

Attachment 1 – Strategies and Guidelines for Managing Development the Study Area

The following table contains objectives developed to address the four key issues identified in the Report. For each objective, various strategies and guidelines are listed. Many of these would be expected to be included in planning schemes, either as part of a Local Planning Policy Framework (LPPF) or in an overlay schedule.

The application of these objectives and strategies should be considered in conjunction with the Landscape Character Types shown in the Study Area Map (Map 1) in the *Consultant Report* (June 2005). Note that recommended strategies and guidelines may include some which already occur in existing planning provisions.

A) Vegetation, Habitat and Natural Heritage

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
<p>1. Develop and maintain an indigenous riparian vegetation corridor across public and private land upstream of Punt Road.</p>	<p>a) Protect, restore, rehabilitate and manage (as appropriate) indigenous riparian vegetation.</p> <p>b) Avoid buildings and structures (including fences) in the riparian vegetation corridor, except structures required for water access identified under a planning strategy under the Crown Land (Reserves) Act 1978 or Water Industry Act 1994 (or Heidelberg and Kew Lands Act for Yarra Bend Park) , or Master Plan incorporated in the Planning Scheme.</p> <p>c) Where native bushland extends to the river edge (or rehabilitation is currently occurring or likely to occur) fences should be avoided to allow for the free movement of wildlife along the corridor, reduce the need for vegetation removal and minimise the visual intrusion of built structures into the landscape.</p> <p>d) Encourage the revegetation of riparian areas with locally indigenous vegetation (including, trees, shrubs, reeds and sedges).</p> <p>e) Ensure the removal of environmental weeds in areas of high environmental value within, or with the potential to spread into the</p>	<p>a) Encourage the management, protection, rehabilitation and restoration of indigenous riparian vegetation.</p> <p>b) Ensure buildings and structures are set back from the river edge to allow for the retention or establishment of indigenous riparian vegetation, allow for the free movement of wildlife, and minimise the visual intrusion of structures into the landscape.</p> <p>c) Where native bushland extends to the river edge (or rehabilitation is currently occurring or likely to occur) fences should be avoided to allow for the free movement of wildlife along the corridor.</p> <p>d) Structures which must be located in the riparian zone, such as jetties and boat ramps, must demonstrate no further disturbance to areas of remnant indigenous vegetation.</p> <p>e) Require landscaping plans which demonstrate the use of locally indigenous plant species (including, trees, shrubs, reeds and sedges) in landscaping and revegetation works.</p> <p>f) Encourage the removal of</p>	<p>(Note: this objective does not apply downstream of Church Street.)</p> <p>a) Encourage the management, protection, rehabilitation and restoration of indigenous riparian vegetation.</p> <p>b) Avoid buildings and structures (including fences) in the riparian vegetation corridor. Any structures which must be located in the riparian zone, such as jetties and boat ramps, must demonstrate no further disturbance to areas of remnant indigenous vegetation.</p> <p>c) Encourage the revegetation of riparian areas with locally indigenous vegetation (including, trees, shrubs, reeds and sedges).</p> <p>d) Require landscaping plans that demonstrate the use of locally indigenous plant species in landscaping and revegetation / rehabilitation works.</p> <p>e) Encourage the removal of environmental weeds and their replacement with locally indigenous species.</p> <p>f) Minimise impervious surfaces to allow for the retention or establishment of indigenous riparian</p>	N/A

	<p>riparian vegetation corridor. [Parks Victoria would query the view that some of the strategies are not relevant to the planning scheme. For instance, the removal of environmental weeds is a key component of the previous strategy to encourage the revegetation of riparian areas]</p> <p>f) In public access areas and trails, consideration should be given to visitor experience and safety.</p> <p>g) Obtain the views of Parks Victoria, Melbourne Water, the Port Phillip and Westernport Catchment Management Authority and other public authorities as appropriate.</p>	<p>environmental weeds in the riparian zone and their replacement with locally indigenous species.</p> <p>g) Minimise impervious surfaces to allow for the retention or establishment of indigenous riparian vegetation.</p> <p>h) Where appropriate, seek to purchase riparian land for public purposes and establish continuity of riparian vegetation.</p>	<p>vegetation.</p> <p>g) Ensure buildings are set back from the river edge to allow for the retention or establishment of indigenous riparian vegetation.</p> <p>h) Where appropriate, seek to purchase riparian land for public purposes and establish continuity of riparian vegetation.</p>	
<p>2. Protect and manage non-riparian indigenous vegetation communities throughout, and seek to expand indigenous vegetation coverage, except where established exotic vegetation has heritage or landscape significance, contributes to neighbourhood character objectives or supports established recreational uses.</p>	<p>a) Encourage the gradual phasing out of exotic vegetation and replacement with appropriate indigenous species, except where exotic vegetation has recognised heritage or landscape significance, grasses are required to support recreation needs, and non-invasive exotic vegetation outside the riparian zone contributes to neighbourhood character objectives.</p> <p>b) Ensure an emphasis on indigenous vegetation is evident in current and future strategic planning work affecting the Open Space Corridor.</p> <p>c) Ensure pests, erosion, drainage, vegetation removal and access is managed in accordance with vegetation management objectives and existing Management Plans.</p>	<p>a) Encourage the gradual phasing out of exotic vegetation and replacement with appropriate indigenous species, except where exotic vegetation has recognised heritage or landscape significance, grasses required for private open space and non-invasive exotic vegetation outside the riparian zone contributes to neighbourhood character objectives.</p> <p>b) Ensure the removal of environmental weeds with the potential to spread into the Open Space Corridor and parkland.</p> <p>c) Manage private bushland to preserve indigenous vegetation communities, consistent with those on public land.</p>	<p>a) Encourage the gradual phasing out of exotic vegetation and replacement with appropriate indigenous species, except where exotic vegetation has recognised heritage or landscape significance, grasses required for private open space and non-invasive exotic vegetation outside the riparian zone contributes to neighbourhood character objectives.</p> <p>b) Ensure the removal of environmental weeds with the potential to spread into the Open Space Corridor and parkland.</p>	<p>a) Ensure the removal of environmental weeds with the potential to spread into the Open Space Corridor and parkland.</p>
<p>3. Protect natural landforms, natural stream geomorphology and geological formations.</p>	<p>a) Protect natural watercourses, billabongs and wetlands in accordance with endorsed management plans (e.g. planning strategy under the Crown Land (Reserves) Act 1978 or Water Industry Act 1994 (or Heidelberg and Kew Lands Act for Yarra Bend Park or Masterplan incorporated in</p>	<p>a) Ensure developments demonstrate measures to protect natural river geomorphology and geological formations by avoiding major earthworks, minimising cut and fill of embankments; and managing access, among others.</p> <p>b) Ensure developments result in no</p>	<p>a) Ensure developments demonstrate measures to protect natural river geomorphology and geological formations by avoiding major earthworks, minimising cut and fill of embankments; and managing access, among others.</p>	<p>N/A</p>

	<p>the Planning Scheme).</p> <ul style="list-style-type: none"> b) Ensure developments demonstrate measures to protect natural river geomorphology and geological formations by avoiding major earthworks, minimising cut and fill of embankments; and managing access, among others. c) Ensure developments result in no further fill of flood prone land. d) Institute management programs for litter and debris removal. e) Ensure landscaping plans demonstrate protection of natural landforms including appropriate approaches to vegetation retention and planting, ground preparation, and minimising ground disturbance. 	<p>further fill of flood prone land.</p>		
<p>4. Protect, maintain, regenerate, restore, enhance or preserve (whichever is appropriate) features or locations of environmental significance (including significant biodiversity and geodiversity).</p>	<ul style="list-style-type: none"> a) Identify and map locations of significant flora, fauna and vegetation communities, geological diversity, significant landscape features, and other sites of environmental significance throughout the river corridor. b) Protect, manage, maintain and enhance areas surrounding sites of known environmental significance in a manner which protects or enhances natural significance and provides opportunities for education and interpretation. c) Retain, replace and restore significant flora and indigenous vegetation that provides habitat for significant fauna. d) Retain mature, dead and dying native trees as habitat for native fauna, except where risk or safety hazard requires their removal. e) Ensure development prevents or minimises impacts that may degrade the natural or cultural 	<ul style="list-style-type: none"> a) Identify and map locations of environmental significance throughout the river corridor. b) Ensure development prevents or minimises impacts that may degrade the natural or cultural significance of a place. c) Protect, manage, maintain and enhance areas surrounding sites of known environmental significance in a manner which protects or enhances natural significance. d) Retain, replace and restore significant flora and indigenous vegetation that provides habitat for significant fauna. e) Encourage retention of mature, dead and dying native trees as habitat for native fauna, except where risk or safety hazard requires their removal. 	<ul style="list-style-type: none"> a) Identify and map locations of environmental significance throughout the river corridor. b) Ensure development prevents or minimises impacts that may degrade the natural or cultural significance of a place. c) Protect, manage, maintain and enhance areas surrounding sites of known environmental significance in a manner which protects or enhances natural. d) Encourage retention of mature, dead and dying native trees as habitat for native fauna, except where risk or safety hazard requires their removal. 	<ul style="list-style-type: none"> a) Identify and map locations of environmental significance throughout the river corridor. b) Ensure development prevents or minimises impacts that may degrade the natural or cultural significance of a place.

- significance of a place.
- f) Undertake maintenance to facilitate regeneration, restoration, reinstatement, enhancement or preservation of sites of natural or cultural heritage significance.
- g) Further strategies should be investigated through detailed master-planning / management planning of the Open Space Corridor.

