

21.03 ENVIRONMENT AND OPEN SPACE

26/10/2017
C229

This clause provides local content to support Clause 11.03 (Settlement - Open space), Clause 12 (Environment and landscape values) and Clause 13 (Environmental risks) of the State Planning Policy Framework.

21.03-1 Open space

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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% 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.

A significant consideration in the management and provision of open space in the municipality will be to ensure that high quality and useable open space continues to be provided for Boroondara's current and future population.

Key issues

- Management and design of the existing open space network to ensure high quality and useable open space continues to be provided.
- Population increase and demographic change creating new demands around the quantity, use, distribution and design of open space.
- Impacts of urban heat island effect on open space provision, design and management.
- Meeting health and wellbeing expectations for open space through managing competing demands for structured sporting and unstructured recreational use.
- Ensuring that Boroondara's open space network is well connected across the municipality.

Objective 1

To provide an equitable distribution of open space, with an emphasis on filling gaps in the provision of open space.

Strategies

- 1.1 Support land being set aside for the provision of public open space, particularly in gap areas identified in *Map:1 Public Open Space Gap Areas in Boroondara*, where appropriate.
- 1.2 Plan the provision of additional public open space in accordance with the following methods:
 - a) As a land contribution from subdivision.
 - b) Convert existing public land to open space
 - c) Convert Council owned land to open space.
 - d) Purchase undeveloped land.
 - e) Purchase developed land.
 - f) Include a Public Acquisition Overlay.

Objective 2

To diversify and improve the settings, services and facilities provided by the open space network to meet the needs of residents.

Strategies

- 2.1 Improve the design and provision of services and facilities to allow broader usage of open space, including structured and unstructured use, as appropriate.

