02.01 Context

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Boroondara forms part of the Inner South East region of Metropolitan Melbourne. The City is bordered by the cities of Banyule, Manningham, Whitehorse, Monash, Stonnington and Yarra.

Regional context plan



02.01-1 Settlement and the built environment

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Boroondara is an attractive and highly sought after residential environment with a mix of housing types. Set in a treed environment, Boroondara (Aboriginal for 'a place in the shade') is known for high levels of amenity. Residential development is the dominant land use within the City with some of the finest residential streets in Melbourne.

The range of heritage assets in the City makes a significant contribution to the City's character and provide benefits to the local, metropolitan and state-wide communities. Boroondara also contains various indigenous sites close to the Yarra River which contribute to local heritage and cultural significance.

Boroondara has an extensive network of commercial centres comprising of three major activity centres (Camberwell Junction, Kew Junction and Glenferrie), thirty-one neighbourhood centres and four commercial corridors (including West Hawthorn UDF area). There are also fifteen local centres throughout the municipality.

02.01-2 Environmental and landscape values

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Boroondara is a custodian of a portion of the Yarra River and its environs, one of the most important riverine environments in the State. The Yarra River, together with Koonung and Gardiners Creeks, supports important riverine ecosystems and environments. The Yarra River environs contains most of Boroondara's regional open space and provides a significant landscape feature within the municipality.

02.01-3 Housing

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Boroondara's population is changing with an ageing population, declining household size and changing dwelling preferences. Future housing provision needs to be responsive to demand and must provide flexible options for a mix of household types. The local community is characterised by a higher proportion of older residents compared with the Melbourne average, established families with generally high incomes and educational attainment levels, and increasing cultural diversity. However, there are parts of the City that are experiencing localised socio-economic disadvantage. A key issue for Council is to ensure its resources are effectively targeted and distributed to ensure equitable outcomes.

Boroondara's residential areas are much sought after, having an abundance of high quality community facilities and public infrastructure, a high level of residential amenity and quality of residential design.

02.01-4 Economic development

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The local economy is oriented towards the service sector including property and business services, health, education and community services, and retail. Public and private education and health services are two of the largest sectors of the economy, particularly the private sector providers.

02.01-5 Transport

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Boroondara enjoys a high degree of accessibility to the surrounding region, particularly in an east/west direction. The municipality is well serviced by public transport and main arterial roads and freeways that pass either through the City or along its borders. However, the City's north/south links, particularly public transport, are weaker and require improvement.

Boroondara is home to a diverse mix of residential, commercial, recreational, educational and other precincts. This brings a varying demand for car parking across the municipality that needs to be carefully managed.

Boroondara's road network is a grid network bordered by the Eastern Freeway to the north and the Monash freeway to the south-west. The Yarra River creates pinch points, with east-west traffic movements funnelled into several crossing points.

The existing bicycle network is extensive and plays a central role in the wider Melbourne network.

02.01-6 Open space and infrastructure

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Public open space is highly valued and fulfils a wide range of social, aesthetic and environmental functions. Overall, there is a diverse network of open space however it is not equally distributed across the municipality.

Open space contributes to quality of life and is an essential part of the natural and built environment of Boroondara. Boroondara's open space network comprises 266 open space areas, and accounts for approximately 10 per cent of land in the municipality. The open space network caters for a diversity of users and groups, and supports the protection and enhancement of biodiversity.

The health sector is of great significance and comprises approximately 15 hospitals, 20 nursing homes and 900 private medical and other health related practices. Private educational institutions are a significant component of development in the municipality. The concentration of educational institutions within the municipality, particularly private schools, distinguishes Boroondara regionally from other municipalities.