ABORIGINAL ACKNOWLEDGEMENT

The Wurundjeri Woiwurrung people are the Traditional Owners of the lands of the Birrarung – the Yarra River.

We acknowledge the Wurundjeri Woiwurrung people as the traditional custodians of the study area. We recognise their unique connection to the land and waterways in this highly significant area of cultural and environmental importance.
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FURTHER ACKNOWLEDGEMENT
The Yarra River – Bulleen Precinct Land Use Framework Plan project commenced in 2018 as the Cultural River Precinct Structure Plan. DELWP acknowledges the feedback provided by the community and stakeholders in April-May 2018 and recognises the critical contribution of Taylor Cullity Lethlean and Capire Consulting to the project.

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1.0 INTRODUCTION

1.1 OVERVIEW

The Yarra River (Birrarung) plays a central role in the liveability of Melbourne, not only by providing water to the city, but also by supporting the social, cultural, economic and recreational needs of communities along its 242-kilometre length. Its riparian area – the riverbanks and the land adjacent to the river – is also a significant biodiversity corridor that supports indigenous plants and animals and provides Melburnians with a unique connection to nature.

Of special importance is the stretch downstream from the confluence with the Plenty River, where the Yarra River bends its way south-westward through Lower Templestowe, Heidelberg and Bulleen. This suburban segment of the river is home to extensive parklands and distinctive natural and cultural places. It contains the last significant remnants of the network of billabongs and riparian woodlands, featuring centuries-old River Red Gums, that were once a common feature of the river throughout our city. It has inspired generations of artists associated with the Heidelberg School and modernist art movements.

The critical need to plan for the future of the Yarra River – Bulleen Precinct (the study area) arose through the work of the Yarra River Protection Ministerial Advisory Committee, which recommended the development of an integrated plan to provide direction to future land use changes for the area.

The Victorian Government’s Yarra River Action Plan (2017) committed to the preparation of a framework plan, noting that the study area has the opportunity to become an internationally significant cultural precinct, centred on the relationship between the arts, nature and Traditional Owner heritage.

This draft Yarra River – Bulleen Precinct Land Use Framework Plan has been developed to translate the values and ambitions of the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017, aiming to ‘keep the Yarra (Birrarung) alive’. The draft Framework Plan outlines a vision and principles to guide land use and connections in the study area over the long term. Underpinning this is a series of detailed objectives for the study area, which set out a road map for achieving this vision. In summary, the draft Framework Plan proposes:

- Reconnected parklands and ecological landscapes, increasing the open space footprint and filling in the gaps of the Greater Yarra Urban Parklands.
- United key walking and cycling routes, ‘knitting’ together key places within the study area and beyond, including to public transport routes and activity centres. This results in improved community access and connection to the Yarra River and will reinforce the study area’s future role as a cultural and recreational destination.
- An internationally significant cultural place, centred on the relationship between the arts, nature and Traditional Owner heritage, with Heide Museum of Modern Art to be expanded and two potential new cultural hubs established.
- A complementary mix of uses, where public and private uses are better connected and add value to each other.

The draft Framework Plan, once finalised and adopted, will provide certainty to local communities, landowners and developers by prioritising the amenity and character of the Yarra River, balancing the need for change in the study area with the protection of the river for the benefit of current and future generations.
1.2 YARRA RIVER – BULLEEN PRECINCT ADVISORY COMMITTEE

In October 2018, the Minister for Planning appointed an advisory committee under section 151 of the Planning and Environment Act 1987 to provide advice about the Yarra River – Bulleen Precinct.

The purpose of the advisory committee is to provide the Minister for Planning with strategic and statutory planning advice on the future of the study area and make recommendations, including about the draft Framework Plan, options for its implementation and two development proposals.

After a public exhibition period, the advisory committee will conduct public hearings and provide all submitters, including key stakeholders such as the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, the Birrarung Council, the North East Link Project and relevant councils, with an opportunity to be heard.

The advisory committee will also consider the exhibited Environment Effects Statement (EES) for the North East Link Project.

1.3 STRATEGIC SUMMARY

Figure 1, overleaf, is a strategic summary that outlines the consultation undertaken to date as well as the vision, principles and objectives of this draft Framework Plan.

Detailed information is included in the body of the report.

‘The precinct has the opportunity to become an internationally significant cultural precinct, centred on the relationship between the arts, nature and Traditional Owner heritage’

Yarra River Action Plan (2017)
COMMUNITY CONSULTATION

IN 2018, YOU TOLD US THAT IT WAS IMPORTANT TO:

Improve the environmental health of the Yarra River
- Environmental health is intrinsic to our connection to the study area
- Preserve and enhance the natural ‘bushland’ feel of the study area

Celebrate cultural and heritage values
- Recognise the intrinsic link between the natural landscape and Aboriginal culture
- Work with the Wurundjeri/Woiwurrung people to share and celebrate culture and heritage

Protect the visual landscape through land use planning
- Protect natural spaces and ensure any future developments in study area complement and are sensitive to the natural environment
- Any development should be low key and responsive to the Yarra River corridor setting

Improve community use and access
- Improve connections between pedestrian and cycling paths
- Create new connections to the Yarra River, to parklands and natural areas
- There should be more, well-designed sporting and recreation opportunities
- Balance community use and access with protecting the environment
- As part of any development at the Yarra Valley Country Club site, land should be returned to public, including for new wetlands
- Land at the former Bulleen Drive-in site should be used for rehabilitation and the restoration of indigenous vegetation

Create a ‘world class cultural precinct’
- Create a hub that builds on existing cultural places, Traditional Owners’ history and culture, and features educational opportunities and community spaces
- Expand the Heide Museum of Modern Art
- Ensure strong governance is in place to deliver on the community’s vision for the study area

VISION & PRINCIPLES

THE VISION & PRINCIPLES ARTICULATE AN IDEAL FUTURE FOR YARRA-RIVER BULLEEN, TRANSLATING THE VALUES EXPRESSED IN CONSULTATION, POLICY AND LEGISLATION

Healthy environment: land and water
This environment - the land and water - is a healthy living entity where indigenous plants and animals thrive
- Build on the legacy of high-quality parklands in the precinct
- Reclaim and rehabilitate riparian corridors
- Protect and restore habitats and biodiversity, reconnecting the floodplain and billabongs

Culture, the arts, and storytelling
This is a place of spiritual connection where layered stories - Wurundjeri Woiwurrung colonial and modern - are celebrated and kept alive
- Keep culture alive, strengthening existing cultural places
- Develop new cultural hubs, drawing together key threads of culture
- Tell the stories of people who have lived and worked here over many generations

Connected people and places
This is where people and places connect to a destination of international significance
- Rebuild connections within and between landscapes, between land and water, between stories, between people and communities
- Reaffirm the Yarra River (Birrarung) as the heart of the precinct
- Create a walking and cycling network that links to the river, key destinations and the rest of Melbourne
- Use urban form to restore visual and physical links to the Yarra River and parklands

Delivering public value
There is a legacy and value here for future generations
- Ensure future development and change leaves a lasting positive legacy
- Introduce a compatible mix of uses to improve the quality and amenity of parklands and open space
- Improve the environmental, social and cultural values of the study area for future generations

OBJECTIVES

THE OBJECTIVES SET OUT A ROAD MAP FOR ACHIEVING THE VISION

OBJECTIVE 1: ECOLOGICAL AND PARKLAND CONNECTIONS

11. A continuous open space connection on the east side of the River
12. Restore and link remaining indigenous landscapes
13. Revive the study area’s billabong network

OBJECTIVE 2: ACCESS FOR THE FUTURE

21. Establish new pedestrian and cycling linkages
22. Balance access needs
23. Create new pedestrian and cycling bridges across the Yarra River
24. Link the future cultural core
25. Investigate duplication Templestowe Road
26. Provide shared signalised traffic access to Heide and adjoining sites

OBJECTIVE 3: AN INTERNATIONALLY SIGNIFICANT CULTURAL PLACE

31. Support continued development of Heide Museum of Modern Art
32. Redevelop the Yarra Valley Country Club (YVCC) to include a new cultural place
33. Develop a new Cultural Gateway at Bulleen Industrial Precinct
34. Develop a shared storytelling strategy

OBJECTIVE 4: A COMPLEMENTARY MIX OF USES

41. Facilitate some residential uses integrated with a new cultural place at YVCC
42. Renew the Bulleen Industrial Precinct
43. Redevelop the former Bulleen Drive-in site as an open space or conservation
44. Develop the Bulleen Golf Driving Range site and adjoining properties
45. Deliver open space and recreation at 165 Templestowe Road and adjoining private land
46. Development should be low-rise with uniform setbacks to streets and reflect parkland setting
47. Consolidate and share traffic access and car parking to serve a range of sites
48. Support public pedestrian access on both sides of the Yarra River

FIGURE 1: STRATEGIC SUMMARY
2.0 SETTING AND CONTEXT

2.1 POLICY AND STRATEGIC CONTEXT

The study area covers an area of the Yarra River corridor through the suburbs of Lower Templestowe, Heidelberg and Bulleen, shown in Map 1.

