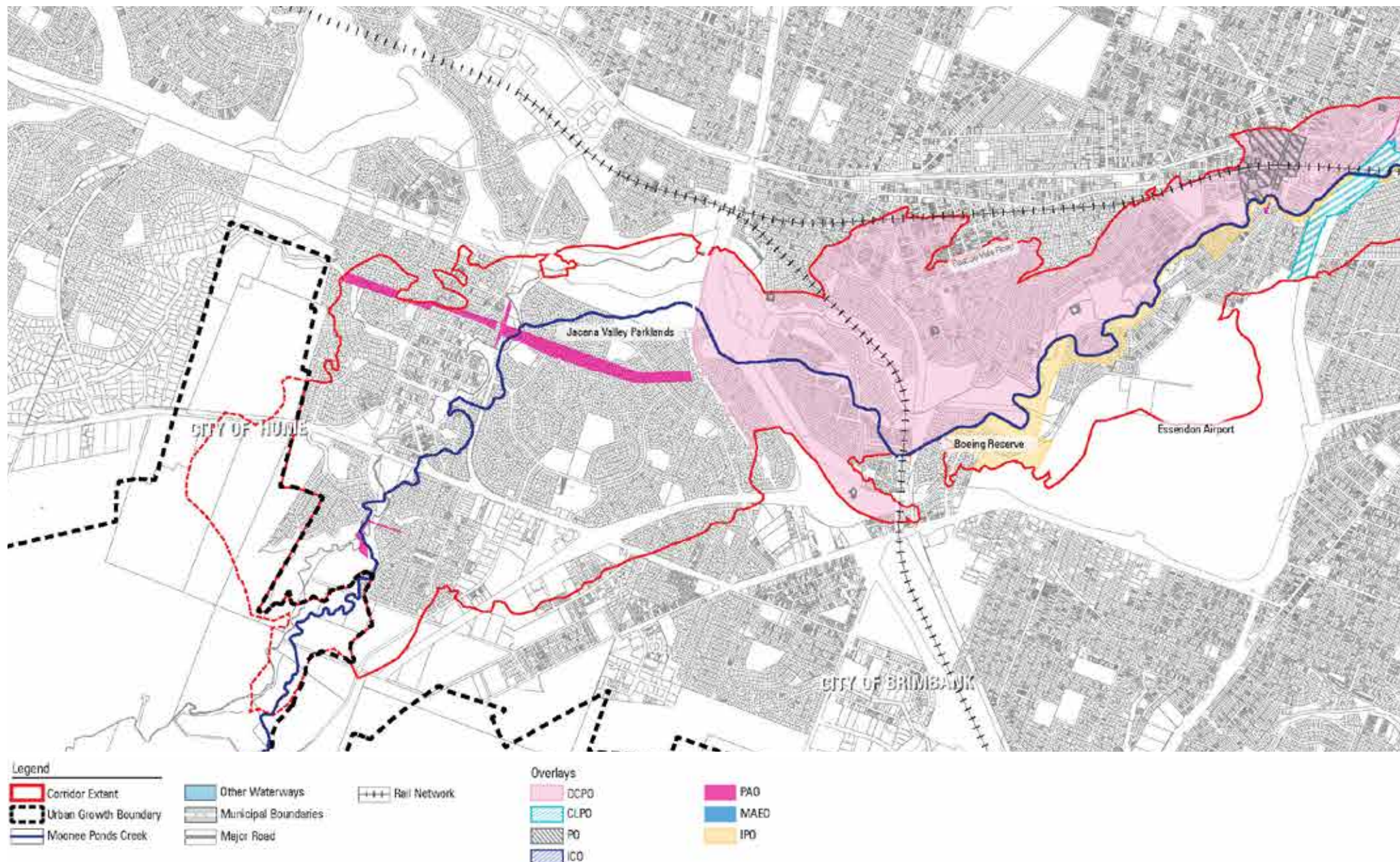


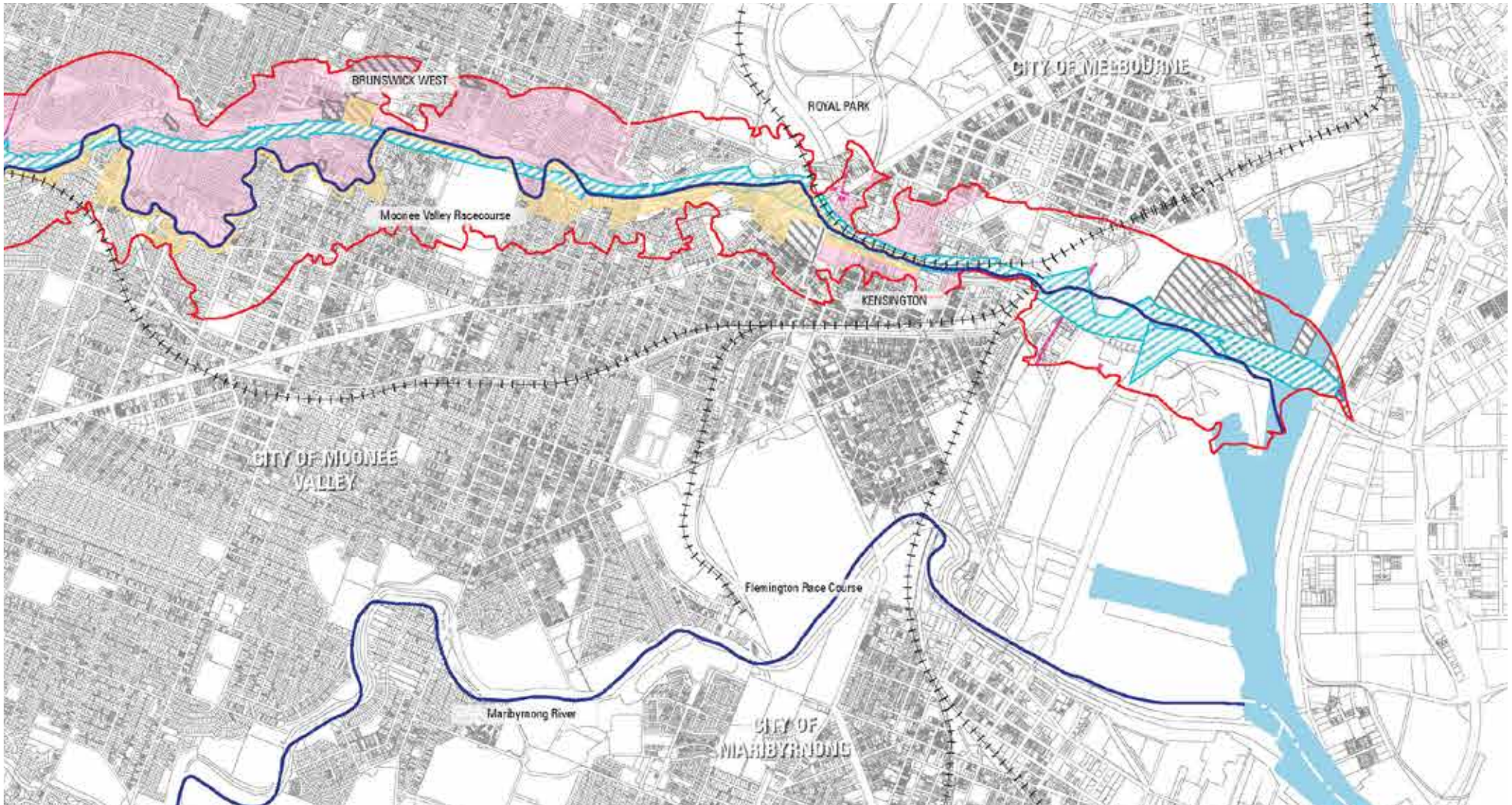




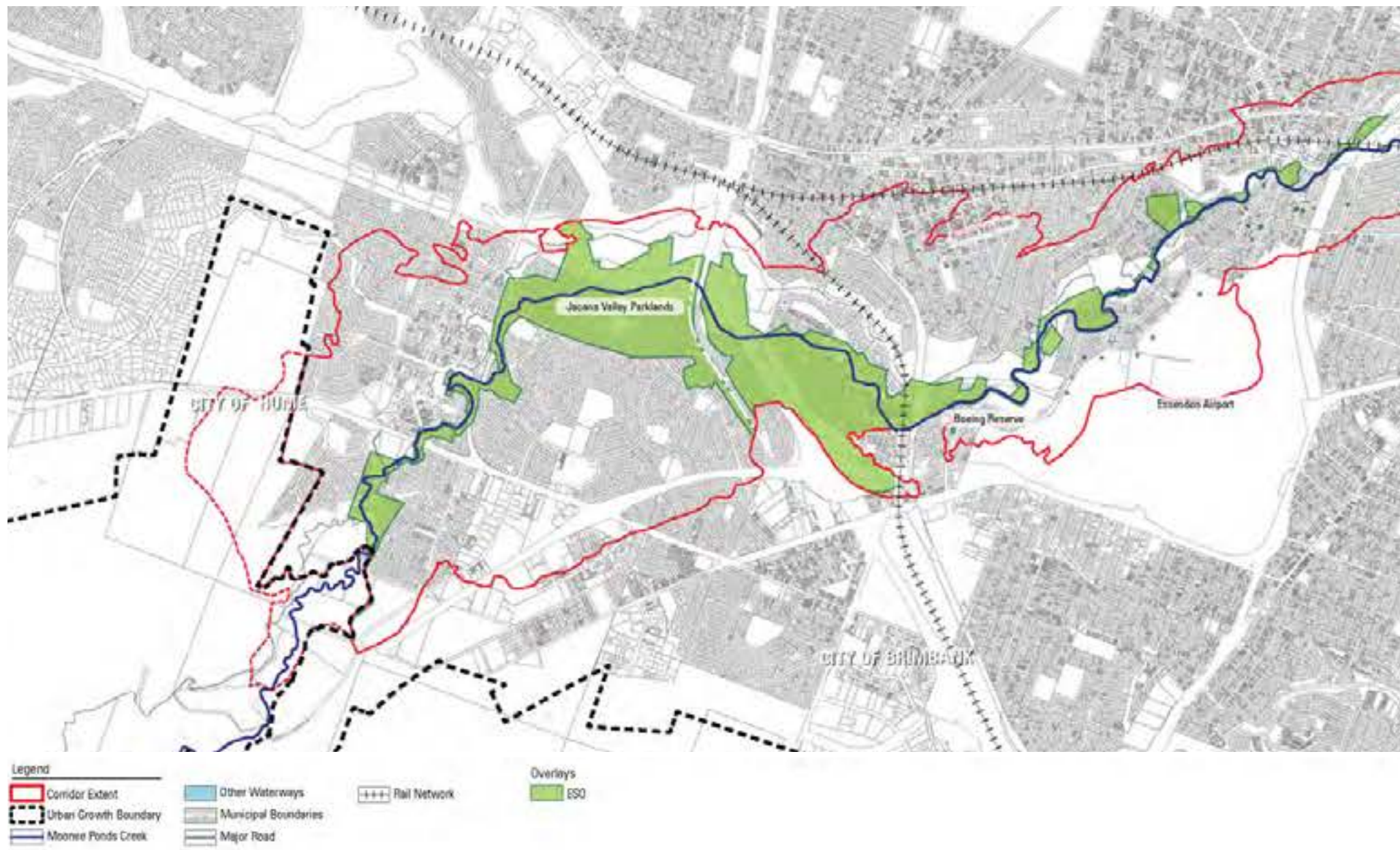


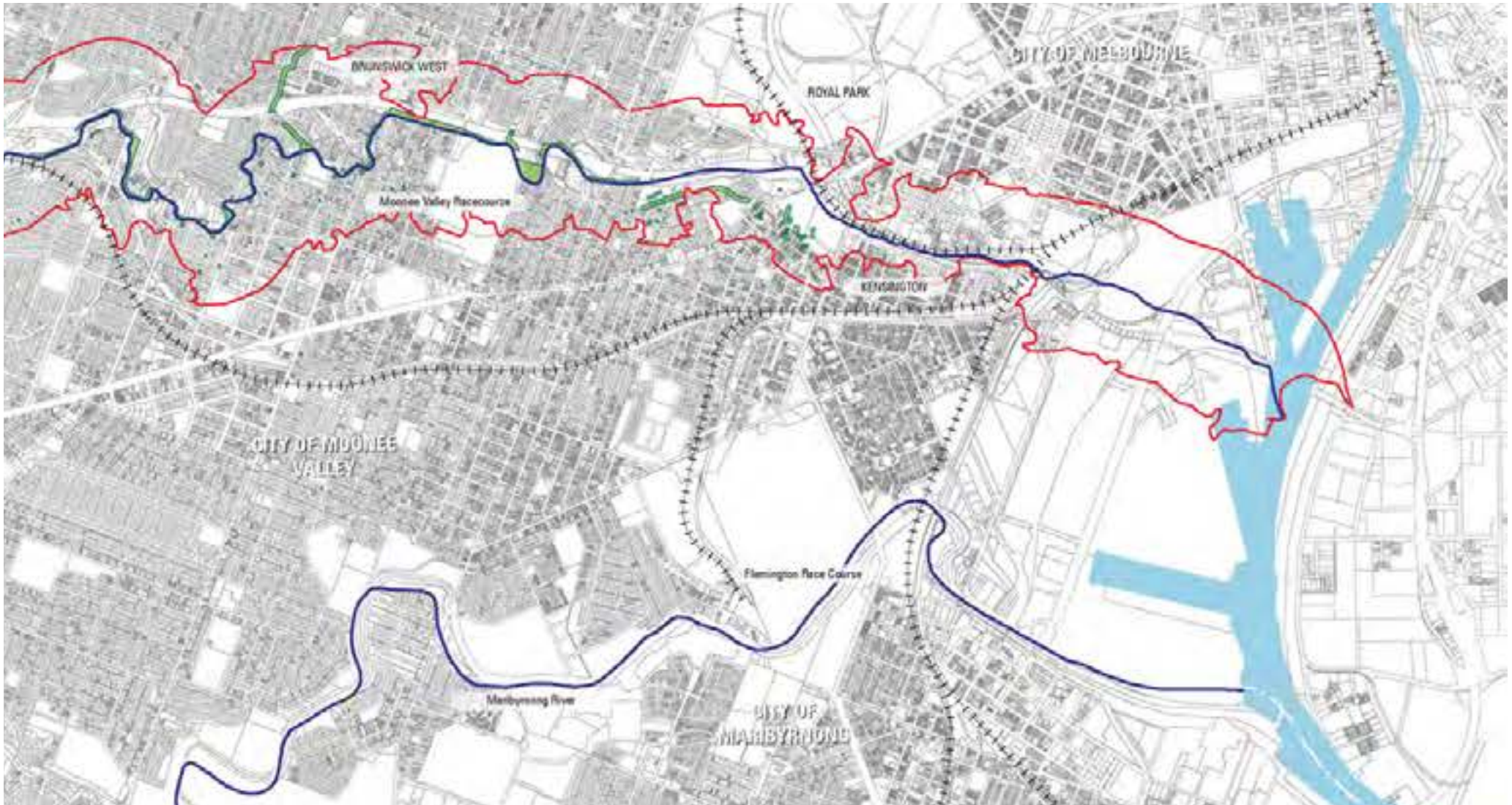


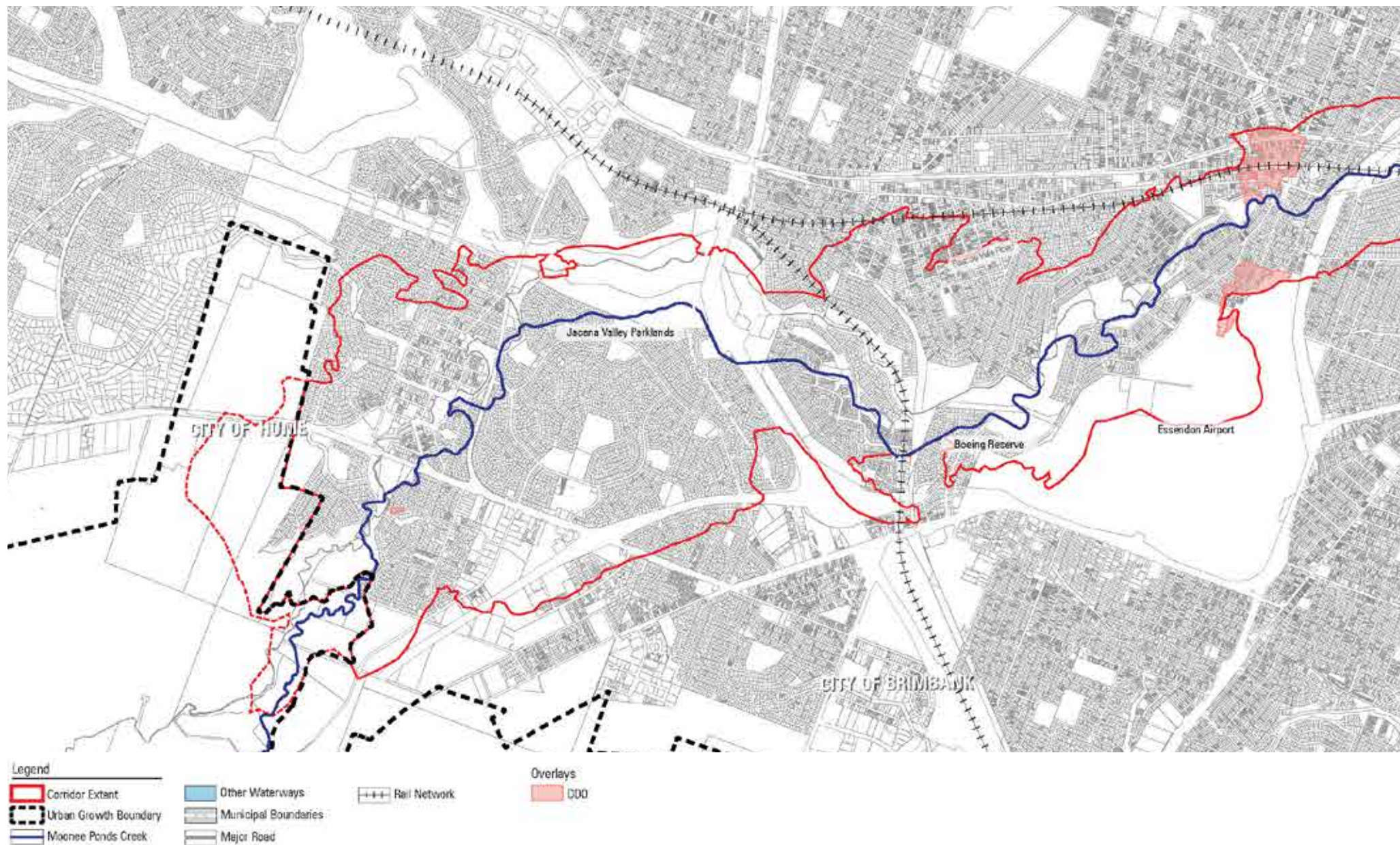


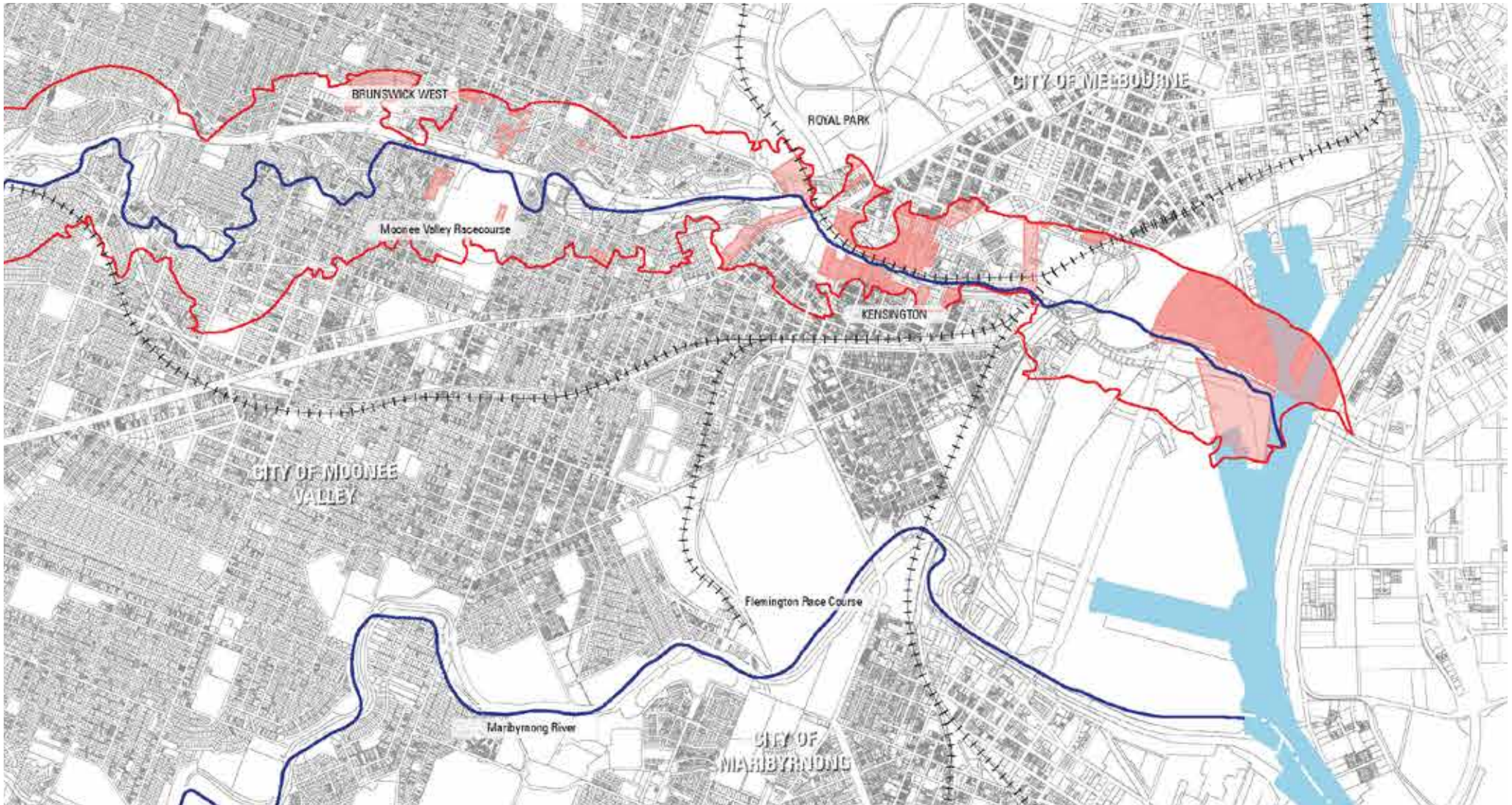


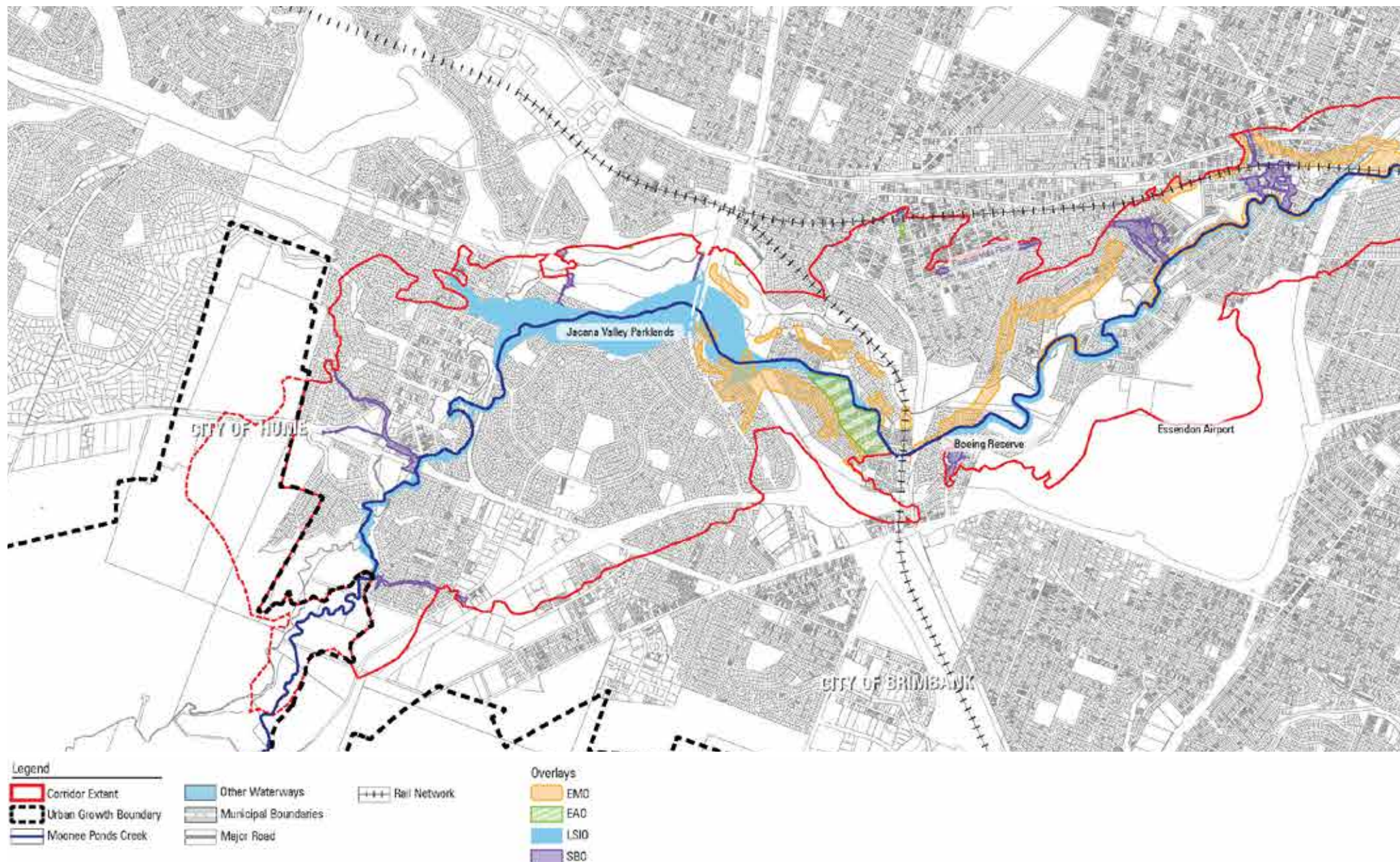
MAP 10: MOONEE PONDS CREEK - ENVIRONMENTAL SIGNIFICANCE OVERLAY

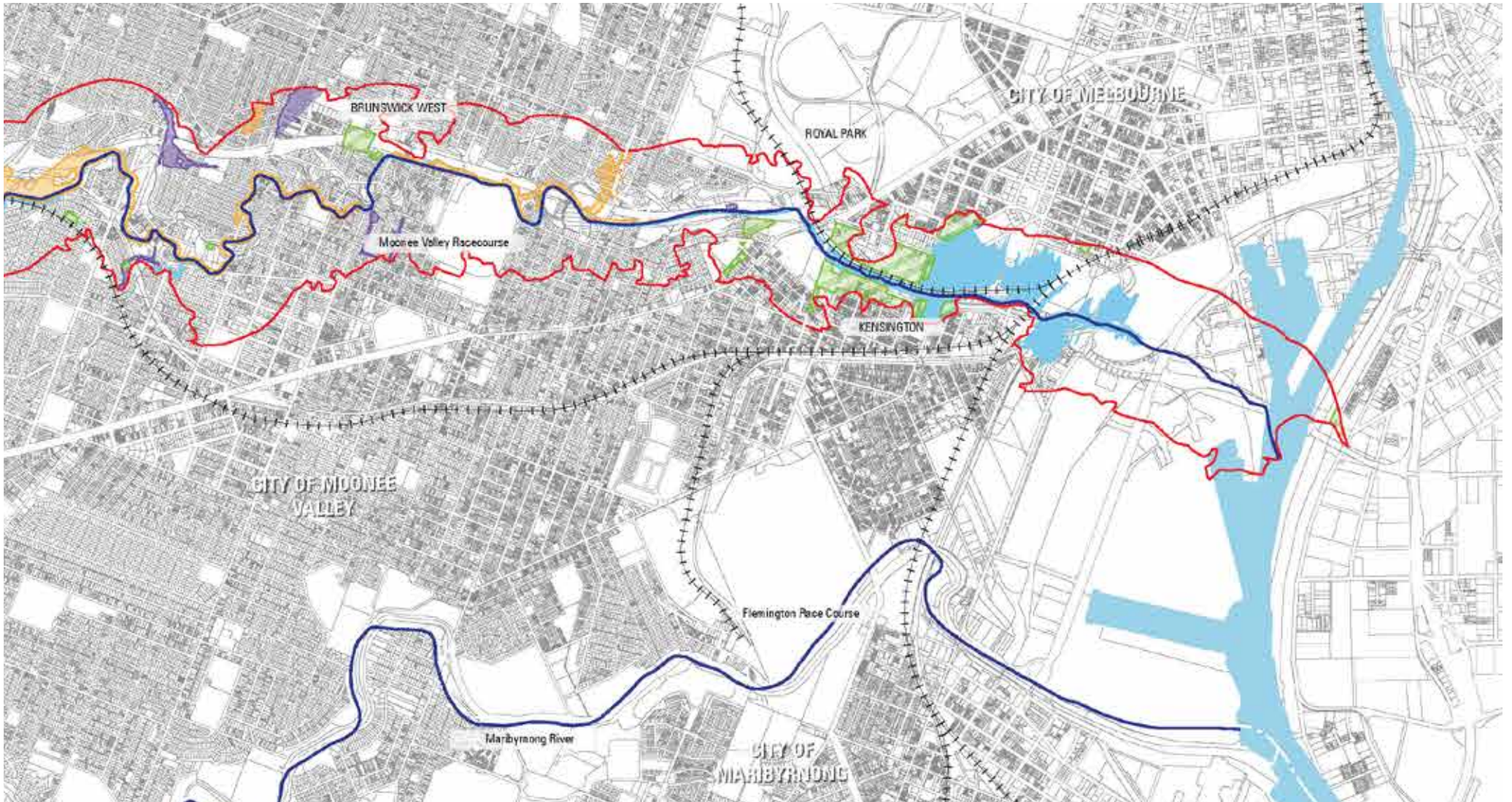


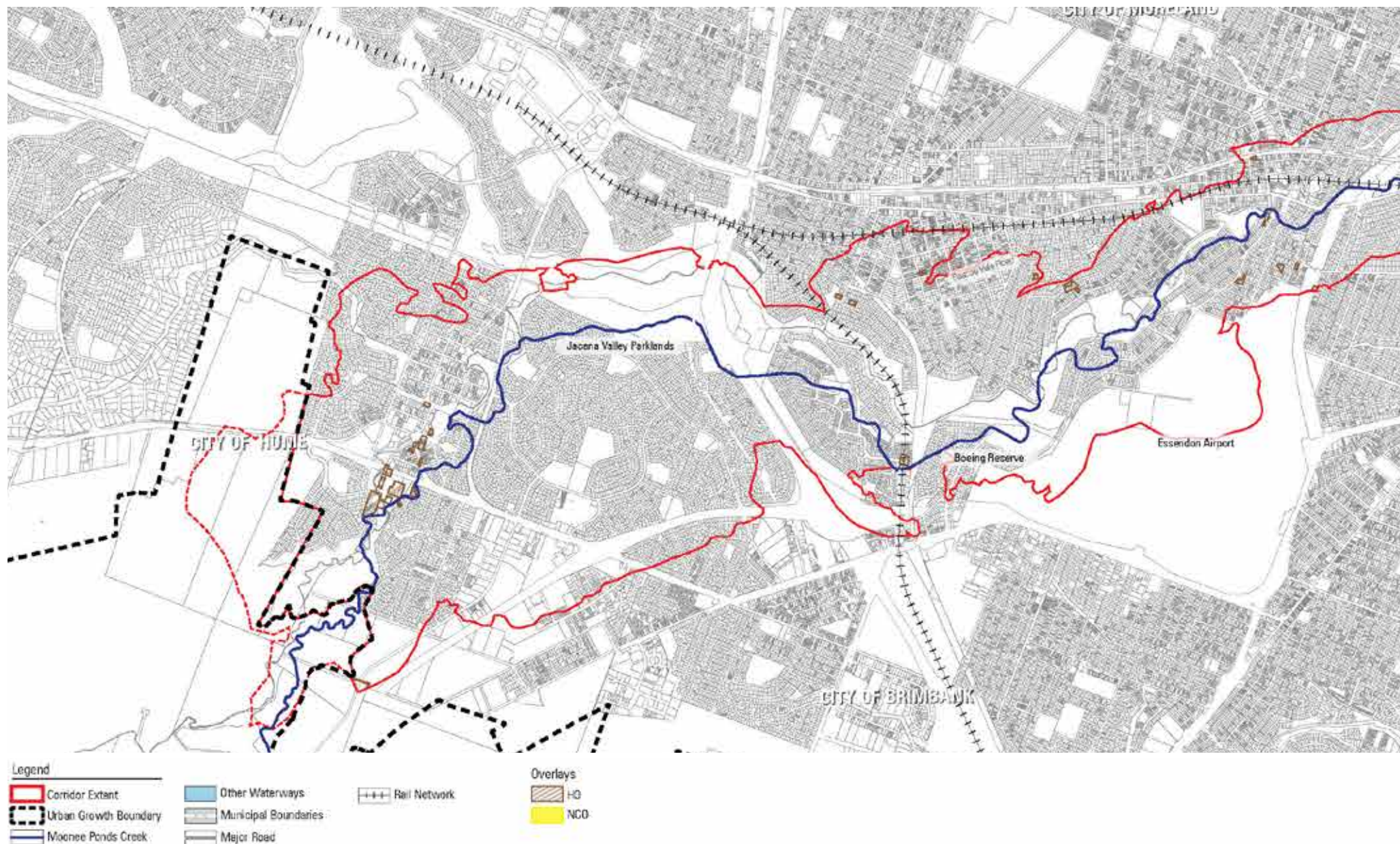


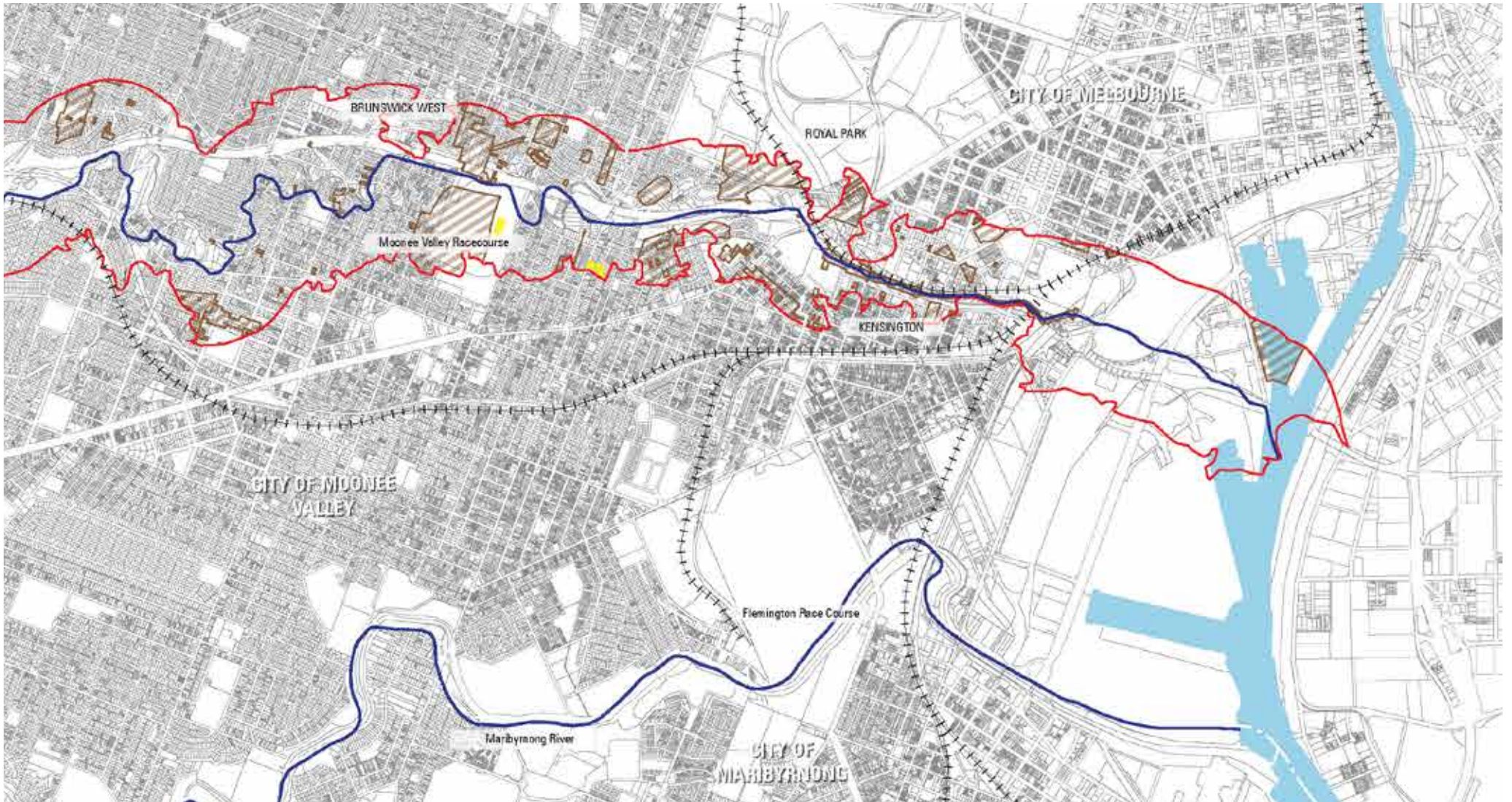


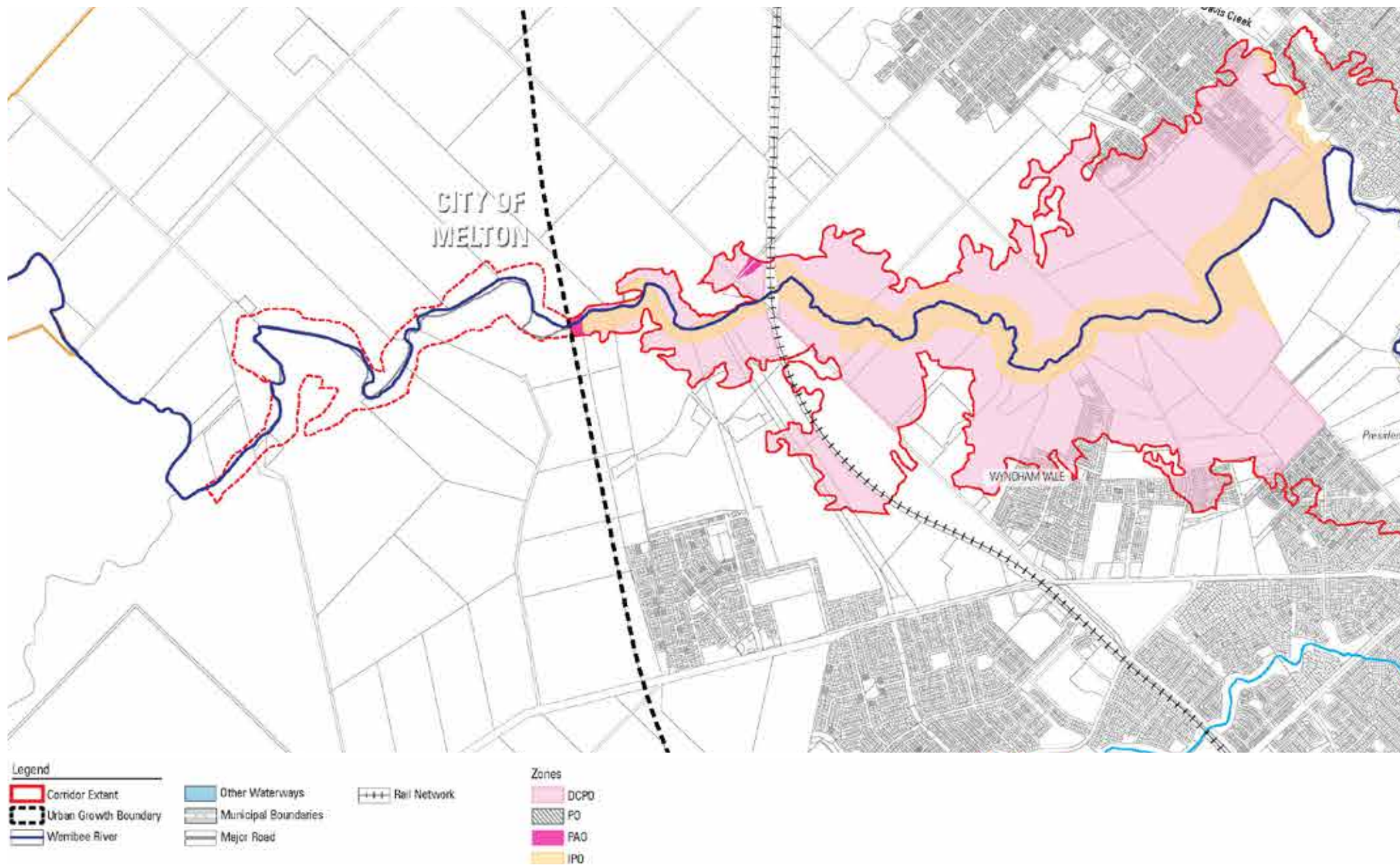


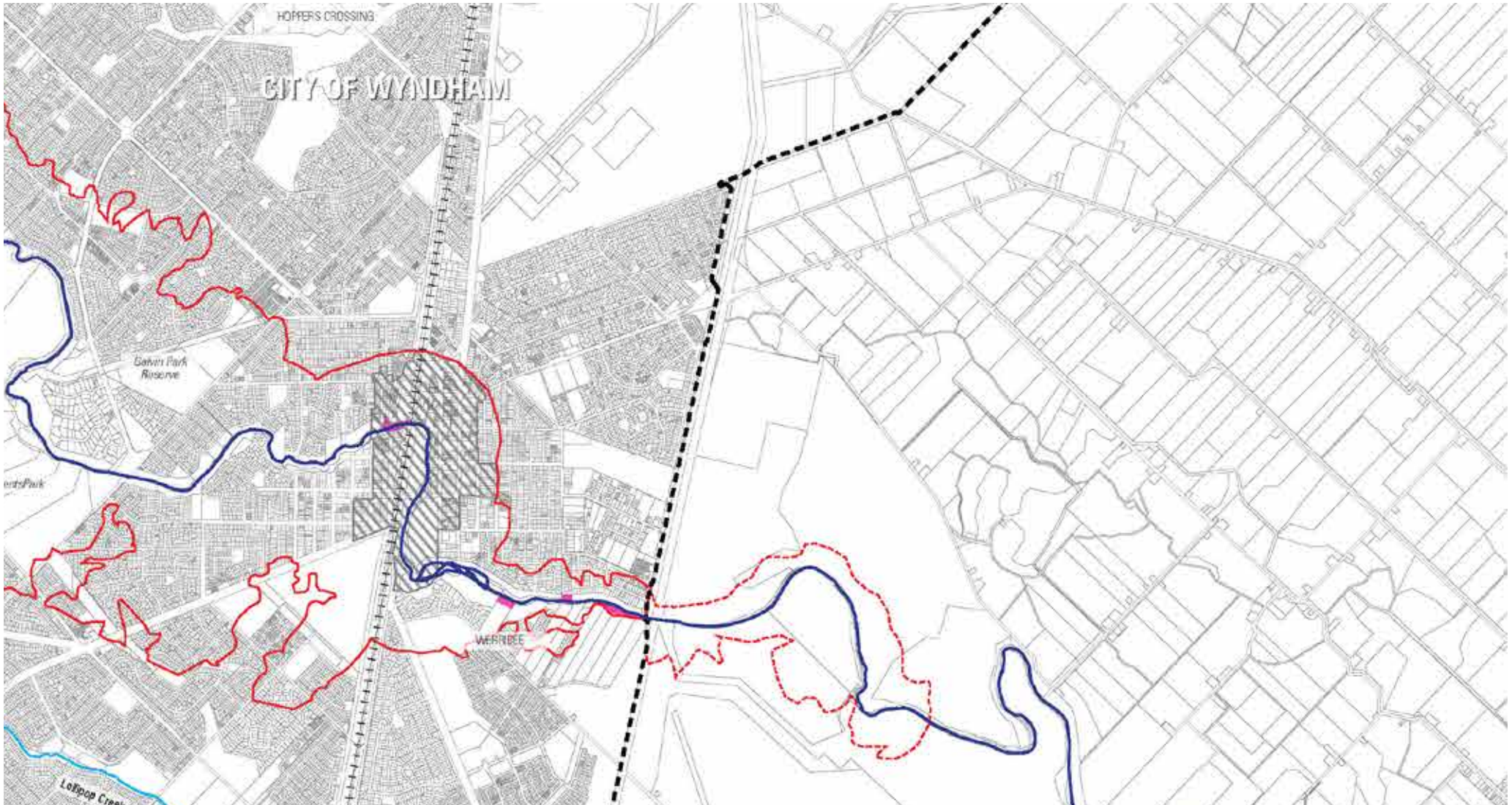


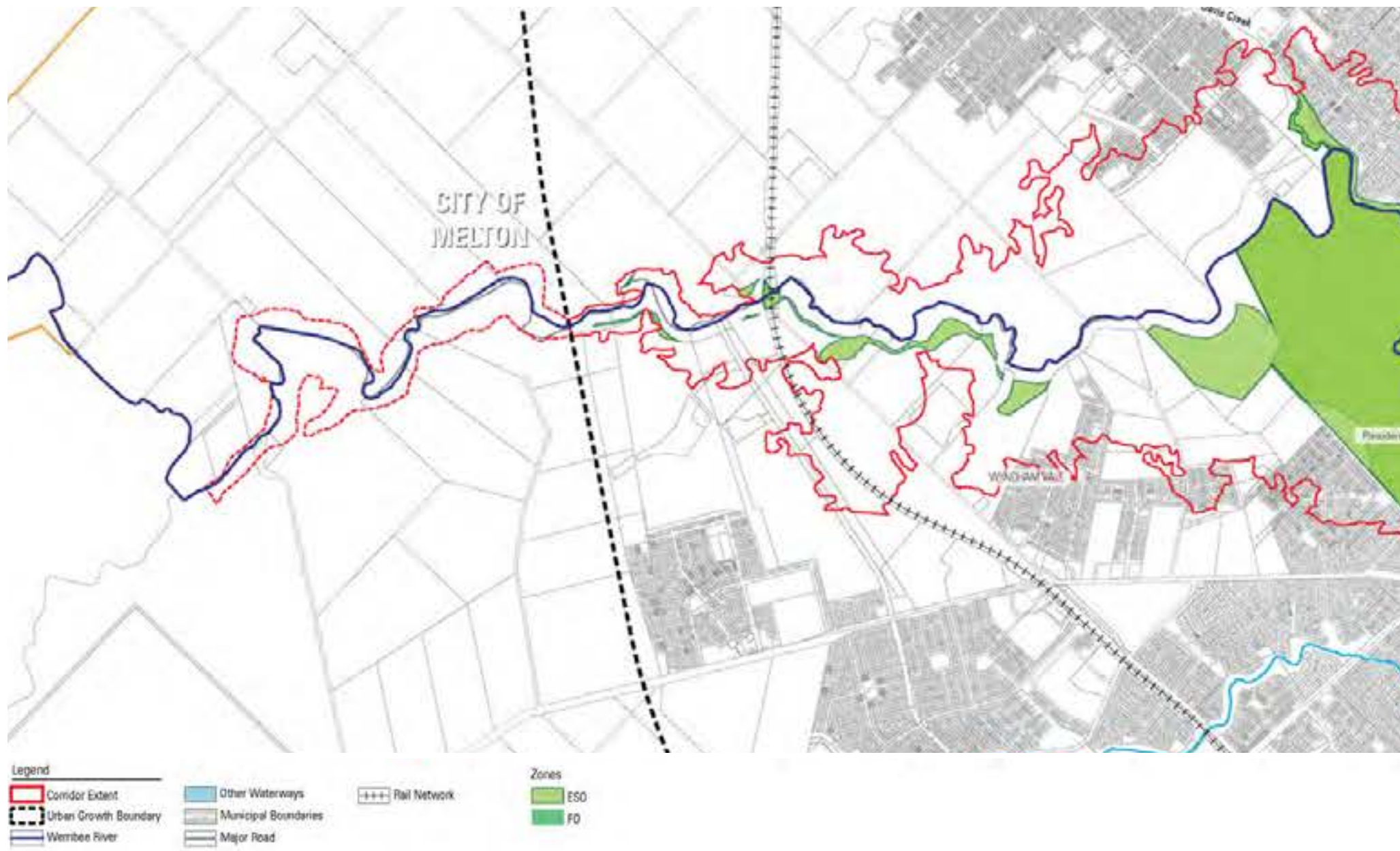


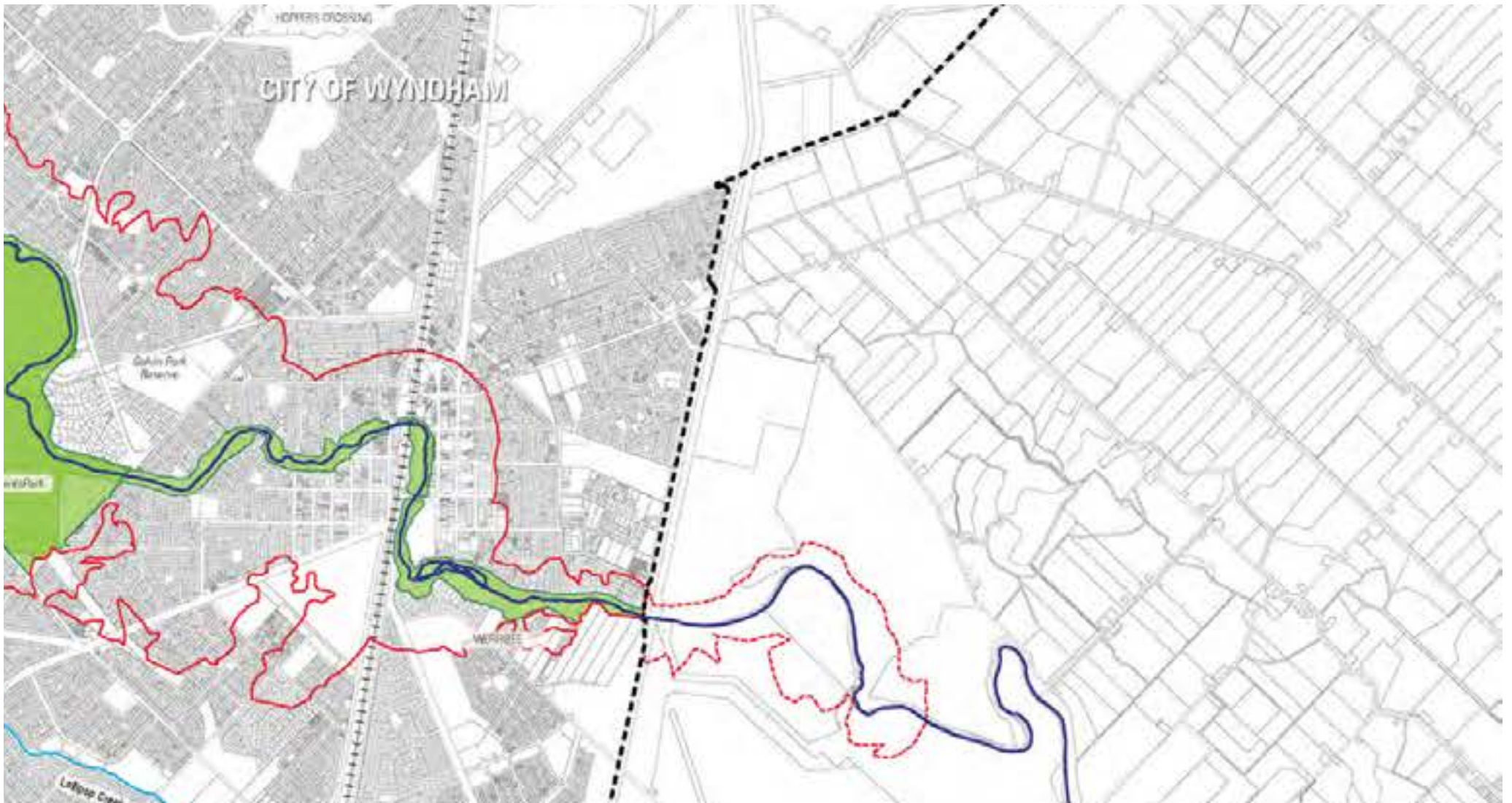


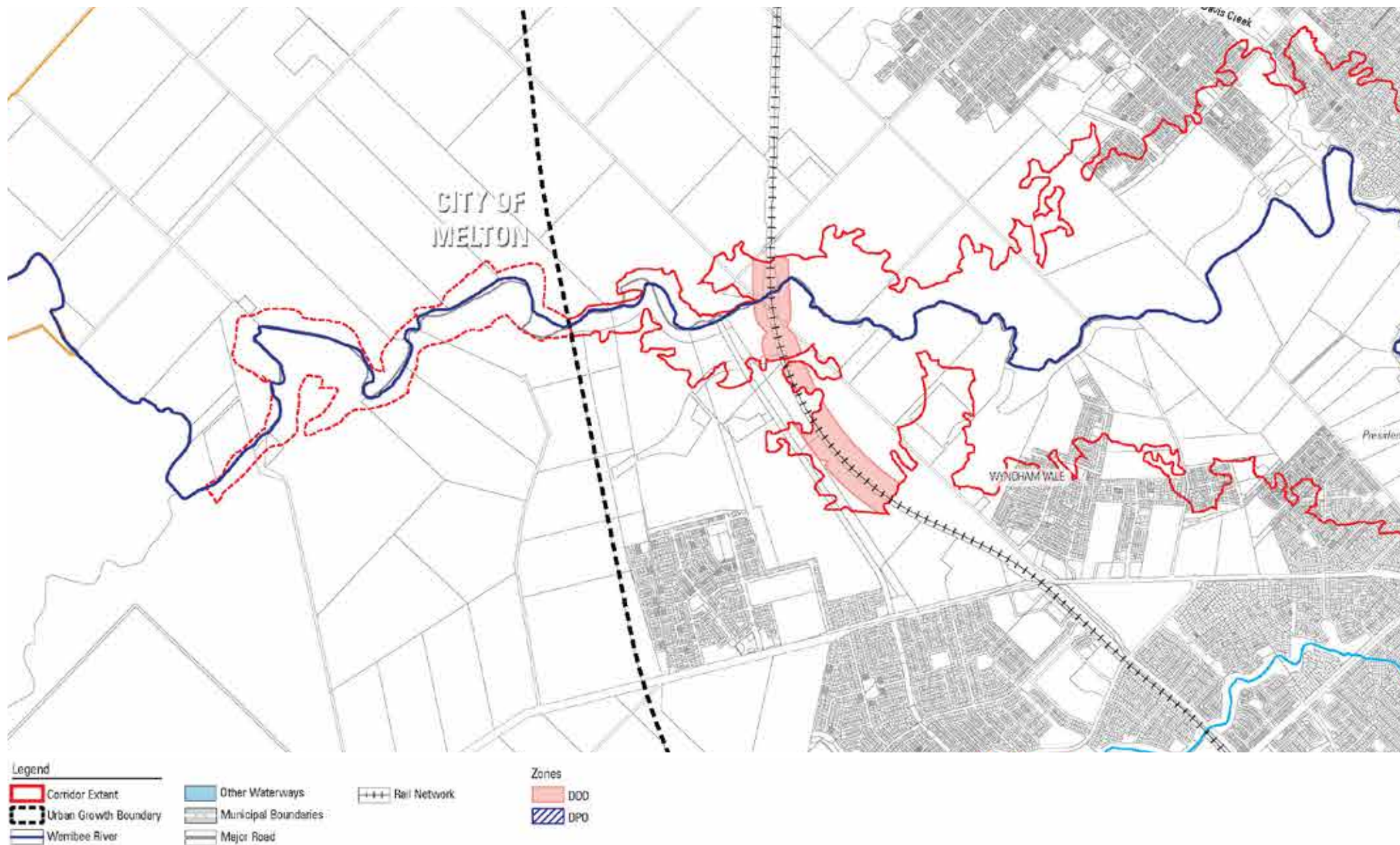


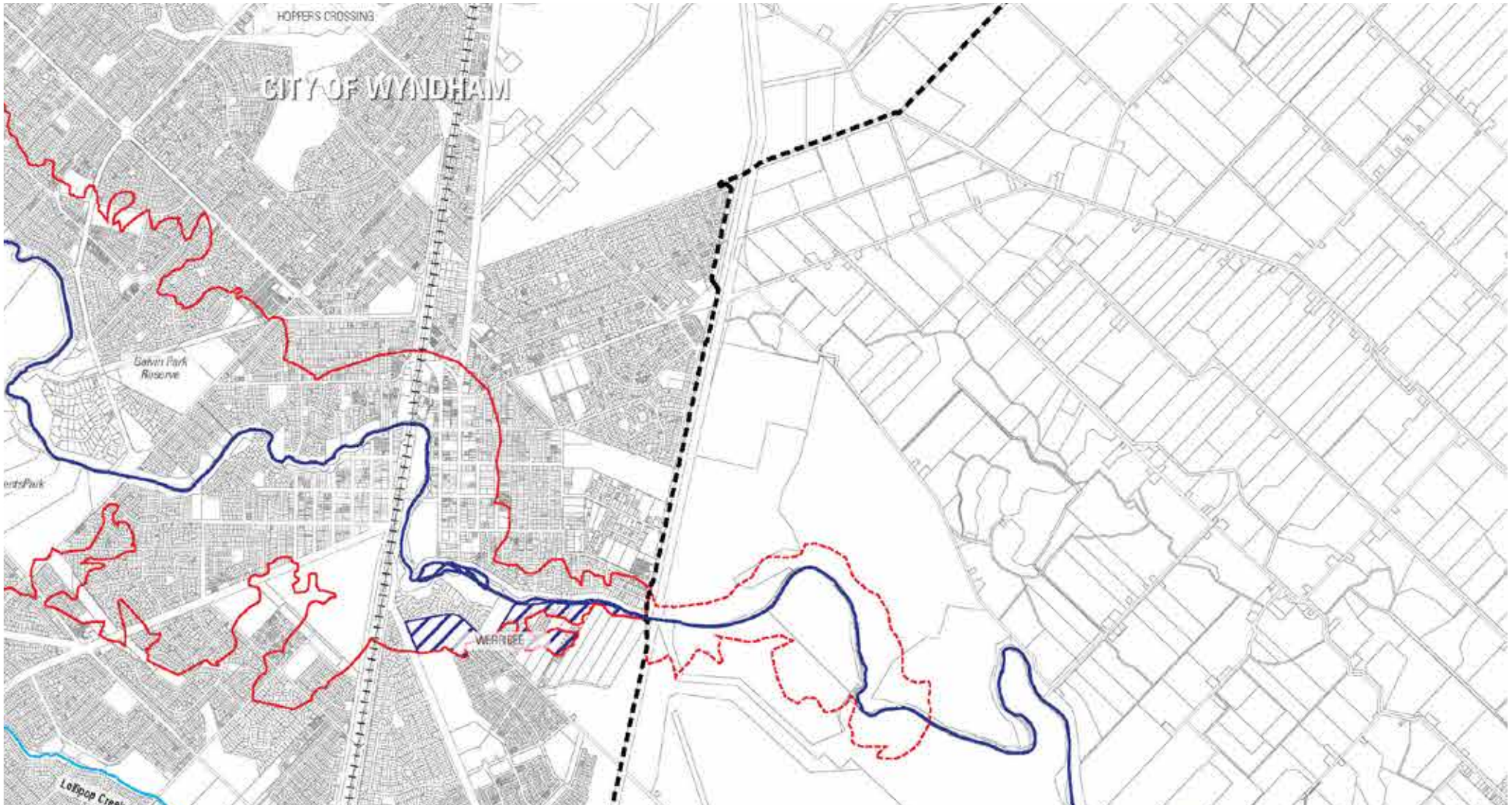


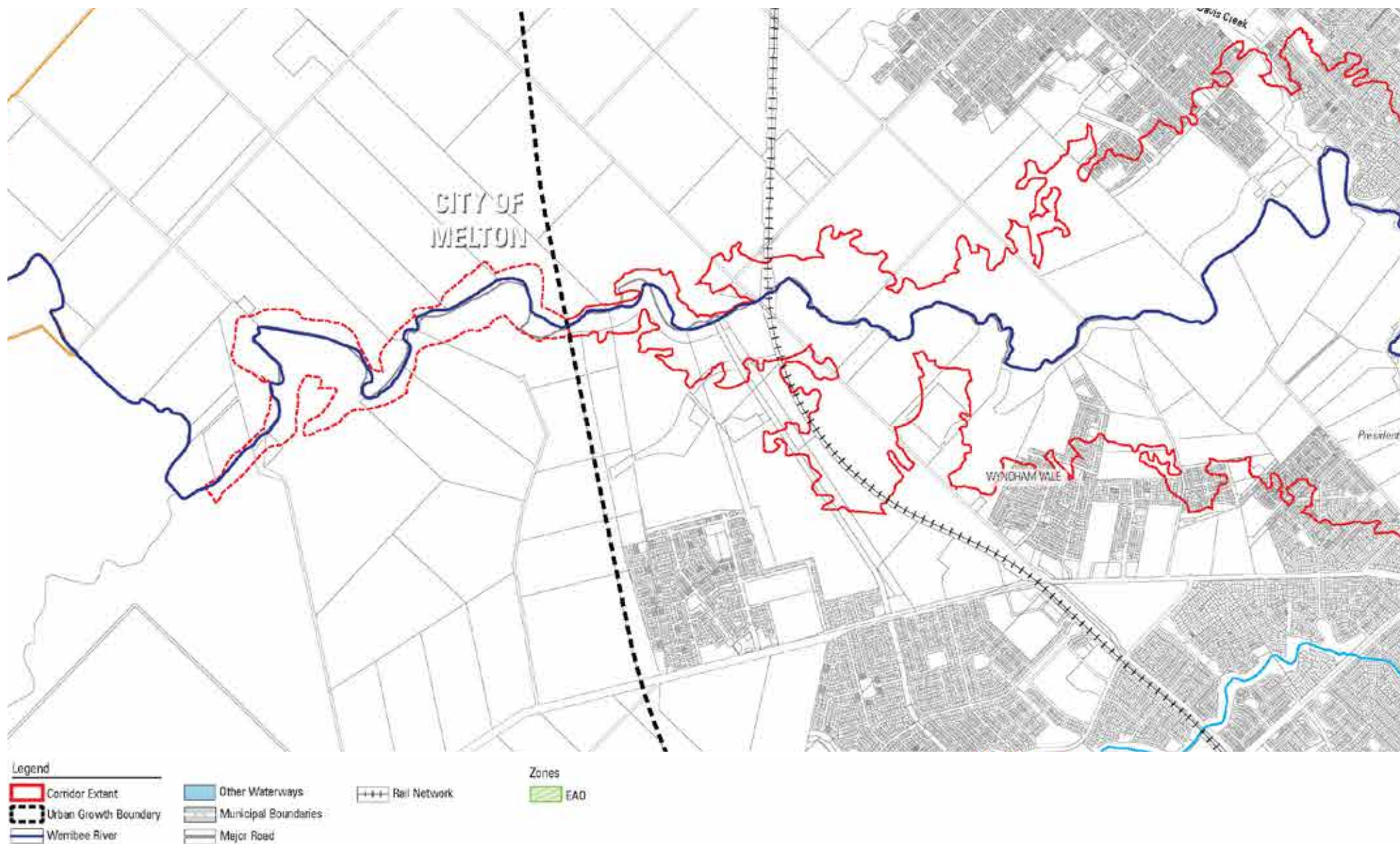


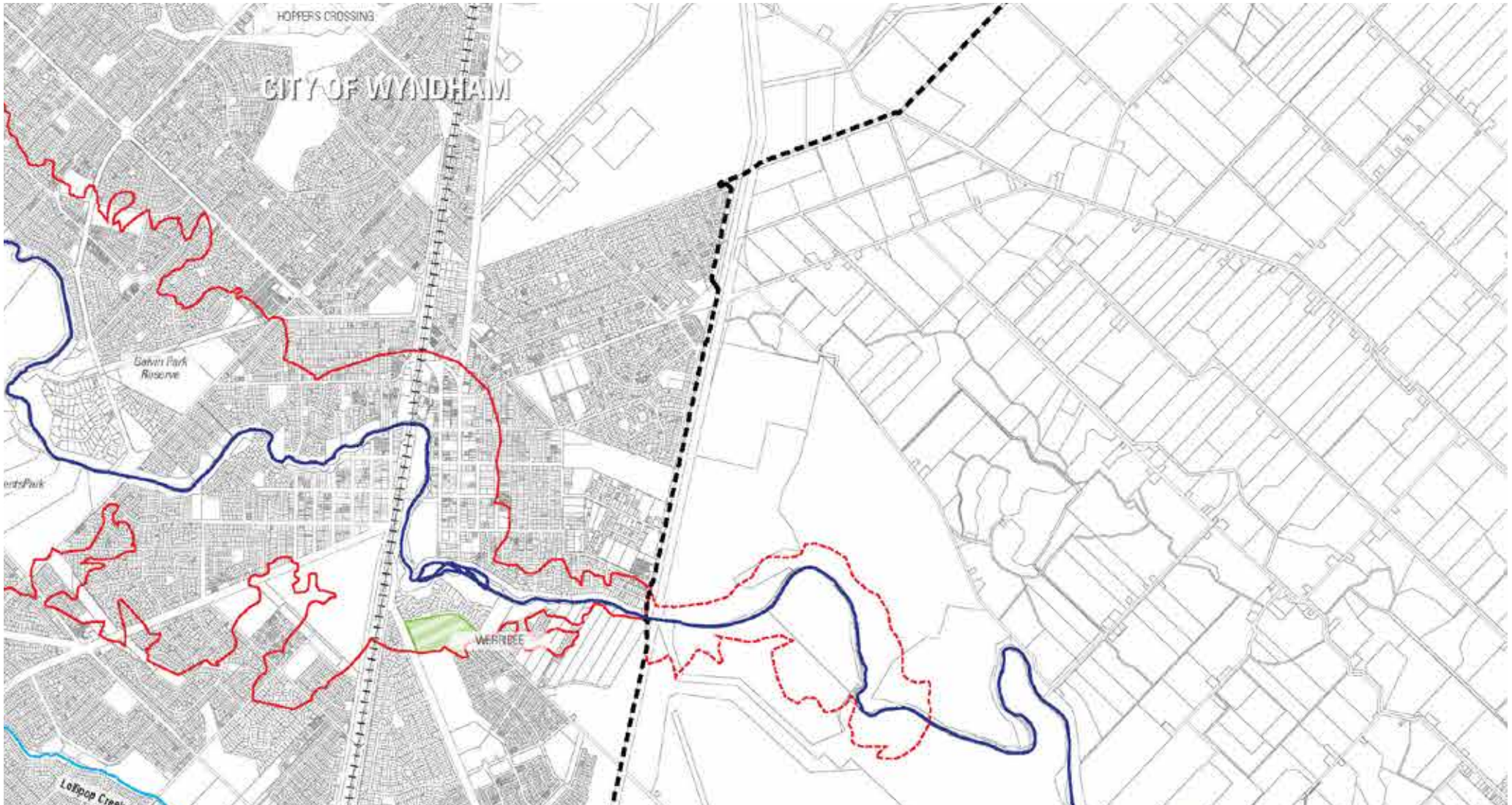


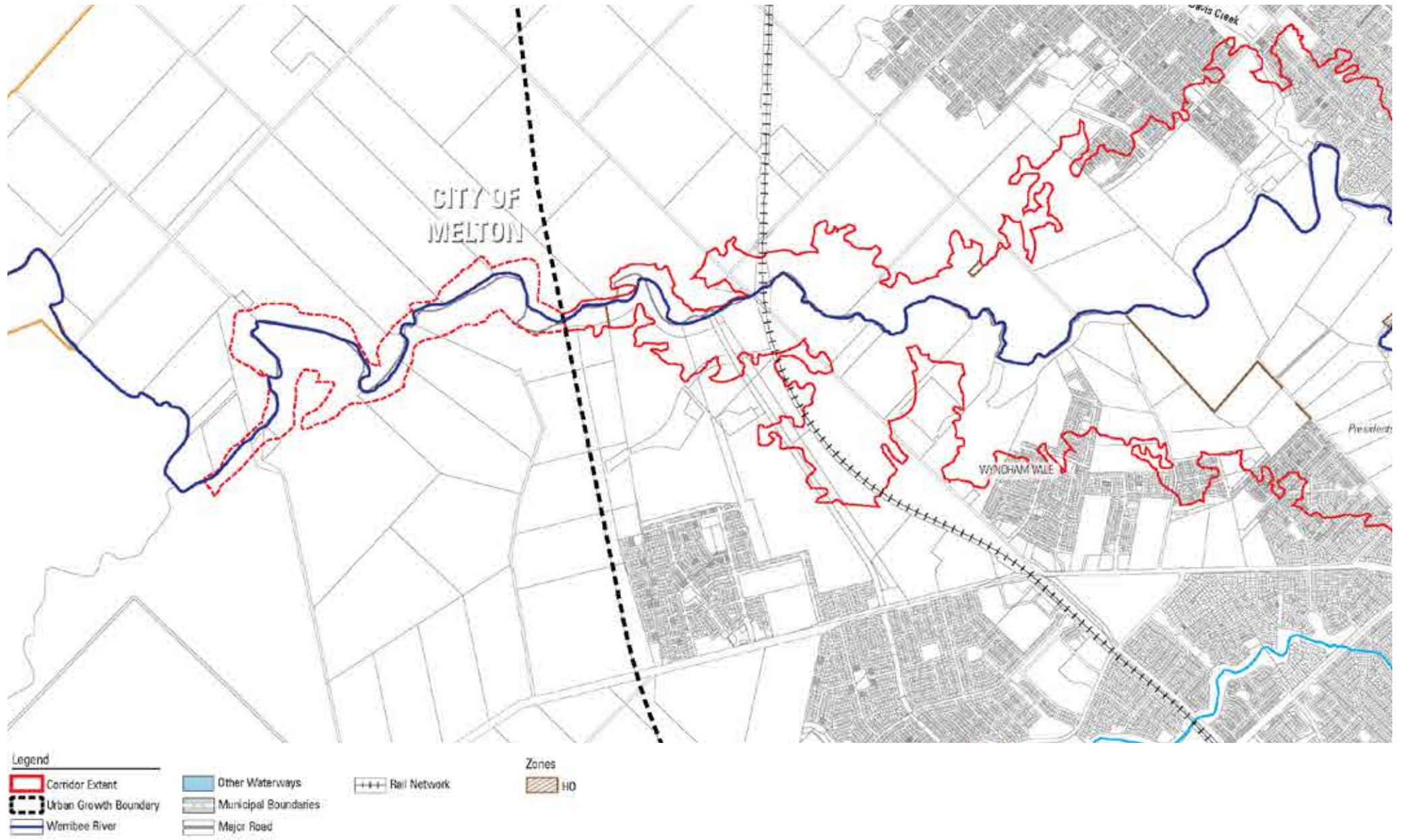


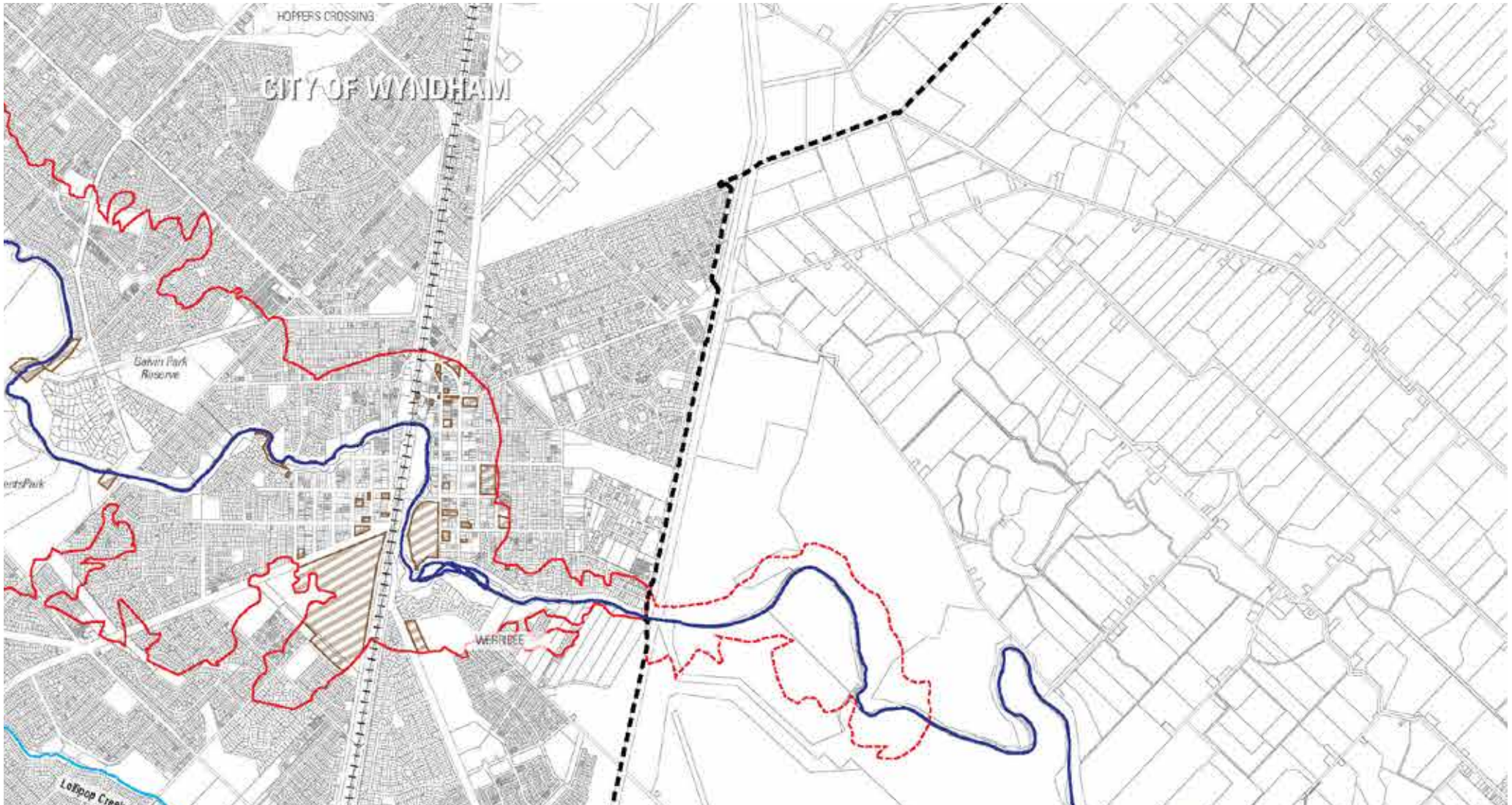