B) Urban and Landscape Character, Built Form and Cultural Heritage

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
5. Protect and enhance the landscape qualities of the Yarra River Open Space Corridor as a vegetation-dominated corridor, particularly in views from key viewing locations within and outside the Open Space Corridor.	<ul style="list-style-type: none"> a) Protect and manage established vegetation as set out in Part A, above. b) Encourage the retention and planting of canopy trees and ensure new buildings and structures do not protrude beyond the established or future tree canopy. c) Where appropriate, plant additional vegetation between the river and any buildings, and in spaces between buildings. d) Set back buildings from the riparian vegetation corridor. e) Site and design buildings and structures to minimise visual intrusion into vegetation-dominated vistas, including the use of dark, non-reflective materials on roofs and other external surfaces that blend with vegetation. f) Site and design buildings and structures (including jetties, boat ramps and mooring facilities) to minimise visual intrusion into the riverine landscape in views along and across the water. g) Provide vegetation screening for existing and proposed structures and developments which visually intrude into the Open Space Corridor (e.g. Eastern Freeway). h) Minimise the visual intrusion of advertising signs into the Open Space corridor. i) Ensure landscaping plans protect and enhancement the vegetation- 	<ul style="list-style-type: none"> a) Protect and manage established vegetation as set out in Part A above. b) Encourage the retention and planting of canopy trees and ensure new buildings and structures do not protrude beyond the established or future tree canopy. c) Encourage planting of additional vegetation between the river and any buildings, and in spaces between buildings. d) Set back buildings from the riparian vegetation corridor. e) Site and design buildings and structures to minimise visual intrusion into vegetation-dominated vistas, including the use of dark, non-reflective materials on roofs and other external surfaces that blend with vegetation. f) Minimise the visual intrusion of advertising signage into the river corridor. g) Ensure landscaping plans demonstrate the protection and enhancement of the vegetation-dominant character. h) Control building site coverage and impervious surfaces to allow establishment and protection of vegetation. i) Minimise cut and fill. j) Minimise building scale and mass as viewed through vegetation. k) Ensure jetties, boat ramps and 	<ul style="list-style-type: none"> a) Protect and manage established vegetation as set out in Part A, above. b) Encourage the retention of canopy trees. c) Encourage planting of additional vegetation between the river and any buildings, and in spaces between buildings. d) Set back buildings from the riparian vegetation corridor. e) Minimise the visual intrusion of advertising signage into the river corridor. f) Ensure landscaping plans demonstrate the protection and enhancement of the vegetation-dominant character. g) Ensure jetties, boat ramps and mooring facilities are designed and sited to enhance the natural landscape character of the immediate riverside environs, and do not detract from the enjoyment of all users of the river and river corridor. 	<ul style="list-style-type: none"> a) Protect and manage established vegetation in accordance with neighbourhood character objectives for the area. b) Minimise the visual intrusion of buildings, structures and advertising signage into the Open Space Corridor.

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
	dominant character.	mooring facilities are designed and sited to enhance the natural landscape character of the immediate riverside environs, and do not detract from the enjoyment of all users of the river and river corridor.		
6. Manage the siting and design of built form in accordance with the distinctive landscape character of the Yarra River Open Space Corridor, and the urban and suburban qualities of its private land interfaces.	<p>Draft Preferred Future Landscape Character statement: <i>Protect and enhance the Open Space Corridor as parkland dominated by trees and indigenous vegetation communities, and enhanced by recreation facilities and open spaces that are designed and landscaped to contribute to the quality of the bushland environment.</i></p> <ul style="list-style-type: none"> a) Ensure buildings present visually interesting elevations on all faces visible from the public domain. b) Ensure that new development provides visual permeability from the street and other public places into the river corridor. c) Consider the impact of building massing and siting on views of and within the river corridor, including from the opposite bank. d) Relate the siting, scale, bulk and massing of development to the width and scale of the waterway and river banks and visibility. e) Ensure public works occur in a manner consistent with the protection and enhancement of the urban and landscape character. f) Ensure structure planning of activity centres near the Open Space Corridor considers views from the river and key public use areas. 	<p>Draft Preferred Future Landscape Character statement: <i>Protect and enhance the leafy suburban frontage as an environment where buildings on visible hill slopes and skylines are subordinate to vegetation, views are filtered through trees and a riparian strip of indigenous vegetation separates built areas from the river itself.</i></p> <ul style="list-style-type: none"> a) Ensure buildings present visually interesting elevations on all faces visible from the public domain, vary building heights to avoid a consistent wall of development along the river corridor interface. b) Encourage and / or require appropriate landscaping works and building screening to meet the objectives for vegetation and landscape character. c) Consider the impact of building massing and siting on views of the river corridor, including from the opposite bank. d) Break up building forms and provide space for vegetation. e) Ensure public works occur in a manner consistent with the protection and enhancement of urban and landscape character. f) Use architectural devices to improve the contribution of buildings and structures to the urban and landscape character of 	<p>Draft Preferred Future Landscape Character statement: <i>Protect and enhance the City of Yarra urban frontage as a high quality built form edge that respects the scale of the river landform and topographic features, and allows vegetation to dominate the immediate riverside environs upstream of Church Street.</i></p> <ul style="list-style-type: none"> a) Ensure buildings present visually interesting elevations on all faces visible from the public domain. Vary building heights to avoid a consistent wall of development along the river corridor interface. b) Ensure that new development provides visual permeability from the street and other public places into the river corridor. c) Relate the siting, scale, bulk and massing of development to the width and scale of the waterway and riverbanks and visibility. d) Consider the impact of building massing and siting on views of the river corridor, including from the opposite bank. e) Ensure public works occur in a manner consistent with the protection and enhancement of urban and landscape character. f) Use architectural devices to improve the contribution of buildings and structures to the urban and landscape character of the City of Yarra urban interface. g) Encourage and/or require appropriate landscaping works and building screening to meet the objectives for vegetation and 	<ul style="list-style-type: none"> a) Develop and implement policies and planning controls to manage the key elements of neighbourhood character for the Urban Residential Character Interface in the City of Stonnington, including the impacts of development, built form, and landscaping on the Yarra River corridor. b) Encourage and/or require appropriate landscaping works and building screening to meet the objectives for vegetation and landscape character. c) Consider the impact of building massing and siting on views of the river corridor, including from the opposite bank. d) Ensure public works occur in a manner consistent with the protection and enhancement of urban and landscape character. e) Ensure structure planning of nearby activity centres considers the impacts of development, built form and landscaping on the Yarra River corridor. f) Use architectural devices to improve the contribution of

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
		<p>the leafy suburban interface.</p> <p>g) Ensure structure planning of activity centres near the Open Space Corridor considers views from the river and key public use areas.</p>	<p>landscape character.</p> <p>h) Ensure structure planning of activity centres near the Open Space Corridor considers views from the river and key public use areas.</p>	<p>buildings and structures to the urban and landscape character of the Stonnington urban interface.</p>
7. Conserve sites of cultural heritage significance (e.g. historic buildings, Indigenous cultural values).	<p>a) Continue to identify and, where appropriate map sites and features of cultural heritage significance (including bridges, boathouses, public institutions, locations and features of historic and contemporary indigenous heritage value, and locations of artistic association with the river corridor.)</p> <p>b) Undertake maintenance to facilitate regeneration, restoration, reinstatement, enhancement or preservation of sites of cultural heritage significance.</p> <p>c) Ensure developments prevent or minimise degradation of the cultural significance of a place.</p> <p>d) Protect, manage, maintain and enhance areas surrounding sites of known cultural heritage significance in a manner which protects or enhances cultural significance and provides opportunities for education and interpretation.</p>	<p>a) Continue to identify and, where appropriate map sites and features of cultural heritage significance (including sites of European and Indigenous heritage value).</p> <p>b) Undertake maintenance to facilitate regeneration, restoration, reinstatement, enhancement or preservation of sites of cultural heritage significance.</p> <p>c) Ensure developments prevent or minimise degradation of the cultural significance of a place.</p> <p>d) Protect, manage, maintain and enhance areas surrounding sites of known cultural heritage significance in a manner which protects or enhances cultural significance.</p>	<p>a) Continue to identify and, where appropriate map, sites and features of cultural heritage significance (including sites of European and Indigenous heritage value).</p> <p>b) Undertake maintenance to facilitate regeneration, restoration, reinstatement, enhancement or preservation of sites of cultural heritage significance.</p> <p>c) Ensure developments prevent or minimise impacts that may degrade the cultural significance of a place.</p> <p>d) Protect, manage, maintain and enhance areas surrounding sites of known cultural heritage significance in a manner which protects or enhances cultural significance.</p>	<p>a) Continue to identify and, where appropriate map sites and features of cultural heritage significance (including sites of European and Indigenous heritage value).</p> <p>b) Undertake maintenance to facilitate regeneration, restoration, reinstatement, enhancement or preservation of sites of cultural heritage significance.</p> <p>c) Ensure developments prevent or minimise degradation of the cultural significance of a place.</p> <p>d) Protect, manage, maintain and enhance areas surrounding sites of known cultural heritage significance in a manner which protects or enhances cultural significance.</p>

C) Open Space, Recreation and Access

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
8. Maintain a linear parkland along the Yarra River, connecting with existing and proposed parkland areas upstream and downstream to provide greater public access to the river and adjoining land.	<p>a) Seek to acquire land or negotiate access for public purposes in locations where the continuity of the parkland or trail network is interrupted, or where access to the river and river environs is desirable.</p> <p>b) Control the design and siting of buildings to create or retain a riverside vegetation and access corridor.</p>	<p>a) Develop trail and open space linkages in streets and open spaces adjoining the river Corridor.</p>	<p>a) Develop trail and open space linkages in streets and open spaces adjoining the river Corridor.</p>	<p>a) Develop trail and open space linkages in streets and open spaces adjoining the river Corridor.</p>
9. Maintain and improve a network of recreational trails in close proximity to the river, which link with the existing and future metropolitan trail network.	<p>a) Develop and / or maintain shared bicycle / pedestrian trails close to the river on at least one bank throughout the study area (subject to objectives for the protection of natural and cultural heritage).</p> <p>b) Institute a landscaping program to maintain and progressively improve trails, paths, recreation facilities, and open space areas throughout the Open Space Corridor.</p> <p>c) Provide appropriate directional signage throughout the trail network which respects natural and cultural values and the landscape character and experience.</p> <p>d) Develop and maintain a hierarchy of trails which includes unsealed, foot-only paths.</p>	<p>a) Investigate opportunities to secure access through lease, licence or acquisition, to locations where the continuity of the parkland or trail network is interrupted, where future regional links have been identified or where access to the river and river environs is desirable.</p>	<p>a) Investigate opportunities to secure access through lease, licence or acquisition, to locations where the continuity of the parkland or trail network is interrupted, where future regional links have been identified or where access to the river and river environs is desirable.</p>	<p>a) Investigate opportunities to secure access through lease, licence or acquisition, to locations where the continuity of the parkland or trail network is interrupted, where future regional links have been identified or where access to the river and river environs is desirable.</p>