This draft Framework Plan has been developed with recognition of the existing legislative, policy and strategic framework aimed at protecting the Yarra River, and with the goal of balancing the impacts of development on the waterway’s intrinsic values. The following sections provide an overview of this policy and strategic context.

Plan Melbourne 2017-2050

Plan Melbourne 2017–2050, the city’s metropolitan strategy, recognises the contribution that the Yarra River and its parklands have made in shaping the city’s development. Plan Melbourne directs that these parklands should be protected, enhanced, and supported by a network of green spaces to encourage biodiversity conservation and the restoration of natural habitats. Key Plan Melbourne policies relevant to the draft Framework Plan include:

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

- **Policy 4.2.2: Support the growth and development of Melbourne’s cultural precincts and creative industries:**
  Ensure spaces and facilities are created that encourage cultural innovation and new forms of artistic expression throughout the metropolitan area.

- **Policy 6.5.1: Create a network of green spaces that support biodiversity conservation and opportunities to connect with nature:**
  Melbourne’s network of green spaces is made up of a range of both public and private spaces to connect people with nature and retain habitat areas for biodiversity conservation. Existing green spaces will need to be protected while new spaces are created to increase and improve landscape connectivity.

- **Policy 6.5.2: Protect and enhance the health of urban waterways:**
  There are a range of challenges for the health of Melbourne’s waterways, such as climate change and population growth. This policy notes that water-sensitive urban design and stormwater harvesting allow for the retention of stormwater in the landscape – necessary to secure the health of the city’s waterways and bays.

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

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

Central to the program is the **Yarra River Protection (Wilip-gin Birrarung murron) Act 2017** (the Yarra River Protection Act). The Yarra River Protection Act provides for the management and protection of the Yarra River and its public lands as one living and integrated natural entity through the development and implementation of a Yarra Strategic Plan and establishes the Birrarung Council to act as the ‘voice of the Yarra River’.

As part of the Yarra River corridor, public land in the study area is subject to the provisions of the Yarra River Protection Act, including a range of principles for managing public land in the precinct. Principles relevant to this draft Framework Plan include:

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

Yarra River Action Plan

An integral part of the Victorian Government’s reforms to better manage and protect the Yarra River is the **Yarra River Action Plan**, which identifies a suite of strategic, legislative and policy actions to ensure the long-term health of the waterway and its lands. These actions are aimed at better connecting Victorians with the environment, protecting the health of waterways and parklands, and understanding that creating a greener, healthier city is not just good for the community but good for our economy.

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

This draft Framework Plan has been developed in direct response to Action 21 in the **Yarra River Action Plan**, which calls for development in the short-term of:

> **‘a precinct structure plan to provide direction to the future land use changes for the Yarra corridor between Bulleen Park and Banyule Flats. This precinct has the opportunity to become an internationally significant cultural precinct, centred on the relationship between the arts, nature and Traditional Owner heritage. The precinct has a number of public acquisition overlays and land use opportunities that should be reviewed as a whole to provide certainty to landowners and developers.’**
Yarra Strategic Plan

As already noted, a key feature of the Yarra River Protection Act is the requirement to develop and implement an overarching plan for the length of the river to be known as the Yarra Strategic Plan. This landmark plan will be an integrated river corridor strategy driven by a 50-year community vision. The vision was established in 2018 through an engagement process led by Melbourne Water.

The Yarra Strategic Plan will enable agencies to plan, protect and manage the Yarra River corridor as one living, integrated natural entity. It will act as an overarching strategy to integrate the many plans, regulations and investment programs of the various agencies and organisations that help manage the Yarra River. The Yarra Strategic Plan will also enable collaborative management of the river with Traditional Owners.

In accordance with provisions in the Yarra River Protection Act, the Yarra Strategic Plan will include a framework plan that:

- creates a spatial structure for the future use and development of the Yarra River corridor
- identifies areas for protection.

To ensure a unified approach to the study area, this draft Framework Plan has been developed to align with the forthcoming Yarra Strategic Plan, which is anticipated to be in place in 2020 following an endorsement process outlined in the Yarra River Protection Act.

In keeping with the 50-year community vision established as part of the Yarra Strategic Plan process, this draft Framework Plan includes an aligned community vision that reflects the significant values attached to the study area and its important cultural and recreational role in the Yarra River corridor and in Melbourne more broadly.

Figure 2 shows the context of this project, and the Yarra Strategic Plan, as part of the Yarra River Protection program.

The Ancient Spirit and Lore of the Yarra

Alongside the 50-Year Community Vision for the Yarra River sits the closely aligned Wurundjeri Woiwurrung Water Policy, Nhanbu narrun bangargunin twarn Birrarung – Ancient Spirit & Lore of the Yarra. This policy incorporates the Wurundjeri Woiwurrung peoples’ culture and unique connection to the Birrarung into the Yarra Strategic Plan.

This policy is grounded in the Wurundjeri Woiwurrung peoples’ responsibilities as the traditional custodians of the river and its lands, and is reflective of the genuine participation of Traditional Owner groups in decision-making about Country.

For further information on the Yarra Strategic Plan and its 50-year community vision, visit: imaginetheyarra.com.au
YARRA RIVER PROTECTION PROGRAM

Yarra River Protection Ministerial Advisory Committee (2015-16)
Discussion Paper, Recommendations

Yarra River Action Plan 2017

Yarra River Protection
(Wilip-gin Birrarung murron) Act 2017
Yarra Strategic Plan*
2018-2020

Yarra River - Bulleen Precinct
Land Use Framework Plan

Abbotsford Structure Plan*

Stronger Planning Controls*

Cultural Mapping*

* projects to be completed

FIGURE 2: YARRA RIVER PROTECTION PROGRAM
State planning policy

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

-Clause 12.03-1S identifies the strategic need to protect the Yarra (and other major waterways) as a significant economic, environmental and cultural asset as well as ensuring that development along these waterways responds to and respects the significant assets of these spaces.

- Clause 12.03-1R relates to the protection of the Yarra River, and the sole objective is to maintain and enhance the natural landscape character of the Yarra River corridor.

- Clause 19.02-6S aims to ensure that open space networks are linked through the provision of walking and cycling trails.

- Clause 19.02-6R seeks to ensure that continuous open space links and trails are created along the Yarra River parklands, extending from Warrandyte to the Port Phillip Bay.

Local planning policy

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

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

Banyule Planning Scheme

- Clause 21.03 (Cultural Heritage) sets out key issues relating to cultural heritage, noting 'cultural heritage places, including buildings and structures, areas or groups of buildings (heritage precincts), archaeological sites, trees, landscapes, and Aboriginal sites, places and objects require improved understanding, protection and conservation'.

- Clause 21.05 (Natural Environment) outlines objectives and strategies aimed at addressing key natural environment issues, with a key objective being the need to 'protect, conserve and enhance areas of floral, faunal and habitat significance'. Strategies to achieve this include the linking of open spaces and discouraging land uses or developments that will detrimentally affect the municipality’s environmental and conservation values.