GLOSSARY

Acronyms

ACZ Activity Centre Zone

AN75 Advisory Note 75: Stormwater Management

C1Z & C2Z Commercial 1 & Commercial 2 Zone

CA Commonwealth land not within planning scheme

CCZ Capital City Zone

CDZ Comprehensive Development Zone

CLPO City Link Project Overlay

DCPO Development Contributions Plan Overlay

DDO Design and Development Overlay

DPO Development Plan Overlay

DZ Docklands Zone

EAO Environmental Audit Overlay

EMO Erosion Management Overlay

ESO Environmental Significance Overlay

FO Floodway Overlay

FZ Farming Zone

GRZ General Residential Zone

HO Heritage Overlay

ICO Infrastructure Contributions Overlay

INZ1, INZ2 & INZ3 Industrial 1, 2 & 3 Zone

IPO Incorporated Plan Overlay

LDRZ Low Density Residential Zone

LSIO Land Subject to Inundation Overlay

MAC Ministerial Advisory Committee

MAEO Melbourne Airport Environs Overlay

MUZ Mixed Use Zone

NCO Neighbourhood Character Overlay

NRZ Neighbourhood Residential Zone

PAO Public Acquisition Overlay

PCRZ Public Conservation and Resource Zone

PDZ Priority Development Zone

PO Parking Overlay

PPF Planning Policy Framework

PPN Planning Practice Note

PPRZ Park and Recreation Zone

PUZ Public Use Zone

PZ Port Zone

RCZ Rural Conservation Zone

RDZ/TZ Road Zone /Transport Zone

RGZ Residential Growth Zone

RLZ Rural Living Zone

SBO Special Building Overlay

SCO Specific Controls Overlay

SLO Significant Landscape Overlay

SUZ Special Use Zone

UFZ Urban Floodway Zone

UGB Urban Growth Boundary

UGZ Urban Growth Zone

VLPWA Visual Landscape Planning in Western Australia

VPO Vegetation Protection Overlay

VPP Victoria Planning Provisions

WoW Waterways of the West

Key terms

The following is a list of key land use planning terms that relate to waterways.