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
<p>10. Protect and enhance the amenity of publicly used areas to create an attractive environment that is conducive to a range of recreational activities.</p>	<p>a) Institute a landscaping program to maintain and progressively improve trails, paths, recreation facilities, and open space areas throughout the Open Space Corridor.</p> <p>b) Control building heights and siting to maintain sunlight to public spaces and ensure no additional overshadowing of the river and Main Yarra Trail at all times of the year.</p> <p>c) Maintain vegetation and site buildings and structures to promote the safety and security of recreational users of the Open Space Corridor.</p>	<p>a) Control building heights, siting and setbacks to maintain sunlight to public spaces, reduce intrusion of large buildings into the views and setting of public use areas.</p> <p>b) Design and site buildings to avoid visual intrusion into bushland and semi-natural areas valued by the community for their relative seclusion and sense of remoteness.</p> <p>c) Ensure no additional overshadowing of the river and recreational trails at all times of the year.</p> <p>d) Encourage low back fences, and orientate dwellings toward the open space corridor to improve the visual interface and encourage passive surveillance.</p>	<p>a) Control building heights, siting and setbacks to maintain sunlight to public spaces, reduce intrusion of large buildings into the views and setting of public use areas.</p> <p>b) Design and site buildings to avoid visual intrusion into bushland and semi-natural areas valued by the community for their relative seclusion and sense of remoteness.</p> <p>c) Ensure no additional overshadowing of the river and Main Yarra Trail at all times of the year.</p> <p>d) Encourage low back fences, and orientate dwellings toward the open space corridor to improve the visual interface and encourage passive surveillance.</p>	<p>a) Control building heights, siting and setbacks to maintain sunlight to public spaces, reduce intrusion of large buildings into the views and setting of public use areas.</p> <p>b) Minimise additional overshadowing of the river and open space areas at all times of the year.</p> <p>c) Orientate dwellings toward the open space corridor to improve the visual interface and encourage passive surveillance.</p>
<p>11. Maintain and enhance public access to and throughout the Yarra River Open Space Corridor including access to the Yarra River itself and shared use of water access locations.</p>	<p>a) Plan and develop new access and recreation facilities including bridges, paths and trails and boat / canoe launching facilities, identified as priorities in programs such as Parks Victoria's Two Rivers project.</p>	<p>a) Develop and maintain a network of trails and linkages from urban and suburban areas to the Yarra River Open Space Corridor and trail network.</p>	<p>a) Develop and maintain a network of trails and linkages from urban and suburban areas to the Yarra River Open Space Corridor and trail network.</p>	<p>a) Develop and maintain a network of trails and linkages from urban and suburban areas to the Yarra River Open Space Corridor and trail network.</p>

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
<p>12. Provide a mix of quality recreational opportunities, (including water-based activities), particularly those suited to the Yarra River corridor's qualities of a river environment in an urban and bushland setting.</p>	<p>a) Provide appropriate recreational opportunities through the provision of facilities for passive and active recreation in the Open Space Corridor.</p> <p>b) Allow some areas to remain free of formal (i.e. sporting) recreation facilities and commercial uses such as cafes and kiosks.</p> <p>c) Encourage the rationalisation of facilities not directly related to Yarra River corridor's qualities of a river environment in an urban and bushland setting.</p> <p>d) Encourage appropriate maintenance, management and access regimes where private land is managed for, or is to be acquired for, public purposes.</p> <p>e) Manage the Open Space Corridor to ensure safe, sustainable and equitable use for a wide range of recreation and tourism activities, addressing their impact on the environment, cultural heritage and other values of the open space corridor.</p> <p>f) Continue to provide opportunities for education and interpretation of the river, its history and environmental qualities.</p> <p>g) Minimise development in areas at risk of flooding except for uses that have a specific requirement to be located in proximity to the river (e.g. boatsheds).</p> <p>h) New boating infrastructure located on public land will be made available for the use of a wide cross-section of the community, rather than for the sole enjoyment of individuals or groups.</p>	N/A	N/A	N/A

D) Drainage, Flooding and Waterway Management

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
13. Manage and control development in accordance with Melbourne Water guidelines for flood management, recognising the function of the Yarra River as part of a natural and urban drainage system, and the necessity of associated maintenance activities and constraints on development.	<ul style="list-style-type: none"> a) Manage development in accordance with drainage, flooding and stability requirements in accordance with the requirements of Melbourne Water as metropolitan drainage authority. b) Manage development within the riverside vegetation and access corridor to minimise site coverage, and the area of impervious surfaces to meet objectives for vegetation and floodway management. 	<ul style="list-style-type: none"> a) Minimise development in areas at risk of flooding except for uses that have a specific requirement to be located in proximity to the river (e.g. boatsheds). b) Where possible, combine objectives for the provision of public open space and access to the river with maintenance of flood ways. c) Consider public acquisition of highly flood-prone land on which development is severely restricted. d) Minimise site coverage and area of impervious surfaces in immediate riverside environs to meet objectives for vegetation and floodway management. 	<ul style="list-style-type: none"> a) Minimise development in areas at risk of flooding except for uses that have a specific requirement to be located in proximity to the river (e.g. boatsheds). b) Where possible, combine objectives for the provision of public open space and access to the river with maintenance of flood ways. c) Consider public acquisition of highly flood-prone land on which development is severely restricted. d) Minimise site coverage and area of impervious surfaces in immediate riverside environs to meet objectives for vegetation and floodway management. 	<ul style="list-style-type: none"> a) Minimise development in areas at risk of flooding except for uses that have a specific requirement to be located in proximity to the river (e.g. boatsheds). b) Where possible, combine objectives for the provision of public open space and access to the river with maintenance of flood ways. c) Minimise site coverage and area of impervious surfaces in immediate riverside environs to meet objectives for vegetation and floodway management.
14. Ensure development does not compromise bank stability or result in increased erosion.	<ul style="list-style-type: none"> a) Manage bank stability, and erosion sedimentation according to Melbourne Water waterway management requirements. b) Control development to minimise erosion potential and impacts on stability of the river corridor. c) Require landscaping plans to demonstrate how erosion will be controlled and stability maintained or improved using 'soft landscaping' techniques. 	<ul style="list-style-type: none"> a) Manage bank stability, and erosion sedimentation according to Melbourne Water waterway management requirements. b) Control development to minimise erosion potential and impacts on stability of the river corridor. c) Require landscaping plans to demonstrate how erosion will be controlled and stability maintained or improved using 'soft landscaping' techniques. 	<ul style="list-style-type: none"> a) Manage bank stability, and erosion sedimentation according to Melbourne Water waterway management requirements. b) Control development to minimise erosion potential and impacts on stability of the river corridor. c) Require landscaping plans to demonstrate how erosion will be controlled and stability maintained or improved using 'soft landscaping' techniques. 	N/A
15. Minimise conflict between waterway management and vegetation, landscape character and access objectives.	<ul style="list-style-type: none"> a) Encourage flood management and bank stabilisation works to occur in a manner consistent with the vegetation, landscape character and access objectives. 	<ul style="list-style-type: none"> a) Encourage flood management and bank stabilisation works to occur in a manner consistent with the vegetation, landscape character and access objectives. 	<ul style="list-style-type: none"> a) Encourage flood management and bank stabilisation works to occur in a manner consistent with the vegetation, landscape character and access objectives. 	<ul style="list-style-type: none"> a) Encourage flood management and bank stabilisation works to occur in a manner consistent with the vegetation, landscape character and access objectives.

Objective	Character Type			
	Open Space Corridor	Leafy Suburban	Urban Industrial / Ex-Industrial	Urban Residential
16. Ensure development results in no net increase in the rate or quantity of stormwater or sediment or other pollutants entering watercourses or wetlands.	<p>a) Develop stormwater management plans to manage developments within the Open Space Corridor.</p>	<p>a) Minimise the coverage of impervious surfaces in accordance with water sensitive urban design and stormwater management requirements.</p> <p>b) Require landscaping plans to demonstrate how the rate and quantity of stormwater leaving a property will be controlled and pollutants filtered, including using 'soft landscaping' techniques.</p>	<p>a) Minimise the coverage of impervious surfaces in accordance with water sensitive urban design and stormwater management requirements.</p> <p>b) Require landscaping plans to demonstrate how the rate and quantity of stormwater leaving a property will be controlled and pollutants filtered, including using 'soft landscaping' techniques..</p>	<p>a) Minimise the coverage of impervious surfaces in accordance with water sensitive urban design and stormwater management requirements.</p> <p>b) Require landscaping plans to demonstrate how the rate and quantity of stormwater leaving a property will be controlled and pollutants filtered, including using 'soft landscaping' techniques.</p>

Attachment 2 – Issues Analysis by Location and Recommended Planning Scheme Changes

Table 1. First Order Priorities

This table applies an analysis of values, issues and planning controls to those areas which are considered *first order priority* by virtue of their location close to the Yarra River. The following table applies the formula stated in the *Consultant Report*.

Value + Development Pressure + Lack of Control = Need for new / strengthened control

The locations mentioned are shown on **Maps 6A and 6B** in the *Consultant Report*. Note that recommendations for improved controls may include some already included in existing planning provisions. Recommended controls are not necessarily drafted to represent the content of planning scheme amendments – all recommendations are for consultation purposes and actual planning provisions would require further fine-tuning.

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
Toorak (Left bank Glen Waverley rail line to Grange Road)	Leafy Suburban	<i>Private land to river edge;</i> <i>all or part of properties within 1 in 100 year flood level</i>	<ul style="list-style-type: none"> Leafy suburban, mixed exotic river edge, highly visible from opposite bank (Main Yarra Trail and Yarra Blvd) and rail line. Scenic backdrop to highly used stretch of the Yarra River (boating tours and cruises). Minimal indigenous vegetation. Stormwater, garden runoff and weeds impact on waterway. Potential for public access limited due to multiple titles and slope. Area of known Aboriginal significance? 	<ul style="list-style-type: none"> Jetties, boat ramps, mooring facilities, boatsheds. Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and entertaining areas sited to take advantage of riverside location. Private recreation spaces (including swimming pools and tennis courts). 	<p>Existing R1Z SLO1 LSIO (part) HO</p> <p>Potential ESO or SLO LSIO and/or FO</p>	<p>Recommended overlays: ESO LSIO and FO HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater than 35cm diameter at 1m above ground level. <p>Relevant Objectives, Strategies & Guidelines (Att 1): 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16.</p> <p>Additional Performance Standards <i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. Buildings should be set back from the river to respond to topography, existing vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. 	<p>Amend existing SLO/replace with ESO to include permit triggers, objectives and strategies and performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.) Convert part of LSIO to FO.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
						<p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Development on river frontage lots shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 30% of the total land area on the lot. (In calculations, areas which can not support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over.) <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring facilities should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and not impact on the enjoyment of all users of the river and river corridor. 	
Hawthorn South (left bank from Wallen Road to Monash Freeway/-CityLink)	Leafy Suburban	<p><i>Private lots to river edge</i></p> <p><i>Private lots adjoin riverside open space.</i></p> <p><i>Part of some lots within 1 in 100 year flood level.</i></p>	<ul style="list-style-type: none"> Leafy suburban character set on varied, partly hilly topography and amongst canopy trees, overlooking parkland, and visible from Yarra Bend Trail and Yarra Blvd on opposite bank. Amenity of parkland and river affected by insensitive development in some locations. Indirect runoff and water quality issues. 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and private recreation facilities (including swimming pools and tennis courts). 	<p>Existing</p> <p>R1Z</p> <p>HO (most)</p> <p>ESO1</p> <p>SLO2</p> <p>LSIO (part of some lots)</p> <p>Potential:</p> <p>SLO or ESO</p> <p>LSIO and/or FO</p> <p>HO (as currently)</p>	<p>Recommended overlays:</p> <p>ESO</p> <p>LSIO and FO</p> <p>HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater than 35cm diameter at 1m above ground level; <p>Relevant Objectives, Strategies & Guidelines (Att 1)</p> <p>1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.</p> <p>Additional Performance Standards</p> <p><i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above 	<p>Rationalise ESO and SLO into one overlay (ESO) incorporating permit triggers, objectives and strategies and additional performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
					applied)	<p>natural ground level at any point.</p> <ul style="list-style-type: none"> Buildings should be set back from the river to respond to topography and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 50% of the total land area on the lot. Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	development.) Convert part of LSIO to FO.
St James Park (left bank, Hawthorn Bridge to Wallen Road)	Leafy Suburban	Private land to river edge; all or part of properties within 1 in 100 year flood level	<ul style="list-style-type: none"> Attractive leafy river interface in long backyards, visible from opposite bank (Main Yarra Trail and Yarra Blvd). European heritage values expressed in architecture and gardens. Area of known Aboriginal significance? Minimal indigenous vegetation. Stormwater, garden runoff 	<ul style="list-style-type: none"> Jetties, boat ramps, mooring facilities, boatsheds. Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and entertaining areas sited to take advantage of riverside location. Private recreation 	Existing R1Z HO ESO1 LSIO (part) SLO2 Potential: SLO or ESO	<p>Recommended overlays:</p> <p>ESO LSIO and FO HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater than 35cm circumference at 1m height. 	Rationalise ESO and SLO into one overlay (ESO) incorporating permit triggers, objectives and strategies and additional performance standards as outlined. (Note that in interpreting the revised ESO equal