Manningham Planning Scheme

- Clause 21.07 (Green Wedge and Yarra River Corridor) of the Manningham Planning Scheme notes that development within the Yarra River corridor (and green wedge) should protect and enhance the natural environment, including the Yarra River and Yarra River corridor. The clause notes that:
  - 'the challenge for the municipality is to provide for sustainable land use and development in these areas while achieving a net gain of native vegetation'.

Stronger planning controls

In 2017 the Victorian Government introduced stronger, consistent planning controls to protect the Yarra River from inappropriate development. The controls introduce mandatory height limits, establish minimum setbacks from the river’s edge, help protect vegetation and address overshadowing of the river. Introduced on an interim basis, the controls are due to be finalised on a permanent basis in 2021.

For further information visit: planning.vic.gov.au.
any housing or subdivision within the green wedge or Yarra River corridor must consider the cultural, environmental and landscape values of the area’.

- Clause 22.11 (Heritage) identifies a range of objectives and strategies in the protection of cultural heritage assets, key objectives for which include:
  - ‘to enhance cultural heritage through the retention and protection of significant buildings, precincts, trees and landscapes’
  - ‘to protect sites of archaeological significance’.

Key strategies include the need to:
- ‘identify and assess the cultural significance of heritage places and sites of archaeological significance’
- ‘encourage initiatives that preserve and enhance Manningham’s cultural heritage’.

Management of land

Land within the study area is managed by a range of public and private entities, including Parks Victoria, local government, the Heide Museum of Modern Art and private landholders.

Some areas are managed in partnership with others, such as friends’ groups, the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and Melbourne Water.

Map 2 shows the status of land ownership and management, and lists the study area’s existing PAOs.

Public acquisition overlays

The significance of the Yarra River’s parklands is underscored by the presence of a number of Public Acquisition Overlays (PAOs) on private properties in the study area. The majority of these were put in place in 1975 for the purposes of conservation, recognition of landscape value, protection of the Yarra River frontage and provision of parkland linkages to north side of the river.

These PAOs are preserving the long-term opportunity for the Victorian Government to deliver better social, environmental and economic outcomes for communities through the strategic acquisition of land.

Currently, private property holdings create major gaps in the public land footprint of the Yarra River and represent barriers to access and connectivity.

There are also PAOs in place to facilitate road improvements, including the widening of Templestowe Road.
PAO purpose:

1. Former Bulleen Drive-In Site
   1975 Proposed Public Open Space (PPOS)
   PAO purpose:
   Establishment between north and south parkland; conservation value, protection of Yarra frontage.

2. Bulleen Industrial Precinct
   1975 Proposed Public Open Space (PPOS)
   PAO purpose:
   Conservation and landscape value, protection of Yarra frontage, park linkage to north side of Yarra.

3. Greenery Nursery Site
   1975 Proposed Public Open Space (PPOS)
   PAO purpose:
   Protection of Yarra frontage; continue main trail along Yarra.

4. Sonoco Site
   1975 Proposed Public Open Space (PPOS)
   PAO purpose:
   Establishment between north and south parkland; conservation value, protection of Yarra frontage.

5. Sonoco Site
   1975 Proposed Public Open Space (PPOS)
   PAO purpose:
   Establish link between north and south parkland; conservation value, protection of Yarra frontage.

6. 27-33 Templestowe Road (Crown Land)
   1975 Proposed Public Open Space (PPOS)
   PAO purpose:
   Conservation and landscape value, protection of Yarra frontage, park linkage to north side of Yarra.

7. Bulleen Golf Driving Range Site
   1975 Proposed Public Open Space (PPOS)
   PAO purpose:
   Conservation and landscape value, protection of Yarra frontage, park linkage to north side of Yarra.

8. Templestowe Road Site
   1975 Proposed Public Open Space (PPOS)
   PAO purpose:
   Conservation and landscape value, protection of Yarra frontage, park linkage to north side of Yarra.

9. 199-209 Templestowe Road Site
   1975 Proposed Public Open Space (PPOS)
   PAO purpose:
   Conservation and landscape value, protection of Yarra frontage, park linkage to north side of Yarra.

10. Heide Museum of Modern Art (including public land)
    PAO purpose:
    Establishment between north and south parkland; conservation value, protection of Yarra frontage.
### 2.2 OTHER PROJECTS

In addition to the Yarra Strategic Plan, there are a number of important projects that focus on the study area. The draft Framework Plan has been developed in recognition that the following projects are already under way.

<table>
<thead>
<tr>
<th>Project</th>
<th>Agencies</th>
<th>Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Banyule Flats Conservation Project</td>
<td>Banyule Council</td>
<td>Development and enhancement of existing connectivity corridors, particularly along drainage lines at ground level and above. Restoration of wetlands and Banyule Swamp.</td>
</tr>
<tr>
<td>Bolin-Bolin Billabong Rehabilitation Project</td>
<td>Melbourne Water, Parks Victoria, Manningham Council, Wurundjeri-Woiwurrung Cultural Heritage Aboriginal Corporation</td>
<td>Major rehabilitation works at Bolin Bolin Billabong, aiming to restore natural water inflow regimes and rehabilitate the surrounding environment, improving habitat for local wildlife as well as amenity for people using the area.</td>
</tr>
<tr>
<td>Bulleen Banyule Flats Cultural Values Study (Yarra River Cultural Mapping Pilot)</td>
<td>Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation</td>
<td>The Yarra River Action Plan includes a commitment to work with Traditional Owners, to map cultural values along the Yarra River. With DELWP's support, the Wurundjeri Woi Wurrung Corporation is managing and delivering a pilot cultural values project. The project will detail the places of Traditional Owner tangible and intangible significance associated with the study area and document the Wurundjeri's historic and contemporary use and occupancy of the Yarra River (Birrarung) and surrounding land. This will inform the protection and recognition of Wurundjeri values for the future.</td>
</tr>
<tr>
<td>Koonung Creek Linear Park Pathway Connection</td>
<td>Manningham Council, Boroondara Council</td>
<td>Investigation (as part of the Koonung Creek Linear Trail Management Plan) of a pedestrian link to create a circuit at the southern end of the Bolin-Bolin Cultural Heritage Trail Site.</td>
</tr>
<tr>
<td>North East Link Project</td>
<td>North East Link Project</td>
<td>Proposed construction of road tunnel, generally along a north-south alignment through the precinct, set to include a significant interchange at Manningham Road.</td>
</tr>
<tr>
<td>Yarra Flats Park Restoration</td>
<td>Melbourne Water</td>
<td>Planning to improve the quality of the stormwater runoff from the adjacent residential areas. The proposal is part of Melbourne Water’s overall plan to improve the health of the Yarra River.</td>
</tr>
<tr>
<td>Yarra Strategic Plan</td>
<td>Melbourne Water</td>
<td>This landmark plan will be a single, integrated river corridor plan to give effect to the Yarra River 50-Year Community Vision (2018), enable collaborative management of the river with Traditional Owners, guide localised planning and ensure management of the Yarra River as one living and integrated natural entity.</td>
</tr>
</tbody>
</table>
2.3 COMMUNITY VIEWS AND VALUES

In 2018 the Victorian Government consulted with the community on the future directions for land use and development within the study area. Through a range of face-to-face and online engagement activities, the following was heard:

The health of the Yarra River is of paramount importance

- Environmental health is intrinsic to the sense of connection to the Yarra River and the study area
- The natural ‘bushland’ feel of the study area needs to be preserved and enhanced.

Celebrate cultural and heritage values

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

Protect the visual landscape through land use planning

- Protect natural spaces and ensure any future developments in the study area complement – and are sensitive to – the natural environment.
- Any development should be low key and responsive to the Yarra River corridor setting.

Community use and access needs to be improved

- Improve connections between pedestrian and cycling paths, including pedestrian bridges.
- Create additional connections to the Yarra River, to parklands and natural areas.
- There should be more, well-designed sporting and recreation opportunities in the study area, accessible to an increasingly diverse community.
- We need to carefully balance community use and access with protecting the environment.
- As part of any development at the Yarra Valley Country Club, it would be good if it could be returned to public, including for new wetlands.
- Land at the former Bulleen Drive-in site could be used for rehabilitation and the restoration of indigenous vegetation.