Blue-green infrastructure: Involves deploying infrastructure through an integrated water management approach with recycled water systems, stormwater harvesting schemes for urban irrigation, vegetation features and constructed wetlands to treat stormwater runoff for improved environmental conditions and community benefits.

Catchment: An area where water falling as rain is collected by the landscape, eventually flowing to a body of water such as a creek, river, dam, lake, ocean, or into a groundwater system.

Centre line: The midpoint along the length of the stream or river where the edges have been previously delineated.

Estuaries: Where a river meets the sea, including the lower section of a river that experiences tidal flows where fresh water and saline (salty) water mix together. Usually, an estuary must be at least 1 kilometre in length or have a lagoon greater than 300 metres in length. The downstream extent of an estuary is where the banks of the river end and the waterway meets the bay or ocean.

Groundwater: All subsurface water, generally occupying the pores and crevices of rock and soil.

Integrated catchment management: The coordinated management of land, water and biodiversity resources based on catchment areas. It incorporates environmental, social, cultural and economic considerations. This approach seeks to ensure the long-term viability of natural resource systems and human needs across current and future generations.

Integrated water management (IWM): A collaborative approach to planning that brings together all elements of the water cycle including sewage management, water supply, stormwater management and water treatment, considering environmental, economic and social benefits.

Living entity: Traditional Owners have shared knowledge of the living and interconnected natural places and waterways and are well placed to speak for the waterways and surrounding lands as connected living entities. Traditional Owners give these concepts practical