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
			<p>and weeds impact on waterway.</p> <ul style="list-style-type: none"> ▪ Hard paved areas including tennis courts increase stormwater runoff. ▪ Several private riverside structures including jetties. ▪ Potential for public access limited due to multiple titles and slope. ▪ Runoff and water quality issues. 	<p>spaces (including swimming pools and tennis courts).</p>	<p>LSIO and / or FO</p> <p>HO (as currently applied)</p>	<p>Relevant Objectives, Strategies & Guidelines (Att 1):</p> <p>1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13 14, 15.</p> <p>Additional Performance Standards</p> <p><i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> ▪ Maximum building height of 9m above natural ground level at any point. ▪ Buildings should be set back from the river to respond to topography, existing vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> ▪ Development shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 30% of the total land area on the lot. (In calculations, areas which can not support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over). ▪ Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> ▪ Jetties, boat ramps and mooring facilities should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and not impact on the enjoyment of all users of the river and river corridor. 	<p>weight should be given to landscape values of the river corridor in considering the appropriateness of development.)</p> <p>Convert part of LSIO to FO.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
Hawthorn (left bank, between Barkers Road and Hawthorn Bridge)	Leafy Suburban	<i>Private land to river edge (some lots at Creswick Street and Harrison Crescent, covered by PAO);</i> <i>all or part of properties within 1 in 100 year flood level</i>	<ul style="list-style-type: none"> Leafy character in large, open backyards. Some native habitat trees. Highly visible from Main Yarra Trail on opposite bank Area of known Aboriginal significance? Discontinuity of riverside public open space at Creswick Street. Indirect runoff and water quality issues. 	<ul style="list-style-type: none"> Jetties, boat ramps, mooring facilities, boatsheds. Subdivision and / or multiple dwellings (particularly larger lots). Extension and redevelopment of existing dwellings. Outbuildings and entertaining areas sited to take advantage of riverside location (including swimming pools and tennis courts). Private recreation spaces (including swimming pools and tennis courts). 	<p>Existing UFZ / R1Z</p> <p>PAO2</p> <p>SLO2 (part)</p> <p>ESO1 (part)</p> <p>LSIO (part R1Z only)</p> <p>Potential: ESO</p> <p>SLO</p> <p>LSIO and/or FO</p>	<p>Recommended overlays: ESO LSIO and FO</p> <p>HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater than 35cm diameter at 1m above ground level. <p>Relevant Objectives, Strategies & Guidelines (Att 1): 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16.</p> <p>Additional Performance Standards: <i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. Buildings should be set back from the river to respond to topography and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 35% of the total land area on the lot. Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring 	<p>Rationalise ESO and SLO into one overlay (ESO) incorporating permit triggers, objectives and strategies and additional performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.)</p> <p>Convert part of LSIO to FO.</p> <p>Refer to <i>Recommendations on Existing PAOs</i> table.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
						facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor.	
Garden Terrace, Kew (left bank, Walmer Street footbridge to Barkers Road)	Leafy Suburban	<i>Private land to river edge; all or part of properties within 1 in 100 year flood level</i>	<ul style="list-style-type: none"> Leafy river edge containing exotic vegetation in large open backyards visible from River and opposite bank (Main Yarra Trail). Strong potential for enhancement of riparian vegetation corridor and fauna habitat. Some potential for public riverside open space between Walmer and Hodgson Streets, although steep topography and development at the river edge north of Barkers Road constrains potential future access. Runoff and water quality issues. 	<ul style="list-style-type: none"> Jetties, boat ramps, mooring facilities, boatsheds. Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and entertaining areas sited to take advantage of riverside location. Private recreation spaces (including swimming pools and tennis courts). 	<p>Existing: UFZ LSIO PAO SLO2 ESO1</p> <p>Potential: SLO or ESO LSIO and / or FO PAO (as currently applied)</p>	<p>Recommended overlays: ESO LSIO and FO PAO, HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater than 35cm circumference at 1m height above ground level. <p>Relevant Objectives, Strategies & Guidelines (Att 1) 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.</p> <p>Additional Performance Standards</p> <p><i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. Buildings should be set back from the river to respond to topography and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 35% of the total land area on the lot. Developments shall not result in any 	<p>Rationalise ESO and SLO into one overlay (ESO) incorporating permit triggers, objectives and strategies additional performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.)</p> <p>Convert part of LSIO to FO. Refer to <i>Recommendations on Existing PAOs</i> table.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
						<p>net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level.</p> <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	
Kew (left bank Wills Street Kew to Caritas Christi Hospice)	Leafy Suburban Interface	<i>Private lots separated from riverside parkland by road.</i>	<ul style="list-style-type: none"> Mixed, bushy suburban character adjacent to parkland and overlooking the river, highly visible from adjacent Yarra Blvd, river, and opposite bank. Indirect runoff and water quality issues. 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and private recreation facilities (including swimming pools and tennis courts). 	<p>Existing:</p> <p>R1Z</p> <p>SLO2</p> <p>HO (Caritas Christi)</p> <p>Potential:</p> <p>SLO or ESO</p> <p>HO (as currently applied)</p>	<p>Recommended overlays:</p> <p>SLO or ESO, HO (as currently applied).</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove or destroy trees greater than 35cm in diameter at 1m above ground level. <p>Relevant Objectives, Strategies & Guidelines (Att 1)</p> <p>2(b), 4, 5, 6, 7, 8, 10, 11, 14.</p> <p>Additional Performance Standards</p> <p><i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 50% of the total land area on the lot. (In calculations, areas which can not support vegetation including spaces under eaves and gaps less than 4m 	Amend existing SLO2 or rationalise with ESO to include permit triggers and objectives and strategies as outlined.

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
River Retreat, Kew (left bank at Molesworth St / River retreat, Kew)	Leafy Suburban	<p><i>Private land to river edge (one parcel);</i></p> <p><i>Private land within the Open Space corridor;</i></p> <p><i>All or part of properties within 1 in 100 year flood level (some cases);</i></p>	<ul style="list-style-type: none"> ▪ Bush suburban at the river edge, visible from River and Yarra Bend Public Golf Course. ▪ Runoff and water quality issues. ▪ Indigenous vegetation and fauna habitat of State significance. ▪ Strong potential for linking riverside open space through this area. 	<ul style="list-style-type: none"> ▪ Extensions to existing dwellings. ▪ Outbuildings and entertaining areas. ▪ Clearing of remnant vegetation for views or private open space. ▪ Private recreation spaces (including swimming pools and tennis courts). 	<p>Existing R1Z UFZ (part) PAO2 SLO1 ESO1 LSIO (part)</p> <p>Potential: SLO or ESO LSIO and / or FO</p> <p>PAO2 (as currently applied)</p>	<p>between buildings / structures are considered to be effectively built over).</p> <p>Recommended overlays: ESO LSIO and FO PAO2, HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> ▪ All buildings and works. ▪ Remove or destroy any indigenous vegetation. <p>Relevant Objectives, Strategies & Guidelines (Att 1) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.</p> <p>Additional Performance Standards</p> <p><i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> ▪ Maximum building height of 9m above natural ground level at any point. ▪ Buildings should be set back from the river to respond to topography, existing indigenous vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> ▪ Developments shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 50% of the total land area on the lot. (In calculations, areas which cannot support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over). 	<p>Rationalise ESO1 and SLO1 into one overlay (ESO) incorporating permit triggers, objectives and strategies additional performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.)</p> <p>Convert part of LSIO to FO.</p> <p>Refer to <i>Recommendations on Existing PAOs</i> table.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
						<ul style="list-style-type: none"> Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. 	
Fairfield / Alphington (Park Crescent, and Rex Avenue)	Leafy Suburban	<p><i>Private land to river edge;</i></p> <p><i>All or part of properties within 1 in 100 year flood level</i></p>	<ul style="list-style-type: none"> Bushy landscape on steep slopes, highly visible from popular stretch of Yarra River and from Yarra Bend Park and trails on opposite bank. Runoff and water quality issues. Valuable indigenous riparian vegetation and wildlife corridor, including depleted vegetation communities of State significance. Area of known Aboriginal significance? Some potential for future public access linking Fairfield Park to Rudder Grange (subject to environmental constraints). 	<ul style="list-style-type: none"> Jetties, boat ramps, mooring facilities, boatsheds. Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and entertaining areas sited to take advantage of riverside location. Clearing of remnant vegetation for views or private open space. Private recreation spaces (including swimming pools and tennis courts). 	<p>Existing R1Z</p> <p>DDO1 (part) ESO1</p> <p>LSIO (part)</p> <p>Potential: SLO or ESO LSIO and / or FO</p>	<p>Recommended overlays: ESO LSIO and FO HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> all buildings and works. remove or destroy any indigenous vegetation. <p>Relevant Objectives, Strategies & Guidelines (Att 1) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.</p> <p>Additional Performance Standards</p> <p><i>Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. Buildings should be set back from the river to respond to topography, existing indigenous vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 35% of the total land area on the lot outside the 1 in 100 year flood level. Developments shall not result in any 	<p>Rationalise ESO and DDO, applying C66 Panel recommendations and covering entirety of lots only partially covered by existing DDO in Park Crescent / The Esplanade / Alphington Street. Include permit triggers, objectives and strategies, and additional performance standards as outlined.</p> <p>(Note that in interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.)</p> <p>Convert part of LSIO to FO.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
						<p>net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level.</p> <ul style="list-style-type: none"> ▪ Where the total built area and impervious surfaces coverage within the 1 in 100 year flood level of any lot currently exceeds 15%, redevelopment of the site must result in a reduction of site coverage to: <ul style="list-style-type: none"> ○ 15% or less on lots which have less than 200m² outside the 1 in 100 year flood level; or ○ 5% or less on lots which have more than 200m² outside the 1 in 100 year flood level. ▪ In calculations, areas which cannot support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> ▪ Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	
Ivanhoe (right bank from Chelsworth Park to Darebin Creek)	Leafy Suburban	<p><i>Private land to river edge;</i></p> <p><i>all or part of properties within 1 in 100 year flood level</i></p>	<ul style="list-style-type: none"> ▪ Leafy suburban area set on prominent topography, partly visible from adjacent residential areas, Yarra River and Golf Clubs (opposite). ▪ Vegetation communities of regional significance including substantial native 	<ul style="list-style-type: none"> ▪ Jetties, boat ramps, mooring facilities, boatsheds. ▪ Subdivision and / or multiple dwellings (particularly larger lots). ▪ Extensions to existing dwellings. ▪ Outbuildings and 	<p>Existing R1Z</p> <p>ESO1 ESO4 (part)</p> <p>Potential: SLO or ESO</p>	<p>Recommended overlays: ESO LSIO and FO HO (as currently applied)</p> <p>Recommended permit triggers:</p> <ul style="list-style-type: none"> ▪ All buildings and works. ▪ Remove or destroy any indigenous 	<p>Amend ESO1 to include permit triggers, objectives and strategies and additional performance standards as outlined.</p> <p>(Note that in</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
			habitat. <ul style="list-style-type: none"> ▪ Indirect runoff and water quality issues. ▪ Currently no public access to this section of river. 	entertaining areas sited to take advantage of riverside location. <ul style="list-style-type: none"> ▪ Clearing of remnant vegetation for views or private open space. ▪ Private recreation spaces (including swimming pools and tennis courts). 	LSIO and / or FO	vegetation, or trees greater than 35cm in diameter at 1m above ground level. Relevant Objectives, Strategies & Guidelines (Att 1) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16. Additional Performance Standards <i>Heights and Setbacks</i> <ul style="list-style-type: none"> ▪ Maximum building height of 9m above natural ground level at any point. ▪ Buildings should be set back from the river to respond to topography, existing indigenous vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <i>Site Coverage</i> <ul style="list-style-type: none"> ▪ Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 30% of the total land area on the lot outside the 1 in 100 year flood level. ▪ Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. <i>Jetties, boat ramps and mooring facilities</i> <ul style="list-style-type: none"> ▪ Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	interpreting the revised ESO equal weight should be given to landscape values of the river corridor in considering the appropriateness of development.) Convert part of LSIO to FO.