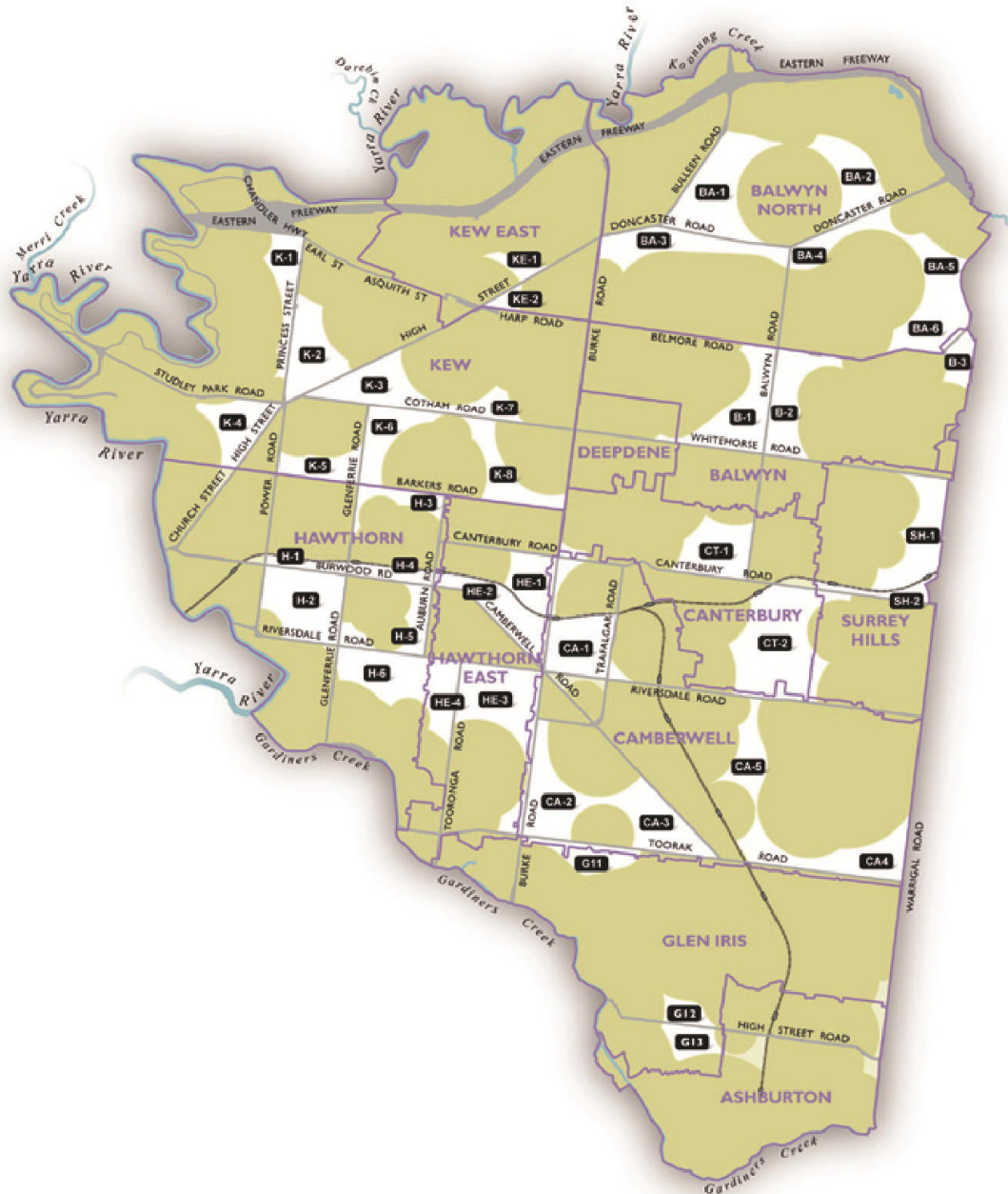
Objective 3

To provide funding towards the provision of adequate open space arising from the demands from new subdivision.

Strategies

3.1 Levy new subdivision contributions on a fair and equitable basis.

Map 1: Public open space gap areas in Boroondara



Source: Boroondara Open Space Strategy; p. 6

21.03-2 Biodiversity

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The *Boroondara Urban Biodiversity Strategy 2013-2023* sets a framework for the management and protection of biodiversity in Boroondara. The Strategy seeks to protect remnant vegetation, enhance fauna habitat and increase connectivity across the municipality to build Boroondara’s biodiversity corridor network.

Key issues

- The ongoing need to maintain revegetated sites and improve the condition of ecologically significant sites.
- The challenge of controlling environmental weeds, some of which are used in garden landscaping.
- Species and ecosystem impacts as a result of a generally warmer and drier climate, and more extreme weather events.
- Impacts of urban development including loss of vegetation, habitat and biodiversity continuity and landscape values.
- The peripheral location of key biodiversity corridors and the range of public land managers covering the corridors.

Objective 4

To protect and enhance biodiversity on public and private land.

Strategies

- 4.1 Protect and restore remnant vegetation and existing ecologically significant sites for habitat and ecological values.
- 4.2 Support extending revegetation to improve connectivity along and between corridors.
- 4.3 Strengthen existing corridor functions and the biodiversity values of significant sites.
- 4.4 Improve habitat values along waterways with revegetation of the riparian corridors and increases in corridor width.
- 4.5 Support the enhancement of biodiversity links between public parks and reserves through local nature strips and private residential gardens.
- 4.6 Retain significant trees and canopy trees.
- 4.7 Provide sufficient space in front and rear gardens to accommodate large trees.

Objective 5

To reduce the impacts that land use and development have on biodiversity.

Strategies

- 5.1 Require development within and adjacent to sensitive ecological sites and designated biodiversity corridors to protect and strengthen indigenous flora and fauna.
- 5.2 Support the use of indigenous planting in development, through a landscape plan.
- 5.3 Require development to provide at least one canopy tree in backyard and front yard areas.

21.03-3 Significant environments and landscapes

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The Yarra River Corridor has some outstanding landscape characteristics which extend from the river to the higher ridgelines, providing the visual backdrop to the river and adjoining parkland. Viewing points include those from the river itself, looking out from riverside parklands, from walking and bicycle tracks, from adjacent hillsides looking into and across the river, and from roads crossing or passing along the corridor.

Key issues

- Maintaining well treed settings and scenic views of the riverine landscape.
- Maintaining the landscape quality of the Yarra River environs.
- Protecting the Yarra River Corridor from obtrusive built form.

Objective 6

To protect and enhance the landscape character within the Yarra River Corridor environs.

Strategies

- 6.1 Maintain canopy trees and native understory vegetation, as appropriate.
- 6.2 Require suitable replacement planting of established (2 metre minimum height) trees and understory vegetation, where appropriate.
- 6.3 Maintain visually unobtrusive built form (including construction materials) within the landscape.

21.03-4 Floodplains

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Land beside the Yarra River and Gardiners Creek is part of a Melbourne Water declared flood liable area. While these areas and other flood-prone land may represent a hazard to development, the flood-plains also have high environmental value as an intrinsic part of the riverine system.

