

## SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1**

### **YARRA BEND PARK AND YARRA BOULEVARD SIGNIFICANT LANDSCAPE AREA**

#### **1.0 Statement of nature and key elements of landscape**

Yarra Bend Park is an extensive metropolitan open space which lies beside the Yarra River. The park comprises rugged, well vegetated areas as well as flat sportsfields and passive open space areas. The Yarra Boulevard is an outstanding scenic roadway curving through steep and varied landforms and extensive woodlands and providing views across and along the river. For most of its length the Yarra Boulevard runs through the middle of the park. The area contains one very small residential enclave beside the river, which also includes a sewerage pumping station facility. The existing buildings associated with this development are all located at or below the level of the Yarra Boulevard.

The special visual character of the area arises from its predominant riverine parkland environment when viewed from both the river and the Yarra Boulevard. The small residential development is relatively unobtrusive and well-treed.

#### **2.0 Landscape character objectives to be achieved**

- To protect the area between the Yarra River and the Yarra Boulevard from visual intrusion caused by the inappropriate siting or appearance of buildings and works.
- To encourage development in keeping with the character and appearance of the area.
- To protect and enhance views of the area when viewed from the river, its banks, nearby parklands, bicycle trails, the Yarra Boulevard and scenic viewpoints from within the immediate valley environs.
- To conserve the treed character of the river corridor.
- To encourage development consistent with either the Middle Yarra River Concept Plan (Dights Falls to Burke Road) 1990 or any incorporated plan approved for the area.

#### **3.0 Permit requirement**

The requirement for a permit to construct a building or construct or carry out works includes a sign, fence and roadworks and associated street furniture.

A permit is not required to construct or carry out any of the following:

- Pathways, seating, picnic tables, taps, barbecues, rubbish bins, and security lighting, and similar minor fixtures.
- Playground equipment, sporting equipment or open-sided shelters, provided these facilities do not occupy more than 10 square metres.
- Planting or landscaping, including retaining walls of no more than 0.5 metre in height.
- Buildings or works shown in an incorporated plan which applies to the land.

- Works carried out by or on behalf of a public land manager under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995 and the Forests Act 1958.
- Works carried out by or on behalf of Melbourne Parks and Waterways under the Water Industry Act 1994, the Water Act 1989 and the Crown Land (Reserves) Act 1978.
- Works carried out by the floodplain management authority.
- Routine repairs or maintenance to existing buildings or works. This does not include increasing the height of a levee bank, embankment or road.
- Post and wire and rural type fencing.
- Underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land and are in accordance with plans prepared to the satisfaction of the responsible authority.
- A television or radio antenna, provided it is not a satellite dish.
- Telephone or power lines provided they do not involve the construction of towers or poles.

A permit is required to remove, destroy or lop any vegetation other than the following:

- A tree with a trunk circumference of less than 0.35 metre at a height of one metre above the ground level and which is less than 6 metres high.
- Pruning (including vegetation overhanging a dwelling or within 2 metres of a dwelling).
- Pruning a tree to assist its regeneration.
- A dead, dying or dangerous tree.
- Removal, destruction or lopping to prevent damage to service infrastructure in the opinion of the responsible authority.
- Removal of environmental weeds.
- The pruning or removal of a tree or root pruning to prevent damage to works when in the opinion of the responsible authority damage to a pipeline, electricity or telephone transmission line cable or other service has occurred or is likely to occur.

#### 4.0 Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The existing development of the area.
- The Middle Yarra Concept Plan (Dights Falls to Burke Road) 1990.
- Whether the proposal is consistent with any incorporated plan for the land.
- Whether the location, bulk, outline and appearance of the building or works will be in keeping with or enhance views of the area from the river, its banks, the Yarra Boulevard, nearby parklands, trails and scenic viewpoints within the river corridor.
- Whether the spacing of buildings and the retained or new planting between buildings allows for filtered views through the area from the Yarra Boulevard.
- Whether the height of a building unduly intrudes into a view over the area from the river, its banks, the Yarra Boulevard, nearby parklands, trails and scenic viewpoints within the river corridor.

- The need for vegetation retention or planting which will screen buildings and structures from views from the river, its banks, the Yarra Boulevard, nearby parklands, trails, and scenic viewpoints within the river corridor and to ensure that screen planting is maintained to the satisfaction of the responsible authority.
- Whether the location, bulk, outline and appearance of the building or works will be in keeping with or enhance the character and appearance of the area as a riverine environment, including:
  - The need to control the height of all buildings and structures.
  - The need for ridge-lines on buildings to be responsive to the contours on land with an average slope greater than 1 in 10.
  - The need for building roofs to have an appropriate pitch.
  - The need for exterior building colours and materials to be non-reflective and blend with the natural colour of the surrounding environment.
  - The need for fencing to be transparent in design and construction.
  - The need for garages and outbuildings to be designed and constructed as an integral part of the landscape or the host building.
  - The need for roads and driveways to be unobtrusive in design and construction and to minimise length, width and amount of hard surface taking into account the layout of the development, topography and drainage requirements.
  - Whether the design and orientation of any new access from the Yarra Boulevard is visually sensitive, consistent with the maintenance of safety standards, and the need to set back or screen any buildings which may be exposed to view.
- The need to retain natural features and vegetation, including tree canopy and individual trees, which contribute to the visual character of the riverine environment.
- Any proposed landscape plan or agreement to replant areas of vegetation and the need for a planting program to be implemented to the satisfaction of the responsible authority.
- The views of Parks Victoria.

## 5.0 Reference documents

The Middle Yarra River Concept Plan (Dights Falls to Burke Road) 1990

City of Boroondara River Retreat Area, Kew, Tree and Vegetation Survey. 1998

Carr, J Yugovic and K Robinson, 1992, "Environmental Weed Invasions in Victoria"  
Department of Conservation and Environment and Ecological Horticulture Pty Ltd,  
Melbourne