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
Abbotsford / Richmond (right bank from Merri Creek to Bridge Road, excluding CUB, Victoria Crescent and Victoria Street East)	Urban Industrial / Ex-Industrial Interface	<i>Private land to river edge (part); All or part of properties within 1 in 100 year flood level Private lots adjoin riverside open space.</i>	<ul style="list-style-type: none"> Top of river escarpment heavily developed with current and former industrial buildings Adjoins highly trafficked stretch of Yarra River and Main Yarra Trail, amenity and character important. Narrow riparian strip throughout– frequently weed infested. Continuous riverside trail access interrupted between Gipps and Flockhart Streets in Abbotsford. Water quality and stormwater impacted by urbanisation. Several buildings, built areas within the flood zone. Private land used for public open space (at Christine Crescent), management arrangement uncertain. Potential for enhancement of indigenous vegetation and amenity of trail. 	<ul style="list-style-type: none"> Large mixed use developments (office and apartment). Redevelopment of industrial buildings. Jetties, boat ramps, boat launching facilities. 	B3Z, B4Z, B5Z, IN1Z, some PUZ, CDZ (Vict Gardens), R1Z. DDO1 PAO2 ESO1 LSIO (part) CDZ1 (part – Victoria Gardens) Potential: DDO ESO LSIO and / or FO PAO	<p>Recommended overlays: DDO and ESO PAO (part) LSIO and FO</p> <p>Recommended Permit Triggers:</p> <ul style="list-style-type: none"> As per Amendment C66. Remove, destroy or lop trees greater than 35cm diameter at 1m above ground level (as per current ESO1). <p>Relevant Objectives, Strategies & Guidelines (Att 1) 1, 2(b), 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16.</p> <p>Additional Performance Standards <i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> As per Amendment C66 to the City of Yarra Planning Scheme. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	<p>Revise DDO1 as recommended by C66 Panel.</p> <p>Amend existing ESO1 to include additional objectives and strategies as appropriate.</p> <p>Convert part of LSIO to FO.</p>
Monash Freeway / Citylink River Edge	Urban industrial ex-industrial.	<i>Private lots separated from River by road. No riverside open space.</i>	<ul style="list-style-type: none"> Built form including freeway structure dominate this edge, variation in built edge and heights required. Issues with overshadowing of Main Yarra Trail. 	<ul style="list-style-type: none"> Large commercial and residential development (office and apartment). Redevelopment of industrial buildings. 	RDZ, B3Z, R1Z, PUZ, IN3Z. DDO1, DDO5 (part), ESO, LISO (part).	<p>Recommended overlays: DDO and ESO LSIO and FO HO (as currently applied)</p> <p>Recommended Permit Triggers:</p> <ul style="list-style-type: none"> All buildings and works. Remove, destroy or lop trees greater 	<p>Revise DDO1 as recommended by C66 Panel.</p> <p>Amend existing ESO1 to include additional permit triggers and objectives as appropriate.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Recommended Controls	Action (see Attachment 3)
					<p>Potential: DDO ESO LSIO and / or FO</p>	<p>than 35cm circumference at 1m height above ground level.</p> <p>Relevant Objectives, Strategies & Guidelines (Att 1) As appropriate.</p> <p>Additional Performance Standards</p> <p><i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> ▪ Building heights should be limited to avoid any additional shadowing of the river or public spaces between the freeway and the river, and to avoid any undesirable visual impacts on the river corridor. <p><i>Public Access</i></p> <ul style="list-style-type: none"> ▪ Development should facilitate public access to the river, especially between Punt Road and Cremorne Street (i.e. at the Nylex Site, Cremorne); and between Mary and Burnley Streets (i.e. in the vicinity of the Burnley harbour and depot). <p>Relevant Objectives, Strategies & Guidelines (Att 1)</p> <ul style="list-style-type: none"> ▪ 2(b), 4, 6, 7, 8, 9, 11, 12, 15. 	<p>Convert part of LSIO to FO.</p>

Table 2. Second Order Priorities

This table addresses provides a cursory analysis for those parts of the Study Area which are *second order priorities* by virtue of being more remote from the river.

As these represent areas of less urgent need, detailed planning controls have not been developed as part of this study. In a number of cases, further investigation into the appropriate tools, coverage of overlays and strategic justification for these may be warranted.

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Directions for Future Controls	Action (see Attachment 3)
South Yarra (left bank from Grange Road to Punt Road)	Urban Residential	<i>Private lots separated from riverside open space by road.</i>	<ul style="list-style-type: none"> Densely developed urban residential hill face overlooking river. Scenic backdrop to highly used stretch of the Yarra River (boating tours and cruises). Indirect runoff and water quality issues. Alexandra Avenue and parkland provides substantial buffer to the River. 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and private recreation facilities (including swimming pools and tennis courts). 	R1Z HO (part) DDO3 LSIO (part)	<p>Relevant Objectives, Strategies & Guidelines (Att 1) 2(a), 4, 5, 6, 7, 8, 11, 13, 14.</p> <p>Desired Outcomes:</p> <ul style="list-style-type: none"> Protection and management of neighbourhood character and heritage values. Guidelines for protection of neighbourhood character and heritage values which relate to views from the Yarra River and Open Space Corridor. Maintenance and enhancement of the amenity of the riverside open space. <p>Candidate overlays: DDO and/or SLO HO (as currently applied) LSIO and/or FO</p>	<p>Review DDO and HO in the longer term to ensure neighbourhood character and heritage controls relate to views and values of the River and Open Space Corridor.</p> <p>Convert part of LSIO to FO.</p>
Kew (remainder) (left bank from Wills Street to Burke Road including Willsmere, Kew Cottages, Kew East. Also northern Walmer Street and Nolan Street, Kew)	Leafy Suburban Interface	<i>Private lots remote from River but adjoin parkland within the open space corridor.</i>	<ul style="list-style-type: none"> Interface issues with adjoining bushland, including spread of weeds. Higher or insensitively sited buildings may have some potential to impact on landscape character sense of seclusion of some bushland areas. 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and private recreation facilities (including swimming pools and tennis courts). 	R1Z, some PPRZ DDO1, (Kew cottages), DDO2 (Willsmere), VPO2 (Kew cottages)	<p>Relevant Objectives, Strategies & Guidelines (Att 1) 2(b), 4, 6, 7, 8, 10, 11, 14.</p> <p>Desired Outcomes:</p> <ul style="list-style-type: none"> Retention of trees and other vegetation. Maintenance of building heights subordinate to vegetation and other landscape features (e.g. Willsmere). Sufficient space for planting and growth of new vegetation, including large trees. 	<p>Amend existing SLO2 to include permit triggers and objectives and strategies as outlined.</p> <p>Investigate coverage back from the river using landscape analysis in the longer term.</p>