Key issues

- Ensuring that development is not unreasonably exposed to risks of flooding resulting from climate change and increased storm frequency and intensity.
- Maintaining reliable information on the location of flood prone areas.
- Ensuring the environmental values of floodplains are recognised.

Objective 7

To minimise the impacts of flooding and overland flows on development.

Strategies

- 7.1 Require recreational infrastructure to be appropriately designed and set back from waterways.

Objective 8

To protect the ecological and functional capacity of floodprone land.

Strategies

- 8.1 Protect the hydrological and ecological values of flood liable land.
- 8.2 Protect floodplains to ensure flood retention capacity along waterways.

21.03-5 Urban heat island effect

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Urban heat island effect is the localised increase in temperature due to the presence of non-porous surfaces that absorb heat during the day and then radiate heat during the evening. This usually results in longer sustained periods of urban heat, particularly during the late afternoon and evening. Together, the effects are a serious environmental health risk for Boroondara residents, especially in heat wave conditions.

Open space with moisture absorbing surfaces and green infrastructure can mitigate the impacts of urban heat island effect.

Key issues

- Managing the impacts of climate change.
- Increased hard surfaces that absorb heat which increase the temperature in urban areas.
- Loss of canopy trees and vegetation on private land.
- Loss of street trees.

Objective 9

To reduce the impacts of urban heat island effect.

Strategies

- 9.1 Minimise the extent of sealed surfaces in development.
- 9.2 Support the use of light coloured and heat reflective surfaces to buildings and pavements.
- 9.3 Require development to provide private open space of sufficient dimensions to allow for the planting of canopy trees.
- 9.4 Protect trees in the public and private realm to maintain the tree canopy.
- 9.5 Facilitate an increased presence of natural features in open space including large, broad spreading canopy trees, moisture absorbing surfaces and the sustainable capture and reuse of water.
- 9.6 Support development to provide public open space, particularly where the open space can provide a respite from heat wave conditions.

21.03-6

Implementation

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Application of zones and overlays

- Apply the Public Conservation and Resource Zone (PCRZ) to identified areas of high natural environmental value, including Beckett Park.
- Apply the Public Park and Recreation Zone (PPRZ) to areas identified for public recreation and open space.
- Apply the Urban Floodway Zone (UFZ) (as advised by Melbourne Water) to privately owned land which is located within an active floodway.
- Apply the Flood Overlay (FO) to hazardous areas and to maintain or improve river, wetland and flood plain health.
- Apply the Land Subject to Inundation Overlay (LSIO) to identified land in a flood storage or flood fringe area affected by the 1 in 100 year flood.
- Apply the Special Building Overlay (SBO) to those areas along the Melbourne Water main drainage lines as being subject to overland flow.
- Apply the Environmental Significance Overlay Schedule 2 (ESO2) Beckett Park Environmental Significance Area to areas of high biodiversity value and landscape significance.
- Apply the Design and Development Overlay Schedule 31 (DDO31) Yarra (Birrarrung) River Corridor Protection to the Yarra River Corridor to ensure that development does not have a detrimental impact upon the corridor.
- Apply the Vegetation Protection Overlay Schedule 1 (VPO1) to the Willsmere area and the Yarra Bend Park.
- Apply the Vegetation Protection Overlay Schedule 2 (VPO2) to Kew Residential Services.

Policy guidance

- Apply local policy (Public Open Space Contributions Policy at Clause 22.04) to collect funds for public open space from non-exempt subdivisions.

Further strategic work

- Review the effectiveness of existing zones and overlays over significant sites and waterways.

- Consider protecting the significant sites and corridors identified in *The Inventory and Assessment of Indigenous Flora and Fauna in Boroondara* through the application of revised zones and overlays.
- Investigate the need for new Environmental Significance Overlays (ESO) to enhance protection of local waterways and natural corridors.
- Investigate the provision of additional open space in areas that are forecast to increase in population.
- Carry out updated flood mapping for areas beyond the current Special Building Overlay (SBO) and amend the overlay area as appropriate.
- Investigate the need for a Water Sensitive Urban Design Policy.
- Prepare an Urban Forest Strategy to facilitate increased presence of mature canopy trees where appropriate in the public realm including in public open space.

Other actions

- Continue to implement Boroondara's Tree Protection Local Law to protect large canopy trees on private land and those registered on Council's Significant Tree Register.
- Continue to support ongoing work with other public land managers (such as Melbourne Water, Parks Victoria, VicTrack etc.) to enhance habitat condition and connectivity across the municipality.
- Support relevant Victorian Government agencies to secure additional public land along the Yarra River and other natural corridors, and expand the public open space network.
- Consider private land acquisition, especially along waterway corridors, where the land purchase would benefit corridor function and provide a broader public benefit.