Create a ‘world class cultural precinct’

- Create a hub that attracts visitors and builds on existing cultural places, Traditional Owners’ history and culture, and features educational opportunities and community spaces that complement the existing landscape
- Expand the Heide Museum of Modern Art to grow the arts focus of the study area.
- Ensure strong governance is in place to deliver on the community’s vision for the study area.
2.4 WHAT IS SPECIAL?

The study area is a unique part of the Yarra River that encompasses significant sections of the Greater Yarra Urban Parklands. Over time, with Melbourne’s projected population growth and the impacts of climate change, this impressive cultural landscape will become even more important.

This study area is defined by some remarkable features:

- **Evolution of the landscape:** A high concentration of remnant landscapes, including a network of billabongs and riparian woodlands, that continue to play an important ecological and cultural role and provide uniquely immersive experiences close to Melbourne’s central city area.

- **Traditional Owner connection to Country:** A series of highly significant sites that represent a continuous cultural connection to the river and thought to be the confluence of several songlines.

- **Colonial and modern art practice:** The inspiration and founding place for Australia’s early artists, the Heidelberg School and the nexus of Australia’s modern art movement, the Heide Museum of Modern Art.

- **Melbourne’s environmentalist lineage:** A significant site of environmental activism and stewardship over time.

- **Melbourne’s great parklands:** A diverse and extensive urban open space network, offering a range of landscape experiences and uses, accessible to the communities of Melbourne.

Overall, the cultural and environmental values embodied in the study area tell important stories of Melbourne’s continuing relationship to the Yarra River.

**Making the right decisions to protect and enhance these values will set an important precedent for the long-term protection and enjoyment of the river into the future.**
Evolution of the landscape

The study area is a landscape of high ecological value. It has retained much of its pre-contact conditions and character through the past two centuries and is unique in Melbourne.

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

The study area has been shaped by long-term geomorphological processes, resulting in a unique landscape characterised by expansive, flat areas punctuated by steep and rocky escarpments. This in turn has shaped the study area’s ecological characteristics, cultural history and identity.

The study area contains large areas of remnant indigenous vegetation – mainly floodplain riparian woodland containing River Red Gums, Silver Wattles, Currant Bush Tea Tree, River Bottle Brush and Sword and Common Tussock Grasses.

This landscape links a network of wetlands and billabongs that flood intermittently and provide important habitat to threatened plant species, threatened and migratory bird species, and native fish and frog species. Further upstream, the landscape transitions to riparian forest and woodland, characterised by Manna Gum, Silver Wattle and Blackwood.

The Yarra River corridor landscape was managed and cultivated by its Traditional Owners – the Wurundjeri Woiwurrung – through the changing seasons of the year.

‘The requirement to touch the land and waterways lightly, respecting that which provides life, is implicit here. Since our beginning it has been understood that a harm to any aspect of biik, to Country, is a harm to all things and ourselves’.

Wurundjeri Council foreword, Yarra River Action Plan (2017)
Traditional Owner connection to Country

‘The Wurundjeri’s connection to land is underpinned by cultural and spiritual values vastly different to those of the Europeans. The Wurundjeri did not ‘own’ the land in the European sense of the word, but belonged to, or were owned by the land’ (Yarra City Council in partnership with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation).

The study area is a significant cultural landscape for its Wurundjeri Woiwurrung Traditional Owners. The Yarra River – Birrarung – is a place of spiritual focus, a place for living and intergroup conference, a conduit for movement and a cultivated natural resource. The study area contains a remnant network of billabongs that were an important food resource for Traditional Owners, as well as a place of meeting and camping during the summer and autumn fish and eel harvest.

Accounts of large gatherings in this area were recorded by early colonial settler William Thomas, the Assistant Protector of Aborigines in the Port Phillip District, between 1840 and 1859.

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

European colonisation catalysed a process of dispossession, which involved both the displacement of communities from Country and disconnections in the land, modification of land uses and water systems, and urbanisation. Although European colonisation has disrupted the relationship between Aboriginal culture and the natural environment, connection to Country and bonds within the community have been continuous.

Of particular significance to the Wurundjeri Woiwurrung in the study area is the Bolin Bolin Billabong, a key feature of the Birrarung riverscape and an impressive place of natural and cultural of significance in its own right.

‘We belong to this Country. This Country and the Birrarung are part of us. The Birrarung is alive, has heart, a spirit and is part of our Dreaming. We have lived with and known the Birrarung since the beginning. We will always know the Birrarung. Since our beginning it has been known that we have an obligation to keep the Birrarung alive and healthy – for all generations to come’

Yarra River Protection (Wilip-gin Birrarung murron) Act 2017
Colonial and modern art practice

The landscape of the study area is closely linked to Australian artistic practice, from the Heidelberg School to the modernists associated with Heide. From the 1840s, European painters were inspired by the landscape of the Yarra River near Heidelberg, which they first perceived as a bush wilderness and later as a semi-rural, Europeanised landscape. Artists including Arthur Streeton, Tom Roberts, Frederick McCubbin and Charles Conder, inspired by contemporary European practice, worked ‘en plein air’ to capture the light and shadow of the idyllic Australian landscape as it appeared.

With the introduction of the railway from Melbourne to Heidelberg in 1888, this landscape became accessible to the urban population of Melbourne, a destination to be experienced by day-trippers and shared with the city’s growing population. Walking routes linked significant sites of the Heidelberg School; both sites along the river, which inspired painting, and sites of the School’s social life, such as the Banyule and Clarendon Eyre estates, the Old England Hotel and the Impressionists Retreat.

In the twentieth century, Heide – a former dairy farm purchased in 1934 by John and Sunday Reed – became the ‘hub or crucible for the avant-garde’ of Melbourne. Supporting the artists Albert Tucker, Joy Hester, John Perceval, Danila Vasilieff and Sidney Nolan, the Reeds acted as philanthropists, offering support for avant-garde art practice and making a lasting contribution to international modernism.

Heide II, a modernist house, was designed by David McGlashan and Neil Everist in 1963. The Reed’s brief to the architects was for ‘a gallery to be lived in’ and anticipated the home’s future use as a museum. Gifted by the Reeds to the public in 1981, today Heide is a well-loved museum, events and education space, with a sizeable public sculpture garden and an estimated 120,000 visitors per year. It is described as having a ‘mythology’, its identity ‘rooted in the story of site and in the initiatives of artistic people’.

The rich heritage of the study area is highlighted in Map 3, and in the cultural heritage timeline at Figure 3.

‘An effect is only momentary: so an impressionist tries to find his place. Two half-hours are never alike, and he who tries to paint a sunset on two successive evenings, must be more or less painting from memory. So, in these works, it has been the object of the artists to render faithfully, and thus obtain first records of effects widely differing, and often of very fleeting character’

Heidelberg School Artists’ Exhibition Statement, 1889
60,000 - Traditional Owners

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

1803

European Settlement

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

1837 - 1850s

Clearing and Cropping

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

1860 - 1870s

Grazing and Dairying

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

1880 - 1890s

Recreation and Leisure

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

1900 - 1920s

Market gardens and Recreational Pursuits

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

1934

Great Flood of the Yarra

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

1950 - 1960s

Mid Century Development

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

1970 - 1980s

Conservation Movement

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

2017 - Future

Yarra River Protection Act

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

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FIGURE 4: CULTURAL HERITAGE TIMELINE
Melbourne’s environmentalist lineage

The study area’s high ecological values and their proximity to urban development have made this area a place of environmental activism since the mid-20th century. A time of Melbourne’s second major population boom, the post-war years saw increased pollution and erosion of the Yarra River and expanded sand mining operations (for construction) and residential subdivision along the waterway.

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

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

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

The Yarra River and its lands form one of Melbourne’s most significant public open space corridors. Its extensive bush, pastoral and parkland landscapes have played an important social, economic, recreational and ecological role for the city through time.