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Directions for Future Controls	Action (see Attachment 3)
					and Wills-mere) SLO2 (Kew East) LSIO (part)	<ul style="list-style-type: none"> Colours, materials and design that complement a heavily vegetated environment. <p>Candidate overlays: SLO and/or ESO HO (as currently applied) LSIO and/or FO</p>	Convert part of LSIO to FO.
Alphington (remainder) <small>(Right bank from Alphington Park to Darebin Creek)</small>	Leafy Suburban Interface	<i>Private lots remote from River but adjoin parkland in within the open space corridor.</i>	<ul style="list-style-type: none"> Hill face visible from River, golf courses and parkland. Interface issues with adjoining bushland, including spread of weeds. Indirect runoff and water quality issues. Area of known Aboriginal significance? 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and private recreation facilities (including swimming pools and tennis courts). 	R1Z DDO1 (part) LSIO (part of some lots) ESO1	<p>Relevant Objectives, Strategies & Guidelines (Att 1) 2(b), 4, 5, 6, 7, 8, 10, 11, 14.</p> <p>Desired outcomes:</p> <ul style="list-style-type: none"> Retention of trees and other vegetation. Maintenance of building heights subordinate to vegetation; Sufficient space for planting and growth of new vegetation, including large trees; Use of colours, materials and design that complement a heavily vegetated environment; Minimisation of the impacts of stormwater runoff on water quality; Control of the spread of environmental weeds into the Open Space Corridor. <p>Candidate overlays: SLO and/or ESO LSIO and / or FO HO (as currently applied)</p>	<p>Rationalise ESO and DDO, applying C66 Panel recommendations and covering entirety of lots only partially covered by existing DDO. Include permit triggers, objectives and strategies, and additional performance standards as outlined.</p> <p>Convert part of LSIO to FO.</p>
Ivanhoe (remainder) <small>(Right bank from Wilson Reserve / Chelsworth Park to</small>	Leafy Suburban Interface	<i>Private lots remote from River but adjoin parkland in within the open space</i>	<ul style="list-style-type: none"> Hill face visible from river, golf courses and parkland. Interface issues with adjoining bushland, including spread of weeds. 	<ul style="list-style-type: none"> Subdivision and / or multiple dwellings (particularly larger lots). Extensions to existing dwellings. Outbuildings and 	R1Z SLO2 VPO3	<p>Relevant Objectives, Strategies & Guidelines (Att 1) 2(b), 4, 5, 6, 7, 8, 10, 11, 14.</p> <p>Desired outcomes:</p> <ul style="list-style-type: none"> Retention of trees and other vegetation. Maintenance of building heights 	Amend existing SLO2 to include permit triggers and objectives and strategies as outlined.

Location	Character Type	Condition	Statement of Values / Issues	Development Pressures	Zones & Overlays	Directions for Future Controls	Action (see Attachment 3)
Burke Road, and north of the ESO1 between Darebin Creek and Chelsworth Park)		<i>corridor.</i>	<ul style="list-style-type: none"> ▪ Indirect runoff and water quality issues. ▪ Some native vegetation of regional significance. 	private recreation facilities (including swimming pools and tennis courts).		<p>subordinate to vegetation;</p> <ul style="list-style-type: none"> ▪ Sufficient space for planting and growth of new vegetation, including large trees; ▪ Use of colours, materials and design that complement a heavily vegetated environment; ▪ Minimisation of the impacts of stormwater runoff on water quality; ▪ Control of the spread of environmental weeds into the Open Space Corridor. <p>Candidate overlays:</p> <p>SLO and/or ESO</p> <p>LSIO and / or FO</p> <p>HO (as currently applied)</p>	

Attachment 3: Planning Controls and Policies by Municipality: Recommended Changes

For explanation of implementation timing descriptors, refer to Section 5.5 of the *Consultant Report*.

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Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
MSS 21.04-5 Natural Environment	-	• N/A	<ul style="list-style-type: none"> • Seek to update strategic basis for landscape character, key views, vistas. • Improve identification of and skylines. 	<ul style="list-style-type: none"> • Consider updating objectives to be consistent with any revised objectives for the Yarra River arising from this study. 	<ul style="list-style-type: none"> • Update for any new controls arising from this study. 	As appropriate.
22.01 Middle Yarra Environs Policy	-	• N/A	-	<ul style="list-style-type: none"> • Review relevance/need for Local Policy in light of updated MSS and overlays. 	<ul style="list-style-type: none"> • Review relevance/need for additional decision guidance in light of updated overlays. 	As Appropriate.
ESO1	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> • Ivanhoe (Chelsworth Park to Darebin Creek) • Review application to public parkland. 	<ul style="list-style-type: none"> • Require permits for: <ul style="list-style-type: none"> • all buildings and works; • remove or destroy any indigenous vegetation, or trees greater than 35cm in diameter at 1m above ground level. 	<ul style="list-style-type: none"> • Seek to update strategic basis for landscape character, key views and vistas in the longer term. 	<ul style="list-style-type: none"> • Include the following objectives contained in Attachment 1 of this Report: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16. 	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. • Additional Performance Standards <ul style="list-style-type: none"> <i>Heights and Setbacks</i> <ul style="list-style-type: none"> • Maximum building height of 9m above natural ground level at any point. • Buildings should be set back from the river to respond to topography, existing indigenous vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <i>Site Coverage</i> <ul style="list-style-type: none"> • Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 30% of the total land area on the lot outside the 1 in 100 year flood level. • Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. <i>Jetties, boat ramps and mooring facilities</i> <ul style="list-style-type: none"> • Jetties, boat ramps and mooring facilities should not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	Following further consultation.
SLO2	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> - Ivanhoe (remainder) • Review coverage near Riverside Drive for visibility from the River Corridor. 	<ul style="list-style-type: none"> • Consider extending permit trigger to cover more buildings and works. • Consider a site coverage permit trigger (or decision guideline). 	<ul style="list-style-type: none"> • Seek to update strategic basis for landscape character, key views and vistas in the longer term. 	<ul style="list-style-type: none"> • Include the following objectives contained in Attachment 1 of this Report: 2(b), 4, 5, 6, 7, 8, 10, 11, 14. 	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. 	Further investigation required.
LSIO	<ul style="list-style-type: none"> • Replace part of LSIO with Floodway Overlay in accordance with Melbourne Water recommendations. 	-	-	-	-	Proceed with planning scheme amendment.

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Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
MSS	<ul style="list-style-type: none"> • Include reference to hills slopes, skylines and private land away from the river which contributes to the character of the river valley. 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Review and update Lower Yarra River Urban Design Guidelines (1992) as basis for considering the landscape and urban character of the immediate riverside environs. 	<ul style="list-style-type: none"> • Consider updating objectives to be consistent with any revised objectives for the Yarra River arising from this study. 	<ul style="list-style-type: none"> • Update for any new controls arising from this study. 	As appropriate.
22.13 – Yarra Valley Environs Policy		<ul style="list-style-type: none"> • N/A. 		<ul style="list-style-type: none"> • Review relevance/need for Local Policy in light of updated MSS and overlays. 	<ul style="list-style-type: none"> • Review relevance/need for additional decision guidance in light of updated overlays. 	As appropriate.
ESO1	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> • St James Park • Hawthorn South • Hawthorn (Barkers Rd to Hawthorn Bridge) • Garden Terrace, Kew • River Retreat • Review application to Yarra Bend Park. 	<ul style="list-style-type: none"> • Require permit for: <ul style="list-style-type: none"> • all buildings and works; • remove, destroy or lop trees greater than 35cm circumference at 1m height; • remove or destroy any indigenous riparian vegetation (River Retreat only). 	<ul style="list-style-type: none"> • Review and update Lower Yarra River Urban Design Guidelines (1992) as basis for considering the landscape and urban character of the immediate riverside environs 	<ul style="list-style-type: none"> • Include the following objectives contained in Attachment 1 of this Report: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16. 	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. • Additional Performance Standards <ul style="list-style-type: none"> <i>Building Heights and Setbacks</i> <ul style="list-style-type: none"> • Maximum building height of 9m above natural ground level at any point. • Buildings should be set back from the river to respond to topography, existing vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <i>Site Coverage</i> <ul style="list-style-type: none"> • Development shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 30-50% of the total land area on the lot (depending on location). (In calculations, areas which cannot support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over.); <i>Jetties, boat ramps and mooring facilities</i> <ul style="list-style-type: none"> • Jetties, boat ramps and mooring facilities should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and not impact on the enjoyment of all users of the river and river corridor. 	Following further consultation.
SLO1	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> • River Retreat • Rationalise with revised ESO1. • Review application to Yarra Bend Park. • Consider extending coverage into hill faces and streets back from the river between Walmer Street Kew and Gardiners Creek. 	<ul style="list-style-type: none"> • Consider extending permit trigger to include indigenous shrubs and understorey vegetation. 	<ul style="list-style-type: none"> • Review and update Lower Yarra River Urban Design Guidelines (1992) as basis for considering the landscape and urban character of the immediate riverside environs 	<ul style="list-style-type: none"> • Include the following objectives contained in Attachment 1 of this Report: 2(b), 4, 5, 6, 7, 8, 10, 11, 14, 15. 	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. 	Following further consultation. (Extending coverage requires further investigation.)

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Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
SLO2	<ul style="list-style-type: none"> Applies to: <ul style="list-style-type: none"> St James Park Hawthorn South Hawthorn (Barkers Rd to Hawthorn Bridge) Garden Terrace, Kew Kew (Willis St to Caritas Christi) Kew (remainder) Rationalise SLO2 with revised ESO1 (with exception of Kew (Remainder) and possibly Kew (Willis St to Caritas Christi).) 	<ul style="list-style-type: none"> Require permit for: <ul style="list-style-type: none"> all buildings and works; remove, destroy or lop trees greater than 35cm circumference at 1m height. 	-	Include the following objectives contained in Attachment 1 of this Report: 2(b), 4, 5, 6, 7, 8, 10, 11, 15.	<ul style="list-style-type: none"> Include planning provisions as contained in relevant objectives in Attachment 1. Additional Performance Standards (<i>applies to Kew (Willis St to Caritas Christi).</i>) <ul style="list-style-type: none"> <i>Building Heights and Setbacks</i> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. <i>Site Coverage</i> <ul style="list-style-type: none"> Development shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 50% of the total land area on the lot. (In calculations, areas which cannot support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over.); 	Following further consultation. (Further investigation required for Kew (remainder).)
LSIO	<ul style="list-style-type: none"> Replace part of LSIO with Floodway Overlay in accordance with Melbourne Water recommendations. 	-	-	-	-	Proceed with planning scheme amendment.