meaning through their self-determined involvement and shared understanding of contemporary scientific and traditional ecological knowledge.

Reach: Smaller sections of a waterway corridor where characteristics are similar.

Riparian: The interface between land and a waterway.

River basin: The land into which a river and its tributaries drain.

River basin versus Catchment: There are 46 river basins within Victoria which make up 10 catchment regions managed by the relevant Catchment Management Authority (CMA).

Rivers: Refers to rivers, creeks, and smaller tributaries, including the water, bed, banks, and adjacent land (known as riparian land).

Top of bank: The point along the bank of a stream where an abrupt change in slope is evident, and where the stream is generally able to overflow the banks and enter the adjacent floodplain during a flood event. This generally refers to the break in slope from the riverbank to surrounding land – this definition is commonly used in Australia and internationally. Where private land directly abuts a waterway, top of bank is very often the cadastre line/property boundary.

Tributary: A stream or river that flows into a larger waterway.

Waterways: Waterways and waterway systems comprise rivers, creeks, streams, tributaries, watercourses, lakes, lagoons, wetlands, swamps, marshes and billabongs and floodplains (including floodplain wetlands) and non-riverine wetlands.

Waterway amenity: People's experience of the naturalness, escape, and safety of waterways. Amenity includes the character of the landscape and the vistas and views from and to the rivers, the cultural values associated with the waterways, as well as the many benefits that parklands and open spaces provide along them.

Waterway condition/waterway health: An umbrella term for the overall state of key features and processes that underpin functioning waterway ecosystems (such as species and communities, habitat, connectivity, water quality, riparian vegetation, physical form, and ecosystem processes such as nutrient cycling and carbon storage).

Waterway corridor: A natural or constructed drainage corridor, with or without vegetated buffer zones. Land within a minimum of 30 metres along each side of a waterway, measured from the top of the bank, is within a waterway corridor.

Waterway values: Describe a range of benefits that waterways provide over five categories of environmental, cultural, spiritual, social and economic matters.

Wetlands: Areas, whether natural, modified or artificial, subject to permanent or temporary inundation, that hold static or very slow moving water and develop, or have the potential to develop, biota adapted to inundation and the aquatic environment and may be fresh or saline water.







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