The Yarra River’s parklands have largely retained their bushland qualities, partly reflecting a historical desire for metropolitan parks to remain a ‘fair representation of the Australian forest land’ (Clement Hodgkinson, Inspector-General of Gardens, Parks and Reserves, Melbourne, 1873).

Although the scale, topography and flood-prone nature of the Yarra River’s lands makes much of the riverscape inappropriate for development, the study area reflects the history of varied land uses along the Yarra River corridor. These include agricultural, industrial, recreational, conservation and other community uses.

The Crown parklands of the study area are now part of the ‘Greater Yarra Urban Parklands’, declared under the Yarra River Protection Act, which identifies them as part of urban natural entity of state significant parklands stretching from Melbourne’s urban growth boundary to the heart of the city. The Yarra River Protection Act recognises these public parklands, together with the river itself, as a magnificent natural asset and key to Melbourne’s liveability and vitality.

As an important stretch of this metropolitan-scale system of parklands, the study area plays a significant role in formal and informal recreation, through its formal sport fields and shared recreational trails. It is also used for diverse activities such as scouting, orienteering and bird watching, and river activities such as rowing, kayaking and canoeing.

Cycling is the most common activity within the study area, and the Main Yarra Trail – a shared track that runs continuously from the Docklands to Warrandyte – is a key recreational route linking the study area to the city and outer suburbs beyond.

Map 4 shows the network of parks and open space in the precinct.
3.0 ISSUES AND OPPORTUNITIES

The study area presents a number of challenges that this draft Framework Plan seeks to address. These challenges include physical and legacy factors impacting the environment and connectivity, as well as emerging issues including the North East Link Project and development pressure related to the growth of Melbourne.

It is important to recognise that many of these issues also create opportunities. For example, growth and investment also bring chances for renewal and reconnection. This section places these issues and opportunities into context.
3.1 NORTH EAST LINK PROJECT

New three-lane, twin tunnels are proposed to be constructed as part of the North East Link Project, generally along a north-south alignment beneath the precinct. The North East Link Project will connect Melbourne’s M80 Ring Road with an upgraded Eastern Freeway, providing improved vehicular links between the study area and Greater Melbourne, and northern and south-eastern growth areas. The top of the tunnels will be at least 15 metres under residential properties and at least 20 metres under the Yarra River bed. The project will also deliver new walking and cycling paths in the study area.

The most significant physical impact of the North East Link Project in the study area will be a major interchange with Manningham Road, planned to include new ramps between Manningham Road and the proposed tunnels. Infrastructure associated with the tunnels, including a substation and emergency smoke exhaust, are proposed to be constructed above ground near Manningham Road.

Construction of the North East Link Project will have a range of short- and long-term impacts on land uses in the study area. The project will result in some permanent land acquisition, the temporary occupation of parts of the study area, and impacts on the ongoing use of land after completion. These impacts are being assessed as part of that North East Link Project’s Environment Effects Statement (EES).

As a result, the draft Framework Plan recognises that the Bulleen Industrial Precinct and the former Bulleen Drive-in site are likely to have disrupted usage in the short term, with potential for land use change and renewal over the longer term.

Perspective image of Manningham Road Interchange proposed as part of the North East Link Project.

This image is an artist impression only and is subject to change.

Environment Effects Statement: North East Link Project

An EES has been released for the North East Link Project and is on exhibition for public comment until Friday 7 June 2019. A subsequent Inquiry and Advisory Committee will consider the EES, a Works Approval Application, draft planning scheme amendments and public submissions.

Submissions can be made by visiting engage.vic.gov.au/north-east-link-project
3.2 POPULATION GROWTH AND LAND USE CHANGE

Melbourne’s population growth and the trend towards smaller household sizes is reflected in urban consolidation and renewal within the middle-ring suburbs of Bulleen and Banyule. The study area’s proximity to these established residential neighbourhoods and planned new infrastructure will continue to place redevelopment pressure on private land holdings. Population growth will also increase demand for higher-quality, and better access to, open space and recreation facilities.

Currently, there are a number of private land holdings in the Manningham side of the study area where future change in land use is anticipated over the medium term. These include the Bulleen Industrial Precinct, the former Bulleen Drive-in site and the Yarra Valley Country Club site.

There are also other private land holdings in the study area that represent opportunities for renewal and change over the longer-term. These sites include the Sonoco industrial site at 17-25 Templestowe Road, the Bulleen Golf Driving Range site at 37 Templestowe Road, and private property located at 199-209 and 211-219 Templestowe Road.

Planning controls and future development

Any development within the study area will bring with it both challenges and opportunities that would need to be carefully balanced. There are currently two ‘live’ development proposals, one for the former Bulleen Drive-in site and other for the Yarra Valley Country Club site. The Minister for Planning has referred these applications to the Yarra River – Bulleen Precinct Advisory Committee.

Key considerations for any future development in the study area will be how it responds to the high-level policy and objectives for Yarra River protection and the existing planning controls in the Manningham Planning Scheme.

Furthermore, as outlined in Section 2, a number of PAOs in the study area are preserving the long-term opportunity for the Victorian Government to deliver better social, environmental and economic outcomes for communities through the strategic acquisition of land. Any decision on future development will be considered within this strategic context.

Of the suite of planning controls in place, most relevant to the draft Framework Plan is the Design and Development Overlay Schedule 2 (DDO2), which stipulates mandatory minimum setback lines from the Yarra River and mandatory maximum building heights. The Design and Development Overlay (DDO), along with a Significant Landscape Overlay (SLO), was introduced on an interim basis in 2017 as part of streamlined and consistent planning controls from Richmond to Warrandyte. The controls were developed with reference to the Middle Yarra River Corridor Study (DELWP and Planisphere, 2016) and are a key component of the Victorian Government’s Yarra River protection program. These controls will be reviewed and finalised by 2021.

The DDO2 outlines a range of design objectives, covering landscape protection, siting and design, and site coverage and permeability. The DDO was chosen as the most appropriate tool to manage built form outcomes, while the SLO and an Environmental Significance Overlay provide protection for the Yarra River landscape and its vegetation.

Use of the DDO is supported by Planning Practice Note 59: The Role of Mandatory Provisions in Planning Schemes, which indicates that the DDO is the most appropriate tool for the expression of mandatory built form requirements.

A review of planning controls undertaken as part of the preparation of this draft Framework Plan affirms the minimum setback line of the DDO2 in its current form. Maintaining any future development within the footprint of the minimum setback line avoids further loss of open space and will allow the integrity of the Yarra River’s natural topography to be maintained. This is consistent with the objectives of state and local policy for development in the Yarra River corridor.

Any future development must also demonstrate how it responds to key aspects of the final approved version of the Framework Plan.
Bulleen Industrial Precinct

The Bulleen Industrial Precinct is located south of the intersection of Bridge Street and Bulleen Road in Bulleen. As outlined in Section 3, the North East Link Project and a new interchange at Manningham Road will fundamentally change the long-term land use potential of this industrial area, ultimately resulting in the removal of the industrial precinct. However, the final design of the North East Link Project also presents opportunities for its renewal.

Current policy within the Manningham Planning Scheme calls for the retention of industrial uses within existing employment areas, particularly those that do not adversely affect the amenity of the local area and the natural environment.

Recognising the role that the Bulleen Industrial Precinct has played in providing local employment and services, this draft Framework Plan recommends a renewal of community and employment uses in the precinct, where suitable, following the construction of North East Link Project (see Section 5).
3.3 ECOLOGICAL AND CULTURAL CONNECTIONS

Over time, as the study area has been urbanised and reshaped by infrastructure and development, connection has been lost between landscape and water, and between people, their stories and the environment.

Patterns of land use and interventions upstream have disrupted natural inflows into billabongs and lagoons, while some continuing land uses limit ecological and habitat connections.

As outlined in Section 2, the study area is highly significant to the Wurundjeri Woiwurrung people and also contains rich historic heritage sites and stories. However, the study area has no dedicated place where Wurundjeri Woiwurrung culture and connection to landscape is acknowledged, celebrated and shared. Other stories that are told, are limited in effectiveness and are not well physically or thematically linked.