Yarra						
Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
MSS	-	-	-	-	• Update for any new controls arising from this study.	As appropriate.
22.08 Protection of Biodiversity	-	-	-	• Update as appropriate with objectives from this Study.	-	As appropriate.
ESO1	<ul style="list-style-type: none"> • Applies to: <ul style="list-style-type: none"> • Park Crescent Fairfield and Rex Avenue Alphington • Alphington (remainder) • Richmond / Abbotsford • Freeway River Edge • Rationalise with DDO1 in Leafy Suburban area (see below). • Review application to Yarra Bend Park. 	<ul style="list-style-type: none"> • Require permit for: <ul style="list-style-type: none"> • all buildings and works; • remove or destroy any indigenous vegetation (except in Urban industrial/ex-industrial areas). • remove, destroy or lop trees greater than 35cm diameter at 1m above ground level. (Urban industrial/ex-industrial areas) 	<ul style="list-style-type: none"> • Seek to update strategic basis for landscape character / significant landscapes as well as flora, fauna and environmental values. • Consider including Yarra Bend Park Strategy Plan and Fairfield Park Master Plans as reference documents. 	<ul style="list-style-type: none"> • Include the following objectives contained in Attachment 1 of this Report: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 	<ul style="list-style-type: none"> • Include planning provisions as contained in relevant objectives in Attachment 1. • Additional Performance Standards <ul style="list-style-type: none"> • (See DDO1 below). 	Proceed with planning scheme amendment in Park Crescent/Rex Ave, Alphington. Remaining areas following further consultation.
LSIO	<ul style="list-style-type: none"> • Replace part of LSIO with Floodway Overlay in accordance with Melbourne Water recommendations. 	-	-	-	-	Proceed with planning scheme amendment.
22.03 Yarra River Corridor Urban Design Guidelines	-	• N/A	-	<ul style="list-style-type: none"> • Review relevance/need for Local Policy on Yarra River in light of updated MSS and overlays. 	<ul style="list-style-type: none"> • Review relevance/need for additional decision guidance on Yarra River in light of updated overlays. 	Immediate.

Yarra

Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
DDO1	<ul style="list-style-type: none"> Applies to: <ul style="list-style-type: none"> Park Crescent Fairfield and Rex Avenue Alphington Alphington (remainder) Abbotsford/Richmond Monash Freeway River Edge For the Leafy Suburban area – Park Crescent and Alphington (Remainder), rationalise ESO and DDO, applying C66 Panel recommendations and covering entirety of lots only partially covered by existing DDO. Review application to Yarra Bend Park. 	<ul style="list-style-type: none"> As per Amendment C66. 	<ul style="list-style-type: none"> As per Amendment C66. 	<ul style="list-style-type: none"> Update as per Amendment C66. Supplement C66 landscape objectives with the requirement to protect landscape character of hill faces as well as skylines in the leafy suburban character area. 	<ul style="list-style-type: none"> Update as per Amendment C66. Additional Performance Standards <p>As per Amendment C66, with the following additions to apply to the Leafy Suburban River Edge in Fairfield.</p> <p><i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. Buildings should be set back from the river to respond to topography, existing indigenous vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <p><i>Site Coverage</i></p> <ul style="list-style-type: none"> Developments shall not result in the total area of built areas (including tennis courts and swimming pools) and impervious surfaces greater than 35% of the total land area on the lot outside the 1 in 100 year flood level. Developments shall not result in any net increase of built areas (including tennis courts and swimming pools) and / or impervious surfaces within the 1 in 100 year flood level. Where the total built area and impervious surfaces coverage within the 1 in 100 year flood level of any lot currently exceeds 15%, redevelopment of the site must result in a reduction of site coverage to: <ul style="list-style-type: none"> 15% or less on lots which have less than 200m² outside the 1 in 100 year flood level; or 5% or less on lots which have more than 200m² outside the 1 in 100 year flood level. In calculations, areas which can not support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over. <p><i>Jetties, boat ramps and mooring facilities</i></p> <ul style="list-style-type: none"> New jetties, boat ramps and mooring facilities should be avoided upstream of Dights Falls. In other areas, jetties, boat ramps and mooring facilities must not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. <p>Additions for Monash Freeway River Edge:</p> <p><i>Building Heights and Setbacks</i></p> <ul style="list-style-type: none"> Building heights should be limited to avoid any additional shadowing of the river or public spaces between the freeway and the river, and to avoid any undesirable visual impacts on the river corridor. <p><i>Public Access</i></p> <ul style="list-style-type: none"> Development should facilitate public access to the river, especially between Punt Road and Cremorne Street (i.e. at the Nylex Site, Cremorne); and between Mary and Burnley Streets (i.e. in the vicinity of the Burnley harbour and depot). <p>Addition for Abbotsford/Richmond:</p> <ul style="list-style-type: none"> Jetties, boat ramps and mooring facilities must not require the removal or destruction of any indigenous vegetation and should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and the enjoyment of all users of the river and river corridor. 	<p>Immediate (C66). [Alphington remainder – further investigation required]</p>

Stonnington

Control / Policy	Geographic Coverage	Permit Trigger	Strategic Basis / Refs	Objectives	Decision Guidance	Implementation Timing
MSS 21.05 – Urban Environment and Character	-	• N/A	• Develop and implement policies and planning controls to manage the key elements of neighbourhood character for the Urban Residential Character Interface in the City of Stonnington including the impacts of development, built form, and landscaping on the Yarra River corridor.	-	• Update for any new controls arising from this study.	As appropriate.
21.04 – Natural Environment and Open Space	-	• N/A	-	• Review relevance/need for Local Policy on Yarra River in light of updated MSS and overlays.	• Review relevance/need for additional decision guidance on Yarra River in light of updated overlays.	As appropriate.
SLO1	<ul style="list-style-type: none"> Applies to: <ul style="list-style-type: none"> Toorak Replace SLO with ESO 	<ul style="list-style-type: none"> Require permit for: <ul style="list-style-type: none"> all buildings and works; remove, destroy or lop trees greater than 35cm diameter at 1m above ground level. 	-	<ul style="list-style-type: none"> Include the following objectives contained in Attachment 1 of this Report: 1, 2, 3, 6, 7, 8, 9, 15, 16, 17. 	<ul style="list-style-type: none"> Include planning provisions as contained in relevant objectives in Attachment 1. Additional Performance Standards <ul style="list-style-type: none"> <i>Building Heights and Setbacks</i> <ul style="list-style-type: none"> Maximum building height of 9m above natural ground level at any point. Buildings should be set back from the river to respond to topography, existing vegetation coverage and the desire for no further encroachment of development into existing unbuilt areas adjacent to the river. <i>Site Coverage</i> <ul style="list-style-type: none"> Development on river frontage lots shall not result in built areas (including tennis courts and swimming pools) and / or impervious surfaces which cover greater than 30% of the total land area on the lot. (In calculations, areas which can not support vegetation including spaces under eaves and gaps less than 4m between buildings / structures are considered to be effectively built over.). <i>Jetties, boat ramps and mooring facilities</i> <ul style="list-style-type: none"> Jetties, boat ramps and mooring facilities should be designed and sited to enhance the natural landscape character of the immediate riverside environs, and not impact on the enjoyment of all users of the river and river corridor. 	Following further consultation.
DDO3	<ul style="list-style-type: none"> Applies to: <ul style="list-style-type: none"> South Yarra Consider replacing DDO with SLO. 	<ul style="list-style-type: none"> Consider options for controlling the removal of vegetation. 	<ul style="list-style-type: none"> Develop and implement policies and planning controls to manage the key elements of neighbourhood character for the Urban Residential Character Interface in the City of Stonnington including the impacts of development, built form, and landscaping on the Yarra River corridor. 	<ul style="list-style-type: none"> Include the following objectives contained in Attachment 1 of this Report: 2(a), 4, 5, 6, 7, 8, 11, 13, 14 	<ul style="list-style-type: none"> Include planning provisions as contained in relevant objectives in Attachment 1. 	Further investigation required.
LSIO	<ul style="list-style-type: none"> Replace part of LSIO with Floodway Overlay in accordance with Melbourne Water recommendations. 	-	-	-	-	Proceed with planning scheme amendment.

Attachment 4 – Masterplanning in the Open Space Corridor

This table outlines an initial brief for locations within the Open Space Corridor which warrant future masterplanning.

Detailed analysis and has only been made for areas within the Open Space Corridor which do not currently have masterplans or management plans in place. Locations correspond with recommended future masterplanning areas shown on Map 7 in the *Consultant Report*.

Area	Character Type	Condition	Values and Issues	Recommendations
Middle Yarra Floodplain	Open Space Corridor	Public parkland and golf courses within open space corridor.	<ul style="list-style-type: none"> ▪ Bushland, native and exotic feature plantings contribute to leafy character of open space corridor. ▪ Some native fauna habitat, golf courses are dominated by much exotic vegetation and grasses. ▪ Restricted access to river and open space within golf courses. ▪ Recreation facilities at Chelsworth Park. ▪ Current fertiliser and pesticide runoff / leeching from golf courses and parks into waterways. ▪ Weed infestations. ▪ Area of Crown land near Burke Road - uncertain management situation ▪ Some commercial uses close to river (e.g. Chris Cross Garden Supplies). 	<p>Comprehensive masterplan for entire area.</p> <p>This would be an overarching plan which would recognise existing master and management plans for sub-areas, such as the Willsmere – Chandler Park Management Plan.</p>
Dights Falls Park, Abbotsford	Open Space Corridor	Public parkland within open space corridor.	<ul style="list-style-type: none"> ▪ Existing bike path ▪ Industrial buildings dominating river, facing bushland opposite. ▪ Relatively poor east-west links to the river, especially from Collingwood ▪ Poor access to Yarra Bend Park, little local open space. 	New masterplan required.
Flockhart Street - Victoria Street	Open Space Corridor	Public parkland within open space corridor.	<ul style="list-style-type: none"> ▪ Informal riverside access (mostly goat-track) ▪ Existing public reserve ▪ Potential to plan in conjunction with future public access through CUB site. 	New masterplan required.
Creswick / Pridmore Park Hawthorn	Open Space Corridor	Public parkland within open space corridor.	<ul style="list-style-type: none"> ▪ Open space with exotic and native trees. ▪ Weed infestations and degraded riparian environment. ▪ Key riverside link and open space currently interrupted by private lots in two locations. 	New masterplan required.

