13/05/2022
C297ston

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

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

YARRA (BIRRARUNG) RIVER CORRIDOR ENVIRONS

1.0 Statement of nature and key elements of landscape

20/04/2021
VC197

The Yarra River has metropolitan significance as an environmental, aesthetic, cultural, recreation and tourism asset. The river corridor links parklands and reserves into a near-continuous vegetated landscape experience that provides a highly valued, secluded natural environment, enjoyed by local and metropolitan communities.

The Yarra River corridor contains some of the most valued flora, fauna, geological and geomorphological assets in metropolitan Melbourne. Indigenous vegetation and remnant riparian vegetation provide habitat and contribute to the protection of water quality and flow regimes.

This segment of the Yarra River flows through the traditional land of the Wurundjeri Woi Wurrung people. The waterway, its natural landscape and key features have social, cultural and spiritual significance, with areas such as the river flats and billabongs being important gathering spots.

2.0 Landscape character objectives to be achieved

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VC197

To retain vegetation that contributes to landscape character, heritage values and neighbourhood character.

To maintain and protect linear public open space and provide for secluded areas of public open space with access to the river where appropriate.

To encourage the co-location or clustering of buildings, jetties and mooring facilities on public land.

To encourage bicycle and shared paths that are safe, well located and require minimal earthworks and vegetation removal.

To ensure fencing within close proximity to the Yarra River is low in scale, visually permeable and does not contrast with the natural landscape character.

3.0 Permit requirement

04/05/2022
VC210

A permit is required to:

- Remove, destroy or lop vegetation. This does not apply to:
  - Non-native vegetation that is less than 6 metres in height, has a trunk circumference of less than 0.35 metre measured at 1.4 metres above ground level and a branch spread of less than 4 metres.
  - Pruning of dead or broken branches, or branches less than 50 millimetres in diameter at the point of contact with the larger branches or trunk, provided no more than 1/3 of the foliage of each individual plant is removed. This does not apply to the trunk of a tree.
  - Vegetation maintenance carried out by, or on behalf of, a municipal council or public authority or public land manager.
  - Non-native vegetation in preparation for revegetation works carried out by, or on behalf of, a municipal council, public authority or public land manager.
  - Vegetation that could adversely affect stream flow carried out by, or on behalf of, a municipal council, public authority or public land manager.

- Construct a fence within 30 metres of the banks of the Yarra River or abutting public open space. This does not apply to a fence that:
  - does not exceed the maximum height of 1.4 metres at any point above ground level; and
  - is of timber post and rail, timber post and wire, or metal post and wire construction.

A permit is not required to construct a building or construct or carry out works:

- With a height not exceeding 6 metres above ground level.
- Carried out by, or on behalf of, a public land manager, municipal council or public authority to:
  - maintain the quality, form, health or stability of a stream bed or bank, or restored or revegetated area;
  - control the flow of water in a watercourse;
  - mitigate flooding; or
  - establish new stream habitat.

4.0 Application requirements

20/04/2021
VC197

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A written assessment demonstrating how the proposal is consistent with the Yarra River Protection regional policy in the Planning Policy Framework (PPF) and meets the landscape character objectives of this schedule.
- A site survey plan, certified by a qualified surveyor, showing the location of all buildings and works and their distance from the banks of the Yarra River.
- A site plan showing all elevations and proposed building heights using Australian Height Datum (AHD) measured from ground level and including any proposed areas of cut and fill.
- A schedule of external materials and finishes.
- Diagrams showing the extent of shadow cast by buildings and works on:
  - The banks and water of the Yarra River between 11:00am and 2:00pm on 22 June.
  - Public open space between 11:00am and 2:00pm on 22 September.
- A visual impact assessment of buildings and works from the Yarra River itself, public open space, pedestrian and bicycle paths and other public viewing points as determined by the responsible authority.
- A landscaping plan, which includes:
  - The location and site area percentage of all existing and proposed hard or impermeable surfaces.
  - The type, location, quantity, height at maturity and botanical names of all proposed plants and details of any tree protection zones.
  - A maintenance/weed/erosion control plan for all proposed revegetated areas for areas immediately adjacent to the banks of the Yarra River.
  - How natural landforms will be protected, including approaches to vegetation retention and planting, ground preparation and minimising ground disturbance.
  - How erosion will be managed and stability maintained or improved using soft landscaping and other techniques.
  - How the rate and quantity of stormwater leaving a property will be controlled and pollutants filtered using soft landscaping techniques.

An application to remove, destroy or lop vegetation must be accompanied by the following information, as appropriate:

- A written explanation justifying the removal of the vegetation supported by a suitably qualified arborist.
- A site plan and description of the:
  - position, height, quantity, trunk circumference, branch spread, slope of land and species of vegetation to be removed; and
  - location of proposed replanting.

5.0 Decision guidelines

20/04/2021
VC197

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

For applications to remove, destroy or lop vegetation

- The reasons for removing vegetation and whether there are alternative options.
- The effect of the removal of vegetation on the natural landscape character, habitat protection, wildlife movement and long-term viability of remnant and revegetated areas.
- Whether sufficient vegetation and canopy trees of appropriate species are to be planted to replace the removal of the existing vegetation and mature canopy trees.
- Whether mature, dead and dying native vegetation should be maintained as habitat for native fauna or removed to avoid a risk or safety hazard.

For applications to construct a building or construct or carry out works

- Whether the location and extent of the buildings or works encroaches into the tree protection zone of mature canopy trees.
- The ability for proposed vegetation species to be matched to the local plant communities.
- Whether any proposed earthworks and changes in the topography of the river corridor will detrimentally impact its local natural landscape character and environmental values.
- Whether the proposed fencing allows for the free movement of wildlife, minimises visual intrusion and limits impact on the natural flood and watercourse characteristics.
- Whether buildings and works are sufficiently set back from the banks of the Yarra River to ensure that:
  - The river's natural flood and water course characteristics are not impacted.
  - The topography of the river and its banks are maintained as the dominant feature in the public views of the river corridor.
  - The existing riparian vegetation is protected and enhanced.
  - That views of development from the Yarra River and adjacent public open space, bicycle and shared paths and bridge crossings are minimised.
- The need for litter or gross pollutant traps at entry points to drains that serve large developments known to generate litter and sediment.
- Whether the location of boating infrastructure is consistent with the *Melbourne Water's Guidelines for Approval of Jetties (* Melbourne Water, 2011) and with any requirements, plans or guidelines prepared by Parks Victoria or other public land managers.
- Whether the design and location of shared pathways is consistent with *Shared Pathway Guidelines* (Melbourne Water, 2009) and with any requirements, plans or guidelines prepared by Parks Victoria or other public land managers.

- Whether private development results in the loss of, or creates inappropriate access to, the Yarra River and its parklands.
- Whether opportunities exist to co-locate new buildings with existing buildings on public land, particularly at the banks of the Yarra River.
- Whether buildings will protrude above the predominant tree canopy within a given area.
- The impact of any overshadowing by development:
  - on the banks and waterway of the Yarra River between 11:00am and 2:00pm on 22 June; and
  - on any public open space between 11:00am and 2:00pm on 22 September.
- Whether the scale, form, siting and design of new buildings, including materials, colours and finishes, are sensitively integrated with the natural landscape setting of the river corridor.
- Whether the spacing between buildings allows for the planting of appropriate vegetation and canopy trees to filter views of the development.
- Whether the existing and proposed vegetation fronting the Yarra River will filter the majority of views of the proposed development.