The initial brief for the Yarra River – Bulleen Precinct Land Use Framework Plan, as set out in the Yarra River Action Plan, recognised the need to rebuild these connections by creating an internationally-significant cultural precinct, centred on the relationship between the arts, nature and Traditional Owner heritage.

This need for ecological and cultural recognition and connection has therefore formed a foundational component of the vision and principles of this draft Framework Plan (see Section 4). The Yarra River itself is the key to reconnecting this fragmented reach of the waterway.

A future ‘cultural core’

There is an opportunity to strengthen the ‘cultural core’ of the study area, with a focus on cultural and heritage places. Generally located in the in the centre of the study area, the core encompasses places of Aboriginal cultural significance, Heide I and Heide II, its grounds and sculpture park, landmark trees and vegetation of heritage significance, as well as places where members of the Heidelberg School artists movement worked.

In the future, the core could be reinforced by new cultural places, with a strong gateway feature linking further south to the Bolin Bolin Billabong.

Critical to the success of the study area as a flourishing cultural precinct will be how we can strengthen and connect living culture – including Traditional Owners’ connection to Country and a thriving creative industries ecosystem which builds on a significant artistic heritage. Most importantly, the ‘Cultural core’ concept could reinforce physical and cultural connections to the Yarra River (Birrarung) and to existing heritage-listed places.

This idea is further explored in Section 5.
3.4 PHYSICAL CONNECTIONS

The study area has weak internal and external connections, with key destinations poorly linked to each other and limited connections to key places further afield. In particular, there is poor physical connectivity with the nearby Heidelberg Major Activity Centre.

While the North East Link Project will largely address regional vehicular access, local and internal access, particularly for pedestrians and cyclists, needs to be addressed through the draft Framework Plan and subsequent projects.

Currently, the internal movement network includes walking and cycling tracks, notably the Main Yarra Trail on the northern and western (Banyule) side of the Yarra River. Beyond the Main Yarra Trail, circulation is uncoordinated and missing several key connections, particularly for cyclists, pedestrians and public transport users. In addition, there is existing conflict between types of users – pedestrians, slow cyclists, fast cyclists and mountain bikers.

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

At present there is only one river crossing through the study area – a street-level, car-dominated bridge at Banksia Street. This impacts on access to the key destinations within the study area, including to the Yarra River itself.

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

This fragmentation of the public open space ‘footprint’ of the Yarra River limits the opportunities to fully address the environmental needs of the corridor (for revegetation and conservation) and increasing recreational needs (for more open space, trails and sports fields).

Improving physical connectivity and ‘knitting’ together key destinations is of critical importance. Notwithstanding this, it is important to recognise that community access demands must be balanced with protection of cultural values, natural vegetation and the riparian environment.

Securing the Yarra footprint

In response to the recommendations of the Yarra River Protection Ministerial Advisory Committee, the Yarra River Action Plan outlines five objectives, including securing the open space footprint of the Yarra River.

This objective aims to:

- protect iconic and naturalistic river landscapes from inappropriate development
- connect communities and places along the river with trails and cycling corridors
- recognise the importance of the river to the economic prosperity and vitality of Melbourne and the Yarra Valley.
These issues and opportunities, together with the special features of the study area, highlight the need for a coordinated plan for the study area to guide decision making and deliver on the commitment of the Yarra River Action Plan.

3.5 LAND AND WATER

The study area includes a network of ecologically and culturally valuable remnant floodplain landscapes, including large areas of intact indigenous vegetation and billabongs; however, many of these valuable landscapes are disconnected, from both the larger Yarra River corridor and the water flows integral to their health.

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

Historically, river floods would have disturbed the study area’s billabongs on a near annual basis but this now happens every three to four years; floods would have filled the billabongs once every three years, whereas this now occurs every 30 years.

The billabongs, if restored and rehabilitated, could play a major hydrological role in stormwater management into the future. Altered flood regimes and ensuing sedimentation also affect the distribution of vegetation in these landscapes, promoting colonisation by other vegetation types, both indigenous and weeds.

Urban stormwater is the most significant source of pollution to the Yarra River. The study area is surrounded predominantly by suburban subdivisions, affecting water quality of the site’s adjacent catchments.

Despite the decrease over the years in the likelihood of flooding, the study area remains subject to inundation. In recognition of this, most of the study area is subject to a Land Subject to Inundation Overlay (LSIO). The LSIO is a planning control that ensures that any development maintains the free passage and temporary storage of floodwaters, is compatible with the flood hazard and will not cause any significant rise in flood level or flow velocity.

The LSIO was originally applied based on flooding recorded in 1934, however, recent modelling undertaken as part of the Environment Effects Statement for the North East Link Project produced flood maps very similar to the existing LSIO.

A significant portion of the study area is subject to inundation in a one per cent annual exceedance probability storm event, which means that there is a one per cent chance of such a flood event occurring in any given year. In such an event, much of the floodplain would be flooded by water more than two metres deep.

Maintaining floodplain storage – and ensuring enough land is available to service environmental needs – will be a critical flood management factor for any development in the study area.
4.0 VISION AND PRINCIPLES

4.1 VISION

A vision for the study area has been developed that captures the intent of Yarra River Action Plan and translates the values and ambitions of the Yarra River Protection Act:

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

*This is a place of spiritual connection where layered stories – Wurundjeri Woiwurrung, colonial and modern – are celebrated and kept alive*

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

*There is a legacy and value here for future generations.*

The vision for the study area responds to the Yarra Strategic Plan community vision for the Suburban Reach of the Yarra River (Kew to Warrandyte) established in 2018:

*Our Yarra River, Birrarung, provides a continuous network of protected parklands, providing inclusive access to all. A covenant of custodianship is adopted by private landowners along the reach, embedding a culture of respect and responsibility for river values. The river corridor provides a healthy natural environment, enabling swimming, relaxation and other recreational activities. Importantly, it also supports a flourishing natural ecosystem, including networks of billabongs and wetlands, for indigenous plants and animals to thrive. This is a valued place of connection to Wurundjeri Woiwurrung culture and community, with a network of hubs of learning, play and celebration. It benefits from a united and integrated approach to governance and land management, guided by the wisdom and practices of Traditional Owners, keeping culture not just in the past but alive into the future.’*

‘Suburban Reach Vision’ (Kew to Warrandyte) in Yarra River 50-year Community Vision (May 2018)
4.2 PRINCIPLES

The principles for this draft Framework Plan, set out below, have guided the development of the plan. They are organised under four key pillars that align with the vision.

<table>
<thead>
<tr>
<th>Healthy Environment – Land and Water</th>
<th>Build on the legacy of high-quality parklands</th>
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<tbody>
<tr>
<td></td>
<td>Reclaim and rehabilitate riparian corridors</td>
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<tr>
<td></td>
<td>Protect and restore habitats and biodiversity, reconnecting the floodplain and billabongs</td>
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<tr>
<td>Culture, the arts, and storytelling</td>
<td>Keep culture alive, strengthening existing cultural places</td>
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<td></td>
<td>Develop new cultural hubs, drawing together the key threads of culture</td>
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<tr>
<td></td>
<td>Tell the stories of people who have lived and worked here over many generations</td>
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<tr>
<td>Connected people and places</td>
<td>Rebuild connections:</td>
</tr>
<tr>
<td></td>
<td>• within and between landscapes, between land and water</td>
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<tr>
<td></td>
<td>• between stories, between people and communities</td>
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<td></td>
<td>Reaffirm the Yarra River (Birrarung) as the heart of the study area</td>
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<td></td>
<td>Create a walking and cycling network that links to the river, key destinations and the rest of Melbourne</td>
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<td></td>
<td>Use urban form to restore visual and physical links to the Yarra River and parklands</td>
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<tr>
<td>Delivering public value</td>
<td>Ensure future development and change leaves a lasting positive legacy</td>
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<tr>
<td></td>
<td>Introduce a compatible mix of uses to improve the quality and amenity of parklands and open space</td>
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<tr>
<td></td>
<td>Improve the environmental, social and cultural values of the study area for future generations</td>
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</table>
5.0 FRAMEWORK PLAN

The draft Framework Plan is the spatial representation of the vision and principles outlined in Section 4. The Framework Plan is expressed in Maps 5A and 5B and in four interrelated objectives:

- **OBJECTIVE 1:** Ecological and parkland connections
- **OBJECTIVE 2:** Access for the future
- **OBJECTIVE 3:** An internationally significant cultural place
- **OBJECTIVE 4:** A complementary mix of uses

These objectives, like the vision, have been distilled from the outcomes of community and stakeholder consultation, our strategic analysis and other policy drivers, as set out in this report.