Area	Character Type	Condition	Values and Issues	Recommendations
Burnley Parklands Precinct	Open Space Corridor	Public parkland within open space corridor. Private land within Open Space corridor.	<ul style="list-style-type: none"> ▪ Parkland character with buildings or clusters of buildings set in broad landscaped open spaces, mix of uses and facilities including Burnley College, Melbourne Girls College, the AMRAD site and Burnley Golf Course, divided by railways and roads. ▪ Yarra Boulevard provides continuous public access parallel to the river bank and has the potential for further enhancement as a pedestrian and cyclist-friendly park road. 	<p>A master plan should be prepared for this entire precinct, addressing public access and facilities in addition to providing detailed guidance for adjoining private redevelopment. Objectives to be addressed include:</p> <ul style="list-style-type: none"> ▪ Better pedestrian and bicycle connections throughout the precinct. ▪ Enhanced amenity and landscape character throughout the parklands. ▪ Provision of appropriate recreational facilities. ▪ Car parking provision, distribution and management to support use of the parklands. ▪ Removal or enhancement of obtrusive facilities between Yarra Boulevard and the River, including the St Kevin's College boat shed. ▪ Control of development within islands of private and institutional land in the precinct to avoid further erosion of the overall parkland character, and to manage impacts such as traffic and parking on public open spaces.
Citylink Undercroft	Urban Industrial / Ex Industrial Interface	Public land not used for public open space.	<ul style="list-style-type: none"> ▪ River dominated by the major road (City Link). ▪ Existing shared pathway along entire section of the river, on either pontoons or piled structures. ▪ Opportunities for new infrastructure to support recreational use of the river and to utilise spaces for recreational or service facilities related to the river (including potential relocation of facilities located in open space along the river bank). ▪ Potential to upgrade the appearance of the area from the riverside bike path, from the south bank, and from nearby roads. ▪ The undercroft spaces including a car park east of Punt Road and parkland isolated within the exit ramp onto Punt Road are poorly utilised and unattractive. 	<p>Develop masterplan which addresses:</p> <ul style="list-style-type: none"> ▪ improved access to the river; ▪ pro-active vegetation management and additional planting where possible; ▪ opportunities for new infrastructure (e.g. boat sheds / boat ramps) in undercroft space to support recreational use of the river. ▪ Pedestrian crossing of Harcourt Parade and a link through the Nylex development site to connect Cremorne to the riverside bike path. ▪ Utilise spaces for recreational or service facilities related to the river (including potential relocation of facilities located in open space along the River bank). ▪ Upgrade the appearance of the area from the riverside bike path, from the south bank, and from nearby roads.

Area	Character Type	Condition	Values and Issues	Recommendations
Alexandra Avenue Riverside Park	Open Space Corridor	Public parkland within the Open Space Corridor.	<ul style="list-style-type: none"> ▪ Scenic riverside open space with recreational path and boat / canoe launching facilities and some boatsheds. ▪ Mixed exotic and native vegetation lacks coherent character and provides little riparian habitat. 	<p>Rationalisation and masterplanning of the public land and open space areas in order to:</p> <ul style="list-style-type: none"> ▪ rationalise facilities; ▪ investigate moving boat sheds and boat launching facilities to less valuable riverside space (such as the freeway undercroft, as discussed above); and ▪ developing a detailed landscaping design for future planting and works in the public domain.
Burnley Harbour and surrounds	Open Space Corridor	Public land not used for open space within the Open Space Corridor.	<ul style="list-style-type: none"> ▪ Isolated by the Freeway, a major electricity terminal, the railways. ▪ Little open space between the Freeway and the river except at Loys Paddock. ▪ Much of the vegetation is in poor condition and weed infested. Excepting Loys Paddock, the area is sparsely treed and many of the trees are self-sown or suckering weed species, especially poplars. ▪ The river banks in this area are low and relatively flat, providing good potential access to the water. ▪ The harbour provides access below the freeway to the river. ▪ Potential as an attractive and accessible riverside public space with links to Loys Paddock / Herring Island poorly realised. ▪ Possible use of degraded undercroft spaces for recreational or service facilities related to the river. ▪ Some improvements have been completed recently in the open spaces around Burnley Harbour (e.g. McConchie Reserve). 	<ul style="list-style-type: none"> • Enhancements to be undertaken by responsible public agencies as resources permit.
St Heliers Convent / Arts precinct	Open Space Corridor	Public land not used for open space.	<ul style="list-style-type: none"> ▪ Multi-use precinct with outstanding recreational, heritage and environmental values, including the historic St Heliers Convent, the Collingwood Children's Farm and the Main Yarra Trail. ▪ Private land on north side of St Helier Street is subject to a Development Plan Overlay. Convent to be protected but details of future use to be resolved. 	<ul style="list-style-type: none"> • Consider overall master plan for entire area including Children's Farm, St Heliers Convent / Arts Precinct and open space managed by Parks Victoria.

Area	Character Type	Condition	Values and Issues	Recommendations
Yarra Bend Park	Open Space Corridor	Public parkland within Open Space Corridor.	<ul style="list-style-type: none"> ▪ Extensive area of bushland park currently managed by Parks Victoria. 	<ul style="list-style-type: none"> • Strategy Plan currently in place. • Exclude from application of overlays for environment, landscape character or recreation purposes.
McConchie Reserve	Open Space Corridor	Public parkland within Open Space Corridor.	<ul style="list-style-type: none"> ▪ Small local park with important local recreational values. 	<ul style="list-style-type: none"> • Masterplan recently completed.
Herring Island	Open Space Corridor	Public parkland within Open Space Corridor.	<ul style="list-style-type: none"> ▪ An artificial island now covered with indigenous vegetation and providing outstanding open space and habitat values. 	<ul style="list-style-type: none"> • Management plan currently in place.
Gardiners Creek / SE Freeway undercroft	Leafy Suburban Interface	<p>Private land adjoins riverside open space.</p> <p>Private land to river edge.</p>	<ul style="list-style-type: none"> ▪ School grounds and open spaces, few scattered trees. ▪ Some remnant native vegetation communities of regional significance below Heyington Station. ▪ Limited public access to River. ▪ Poor directional signage. ▪ Private boat launching facilities at river edge. ▪ Potential for better use of CityLink undercroft for boat launching and storing and associated buildings and structures. ▪ Currently poorly utilised, this publicly owned land near Heyington Station restricted for public access by St Kevin's College. ▪ Potential for increased access to and along the river and / or improved signage from Heyington Station could be investigated. 	<ul style="list-style-type: none"> • Investigate potential for improved public access. • Improve directional signage from Heyington station to Gardiners Creek and Main Yarra Trails.

Attachment 5 – Recommendations on Existing Public Acquisition Overlays

Map Ref.	Location	Label / Purpose	Acquisition Authority	Analysis	Acquisition Status and Issues	Recommendations
1	Banyule Darebin Creek edge near Heidelberg Rd opposite Sparks Reserve. Located approx. 700m NW of the Yarra.	PAO2 Open Space	DSE (for Parks Victoria)	Future link between Darebin Trail and Yarra River / Main Yarra Trail.	Small parcel Two parts purchased by the Crown about two years ago. Parks Victoria negotiating for the remaining PAO land	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition, subject to finalisation of appropriate link to Main Yarra Trail.
2	Banyule Darebin Creek edge near Sylvan St and Sparks Reserve. Located approx. 500m NW of the Yarra.	PAO3 Open Space Covers land immediately adjacent to the creek.	Banyule City Council	Future link between Darebin Trail and Yarra River / Main Yarra Trail.	Medium sized parcel. Covers part of 13 properties.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition, subject to finalisation of appropriate link to Main Yarra Trail.
3	Banyule Darebin Creek edge near Riverside Road. Located approx. 200m NW of the Yarra.	PAO3 Open Space Covers land immediately adjacent to the creek.	Banyule City Council	Future link between Darebin Trail and Yarra River / Main Yarra Trail.	Small parcel. Covers part of one property.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition, subject to finalisation of appropriate link to Main Yarra Trail.

Map Ref.	Location	Label / Purpose	Acquisition Authority	Analysis	Acquisition Status and Issues	Recommendations
4	Boroondara Near the Burke Rd exit of the Eastern Freeway. Covers part of the Kew Golf Club Property.	PAO2 Public open space	DSE (for Parks Victoria)	Of no known public open space value. Appears to be a mapping error.	One large parcel. Parks Victoria has not accepted liability. Parks Victoria made representation through submissions to the new format VPP Boroondara Planning Scheme to remove PAO.	Remove PAO.
5	Boroondara 2 Parcels at River end of Molesworth St, Kew. Covers land immediately adjacent to the River.	PAO2 Public open space.	DSE (for Parks Victoria)	Valuable riverside riparian vegetation. Acquisition would provide continuity of parkland, and improve management regimes.	PAO Covers one parcel of land.	Remove PAO on northern parcel as already acquired. Retain PAO on southern parcel for acquisition.
6	Boroondara Yarra River edge between Walmer St. and Hodgson St.	PAO2 Public open space	DSE (for Parks Victoria)	Potential link Walmer St-Hodgson St. and neighbourhood riverside park. Topographic and other constraints prevent extension to Barkers Road. Limited regional recreation value.	Medium sized parcel. Covers two large and two small properties. Covers land immediately adjacent to the river.	Retain PAO. Low priority for acquisition. Investigate opportunities to secure access through lease or licence.
7	Boroondara Yarra River edge near Harrison Cr. Covers land immediately adjacent to the river.	PAO1 Public open space	Boroondara City Council	Locally valuable link. With Creswick St, acquisition creates Hawthorn linear park from Barkers Road to Wallan Road.	Covers part of two small properties contained in the UFZ.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition.
8	Boroondara Covers land immediately adjacent to the river near Creswick St.	PAO2 Public open space	DSE (for Parks Victoria)	Very valuable public open space link. Potential for rehabilitation of habitat. Acquisition would provide access to land locked Parks Victoria managed parcel of land.	Two small parcels. Covers rear undeveloped part of three small properties.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition.

Map Ref.	Location	Label / Purpose	Acquisition Authority	Analysis	Acquisition Status and Issues	Recommendations
9	Yarra Yarra River edge between Gipps St and Walmer St	PAO2 Creation of a linear park. Covers land Immediately adjacent to the river.	DSE (for Parks Victoria)	Very valuable continuation of Main Yarra Trail on right bank. Currently narrow strip of mostly very steep escarpment. Existing public access between Bridge Road and Flockhart Street. Potential to improve management of riparian zone through public ownership, and to divert high volume recreation traffic from the sensitive bushland areas on the opposite bank.	One long thin parcel, covers many properties, including the CUB site, part of which is built over. Yarra CC has negotiated 'in principle' support for future public access through CUB River edge.	Retain PAO. Consider extending further back from River to include top of escarpment. Continue negotiations with land owners for opportunities to secure access through lease, licence or acquisition in the short to medium term. Liaise with Parks Victoria regarding liability and future management arrangements.
10	Yarra Darebin Creek edge from the join of the creek to the river to Old Heidelberg Rd (west side of Darebin Creek)	PAO2 Creation of a linear park	DSE (for Parks Victoria)	Covers land Immediately adjacent to the Creek to enable connection of the Darebin Trail across the Yarra River to the Main Yarra Trail in Willsmere Park.	Two long thin parcels through the Latrobe Golf Club.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition, subject to finalisation of appropriate link to Main Yarra Trail.
11	Yarra Darebin Creek edge from the join of the creek to the river to Old Heidelberg Rd (west side of Darebin Creek)	PAO2 Creation of a linear park	DSE (for Parks Victoria)	Covers land Immediately adjacent to the Creek to enable connection of the Darebin Trail across the Yarra River to the Main Yarra Trail in Willsmere Park.	Land on the west side of the Creek through Alphington Grammar School.	Retain PAO. Investigate opportunities to secure access through lease, licence or acquisition, subject to finalisation of appropriate link to Main Yarra Trail.