

# Yarra River – Bulleen Precinct Land Use Framework Plan

Strategic Summary | August 2020



Environment,  
Land, Water  
and Planning

## Community consultation

YOU TOLD US 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 Woi Wurrung 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 respect and respond to the Yarra River corridor setting.

### Improve connections between pedestrian and cycling paths

- 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 and principles

OUR VISION FOR THE PRECINCT...

### 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

A place of spiritual connection where layered stories – Wurundjeri Woi Wurrung, 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

People and places connect to a destination of international significance

- Rebuild connections within and between: landscapes, land, water, stories, 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

OUR ROADMAP TO ACHIEVE THE VISION...

### Objective 1: Ecological and parkland connections



**1.1** A continuous open space connection on the east side of the river

**1.2** Bring land at Banskia Street into public ownership

**1.3** Restore and link remnant indigenous landscapes

**1.4** Revive the study area's billabong network

### Objective 2: Access for the future



**2.1** Establish new pedestrian and cycling linkages

**2.2** Balance the needs of different users, values and the environment

**2.3** New pedestrian and cycling bridges across the Yarra River

**2.4** Safer pedestrian and cycling access at Banskia Street Bridge

**2.5** Pedestrian links between the new cultural gateway and destinations

**2.6** Encourage activation and circulation with a new looped connection

**2.7** Investigate the duplication of Templestowe Road

### Objective 3: An internationally significant cultural place



**3.1** Support continued development of Heide Museum of Modern Art

**3.2** Ongoing protection for Aboriginal cultural heritage places

**3.3** A new cultural place as part of the Yarra Valley Country Club redevelopment

**3.4** Develop a new Cultural Gateway at Bulleen Industrial Precinct

**3.5** Develop a shared storytelling strategy

### Objective 4: A complementary mix of uses



**4.1** A new cultural place integrated with residential development on the YVCC site

**4.2** Renewal of the Bulleen Industrial Precinct

**4.3** New open space and revegetation at the former Bulleen Drive-In site

**4.4** New open space and revegetation to compliment residential development

**4.5** New open space on Crown land parcels and adjoining private land

**4.6** Low-rise development at defined locations that respects its environs

**4.7** Share and consolidate traffic access and car parking

**4.8** Support public pedestrian access along both sides of the river