This section outlines the objectives in further detail.
YARRA RIVER - BULLEEN PRECINCT
LAND USE FRAMEWORK PLAN

Existing Study Area
Yarra River/billabong/lakes
Parklands
Key sites
North East Link proposed alignment
North East Link proposed road connections
Heidelberg Activity Centre
Low density residential
Heide Museum

Key sites
Heidelberg Activity Centre
Expanded cultural place
Potential new cultural place
Cultural Gateway
Expansion of parklands/
ecological connections
Expansion of parklands/
potential active recreation

New parklands
- expansion of parklands/
ecological connections
- expansion of parklands/
potential active recreation

New development
- Potential development opportunities
- Expanded cultural place
- Potential new cultural place
- Cultural Gateway
- Circulation from Heidelberg Major Activity Centre
- Cultural ‘core’

* Proposals for the Bulleen Industrial Precinct and Former Bulleen Drive-
In site are subject to North East Link Project’s infrastructure requirements.
1. Objective 1: Ecological and parkland connections

At the heart of the draft Framework Plan is the need to reconnect the study area’s network of ecologically and culturally valuable remnant floodplain landscapes, including intact indigenous vegetation and billabongs. This is closely linked to the need to fill in the gaps of the Greater Yarra Urban Parklands, which is interrupted by the large, mostly inaccessible private land holdings fronting the river, particularly on the east side.

Through the development of the North East Link Project, there is the potential for impact on the billabong network through groundwater drawdown. This must be addressed through controls arising from the North East Link Project’s EES process.

Through this objective, the draft Framework Plan seeks to:

1.1. Create a contiguous, open space connection on the east side of the River that expands and links together the Greater Yarra Urban Parklands. This will be achieved by converting at least part of the private landholdings and leased Crown land on the eastern side of the Yarra River (former Bulleen Drive-In site, Yarra Valley Country Club, Bulleen Golf Driving Range, 165 Templestowe Road, 199-209 and 211-219 Templestowe Road) to open space. In most cases, this will include a mix of active and passive open space uses as well as a more naturalistic, re-vegetated buffer directly fronting the Yarra River (see below).

1.2. Restore and link the study area’s remnant indigenous landscapes by re-vegetating a portion of private landholdings and leased Crown land where they directly front the Yarra River. Revegetation should be undertaken at a depth sufficient to achieve minimum ecological outcomes and to support a pathway connection.

1.3. Following the conclusion of the North East Link Project’s EES process, revive the study area’s billabong network and develop coordinated water management approaches to improve water quality.
2. Objective 2: Access for the future

Improving physical connectivity and ‘knitting’ together key places will be critical to the success of the study area’s future role as a cultural and recreational destination. Access for all modes needs significant improvement, but will be particularly important for walkers and cyclists.

Through this objective, the draft Framework Plan seeks to:

2.1. Link up key destinations to each other, to the Main Yarra Trail, to surrounding neighbourhoods and nearby Heidelberg Station, by further developing the pedestrian and cycling network through the study area. The development of new and improved access for pedestrians and cyclists is particularly important on the large private land holdings on the east side of the Yarra River (outlined in Objective 1) but also on existing streets and through parkland where connectivity has been lost or lacks formality.

2.2. Structure the future pedestrian and cyclist network to accommodate (and where necessary, separate) different types of users, by considering accessibility needs at a regional, subregional and local scale (noting that final plans for the future trail network must also be balanced with protection of cultural values, natural vegetation and riparian environment).

2.3. Create at least two new pedestrian and cycling bridges across the Yarra River to link up the new trail network. These new bridges should support improved regional-scale access for pedestrians and cyclists to the study area, including between the Main Yarra Trail and public transport connections.

2.4. Consider a new pedestrian link between the new cultural gateway (see Objective 3), Bolin Bolin to the south, and Heide and the Yarra Valley Country Club site to the north.

2.5. Investigate, in partnership with VicRoads, the duplication of Templestowe Road, which an analysis of current and projected traffic volumes suggests is warranted.

3. Objective 3: An internationally significant cultural place

This objective has its genesis in the Yarra River Protection Ministerial Advisory Committee’s final report and in the subsequent Yarra River Action Plan. It highlights the opportunity to create an internationally significant cultural place, centred on the relationship between the arts, nature and Traditional Owner heritage.

This draft Framework Plan identifies and seeks to protect future opportunities to develop cultural infrastructure, without prescribing the possible use or function at each opportunity (noting that this should occur within the implementation phase).

Our consultation has revealed that there is strong support in the community for the development of new cultural facilities in the area, building on existing cultural places that are treasured for their historical, cultural and environmental values. In particular, consultation findings indicate that new cultural places should be connected to Aboriginal and art histories and be inclusive and accessible to the wider community.

Cultural and heritage places are dispersed throughout the Yarra River – Bulleen Precinct (see Map 3). In particular, there is a strong cluster, or ‘core’ of cultural places located in the heart of the study area. This cultural core – accommodating places of Aboriginal cultural significance, Heide and its grounds and sculpture park, trees and vegetation of heritage significance and places where Heidelberg School artists worked - is the logical place for expanded cultural infrastructure.

This objective seeks to reinforce the cultural core by facilitating the planned expansion of Heide Museum of Modern Art, together with a new cultural place. This new cultural place must have a seamless physical and cultural connection to Heide and to the Yarra River and strong links to Bolin Bolin Billabong and other significant places within the broader Yarra River landscape. It must also support the living cultures of this place.

To provide better access, visibility and exposure to the study area as an internationally significant cultural place, a new cultural gateway, focused on the Bulleen Industrial Precinct should also be created, further building this cultural core.

The gateway should incorporate both functional and landmark sculptural elements. Its design should incorporate North East Link Project infrastructure (portals, stacks, control buildings), a new cultural place and other development opportunities into an integrated built form solution that screens elevated roads from the street and the Yarra River, provides an activated street edge to key thoroughfares. As a gateway, this element must also facilitate strong links to the broader Yarra River and cultural landscape, including to the new cultural place and Heide to the north, and Bolin Bolin Billabong to the south.

The concept of this gateway has synergies with the ideas in North East Link Project’s Urban Design Strategy, which will be considered as part of the project’s EES by the inquiry and advisory committee. Central to the Urban Design Strategy are principles and objectives for places that are enhanced, connected, diverse, enduring, comfortable, vibrant, safe and walkable. The Urban Design Strategy also highlights the importance of:

- Maintaining and enhancing the identity of local places and respectfully considering indigenous and non-indigenous cultural values
- Appropriate consideration of local community facilities, the natural environment, European and indigenous history, and cultural places such as the Bolin Bolin Billabong, Yarra Bend Park and Heide Museum of Modern Art
- Recognising the Yarra River through design that respects and promotes the river and its environs, which encompass its tributaries, wetlands, billabongs, native vegetation and parklands such as Banyule Flats, and seek opportunities to celebrate this iconic Melbourne asset and ceremonial meeting place for the benefit of Traditional Owners and the general public.
Each of these threads within the cultural core – the expansion of Heide Museum of Modern Art, the new cultural place and the cultural gateway – should be drawn together by a storytelling strategy. This could include signs, monuments, markers, sculpture, interpretative facilities and other infrastructure that both tells the layered stories of this place and draws together the key threads of culture and history that are present here.

Through this objective, the draft Framework Plan seeks to:

3.1. Support continued development of Heide Museum of Modern Art at its current location and strengthen links between the Museum, the surrounding parklands and other cultural destinations.

3.2. Develop a new cultural place in association with the redevelopment of the Yarra Valley Country Club, closely linked to the Yarra River, Heide, parklands and other cultural destinations.

3.3. Develop a new cultural gateway focused on the Bulleen Industrial Precinct. This should be achieved in partnership with the North East Link Project, VicRoads and with local government. The gateway should include the renewal of employment uses in this area and be anchored by a new cultural place. The gateway should incorporate North East Link Project infrastructure and other built form elements into an integrated design solution that screens elevated roads from the street and the Yarra River, and provides an activated street edge to key thoroughfares. The gateway should also support strong pedestrian connection with Balin Balin to the south and with Heide and the Yarra Valley Country Club site to the north.

3.4. Develop a shared storytelling strategy that connects the multi-layered stories of the study area.

Critical to the success of the cultural core concept will be how it can strengthen and connect living culture – including Traditional Owners’ connection to Country and a thriving creative industries ecosystem that builds on the significant artistic heritage of the study area.
4. Objective 4: A complementary mix of uses

As Melbourne grows, land in the established area becomes increasingly contested. This reality is impacting places of renewal across Melbourne that are close to waterways and major infrastructure projects including Arden, on the Moonee Ponds Creek, and Footscray on the Maribyrnong River. In these places, a complementary mix of uses will need to be supported, where public and private are more closely connected and add value to each other.

This is indeed the case in the study area where there is a real opportunity for some residential, commercial and cultural uses to ‘activate’ open space uses and the public realm, by introducing more pedestrian activity and passive surveillance throughout the day and into the evening. There is also an opportunity to leverage private investment in the public realm, linked to a development contributions scheme or another agreement.

Given the study area’s rich parkland setting and ecological and cultural values, it will also be important to consider how future buildings respond to and reflect the environment. Where future development is contemplated, a compact and low-rise urban form that supports sightlines back to the Yarra River and parklands and provides public access through street connections and laneways must be prioritised.

Through this objective, the draft Framework seeks to:

4.1. Facilitate a new development site (fronting Templestowe Road) that encompasses parts of the Yarra Valley Country Club site, the Sonoco site at 17-25 Templestowe Road and Crown land at 27-33 Templestowe Road in the core of the study area. Development should be seamlessly integrated with a new cultural place, with the Heide Museum of Modern Art and existing parklands. The inclusion of residential uses will better activate open space in the study area and provide some passive surveillance of parks and open space. Development must maintain the existing minimum mandatory setback line set out in DDO2 of the Manningham Planning Scheme.

4.2. Facilitate a new cultural gateway (see Objective 3) and development site on the balance of land within the (former) Bulleen Industrial Precinct. Consider the potential for this site to be anchored by a new cultural place. Uses on this site could include employment uses that complement cultural uses.

4.3. Following construction of the North East Link Project, redevelop relevant parts of the former Bulleen Drive-in site as active open space and revegetate a habitat corridor along the Yarra River frontage. Maintain the existing minimum setback line as set out in DDO2.

4.4. Facilitate the development of new open spaces at the Bulleen Golf Driving Range site and on the balance of the Yarra Valley Country Club site and 27-33 Templestowe Road to complement adjoining residential development. Revegetate a habitat corridor along the Yarra River frontage.

4.5. In the medium-term, redevelop Crown land under lease at 165 Templestowe Road and at 199-209 and 211-219 Templestowe Road as active open space, revegetating a habitat corridor along the Yarra River frontage. Maintain existing minimum setback line as set out in DDO2.

4.6. Consistent with the provisions of DDO2, facilitate a new low-rise built form in defined locations that reflect the parkland setting and surrounding residential neighbourhoods. Create a strong built form edge with uniform setbacks to Banksia Street, Manningham Road West and Bulleen Road. Ensure the new built form prioritises public access to the Yarra River and parklands and avoids ‘gated’ privatised spaces.

4.7. Consolidate and share traffic access and car parking to serve a range of sites, including Heide and a redeveloped Yarra Valley Country Club site.

4.8. Support public pedestrian access along the entire stretch of both sides of the Yarra River through the study area.
# FRAMEWORK PLAN SUMMARY: KEY SITES

The following table summarises the proposed long-term future land uses for key sites identified in the preceding objectives and shown in Maps 5A and 5B.

<table>
<thead>
<tr>
<th>Key site</th>
<th>Existing use</th>
<th>Proposed future use</th>
</tr>
</thead>
<tbody>
<tr>
<td>41-49 Greenaway Street (Former Bulleen Drive-In site) *</td>
<td>Vacant (Urban Floodway Zone, Residential Growth Zone)</td>
<td>Open space / recreation / conservation</td>
</tr>
<tr>
<td>Bulleen Industrial Precinct*</td>
<td>Manufacturing industry, storage and distribution (Industrial 1 Zone)</td>
<td>Employment / community</td>
</tr>
<tr>
<td>1 Templestowe Road 22-40 Bridge Street 42 Bridge Street</td>
<td>Residential, community (Rural Conservation Zone)</td>
<td>(No change)</td>
</tr>
<tr>
<td>7 Templestowe Road (Heide Museum of Modern Art)</td>
<td>Gallery, open space (Public Park and Recreation Zone)</td>
<td>(No change)</td>
</tr>
<tr>
<td>9-15 Templestowe Road (Yarra Valley Country Club site)</td>
<td>Golf course (Special Use Zone)</td>
<td>Open space / recreation / conservation; Community / residential</td>
</tr>
<tr>
<td>17-25 Templestowe Road (Sonoco site)</td>
<td>Manufacturing industry, storage and distribution (Industrial 1 Zone)</td>
<td>Community / residential</td>
</tr>
<tr>
<td>27-33 Templestowe Road (Crown land)</td>
<td>Open space (Public Park and Recreation zone)</td>
<td>Open space / recreation / conservation</td>
</tr>
<tr>
<td>37-59 Templestowe Road (Bulleen Golf Driving Range site)</td>
<td>Golf driving range (Rural Conservation Zone, Urban Floodway Zone)</td>
<td>Open space / recreation / conservation</td>
</tr>
<tr>
<td>165 Templestowe Road (Crown land under lease, HM. Clause)</td>
<td>Agriculture (Public Park and Recreation Zone)</td>
<td>Open space / recreation / conservation</td>
</tr>
<tr>
<td>199-209 Templestowe Road 211-219 Templestowe Road</td>
<td>Residential (Rural Conservation Zone, Urban Floodway Zone)</td>
<td>Open space / recreation / conservation</td>
</tr>
</tbody>
</table>

* Future use is also subject to consideration as part of the North East Link Project Inquiry and Advisory Committee
6.0 NEXT STEPS
YARRA RIVER – BULLEEN PRECINCT ADVISORY COMMITTEE

In October 2018, the Minister for Planning appointed an advisory committee under section 151 of the Planning and Environment Act 1987 to provide advice about the Yarra River – Bulleen Precinct.

The purpose of the advisory committee is to provide the Minister for Planning with strategic and statutory planning advice on the future of the Yarra River – Bulleen Precinct and make recommendations about the draft Framework Plan, development applications in the study area and options for implementation.

After a public exhibition period, the advisory committee will carry out a public hearing and provide all submitters, including key stakeholders such as the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, the Birrarung Council, the North East Link Project and relevant councils, with an opportunity to be heard.

The advisory committee will also have regard to the simultaneous process for the North East Link Project’s EES.

FINALISATION AND IMPLEMENTATION OF THE FRAMEWORK PLAN

To enable the Framework Plan to be finalised and implemented, the following work will be required:

- **Implementation and staging plan** that has regard to the timing and delivery of the North East Link Project
- **Built form modelling** to inform final development controls
- **Planning scheme amendments** to give statutory effect to the plan
- **Land acquisition and assembly strategy** to enable proposed development and open space outcomes
- **Accessibility and movement strategy** to resolve the initiatives in this plan and identify any further requirements arising from the final proposed form of the North East Link Project, including its EES.