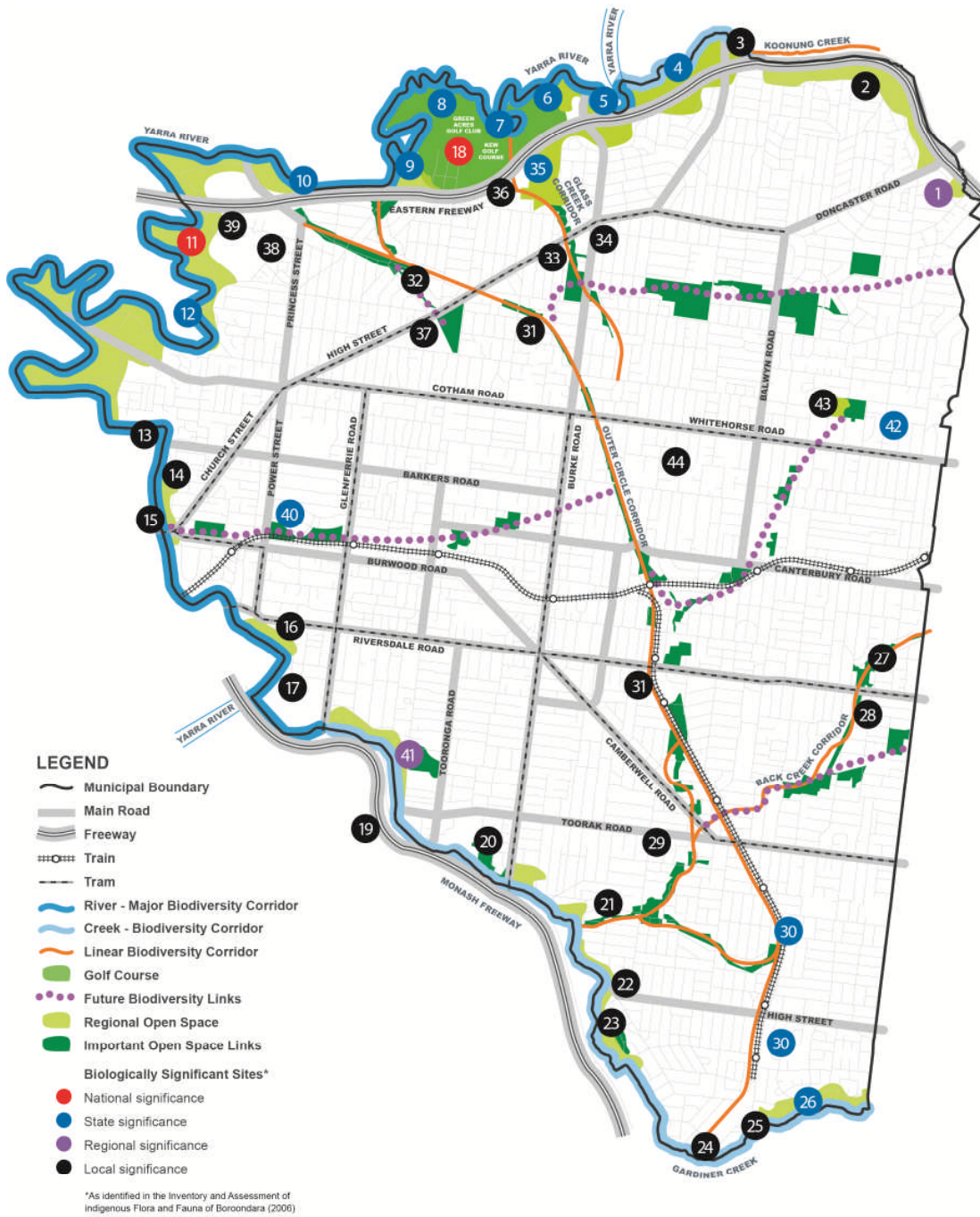
Reference documents

Boroondara Open Space Strategy (City of Boroondara, 2013)

Integrated Water Management Strategy 2014-2024 (City of Boroondara, 2014)

Urban Biodiversity Strategy 2013-2023 (City of Boroondara, 2013)

Map 2: Environment and Open Space Framework Plan



Key to significant sites		
1 Winfield Road Reserve, Balwyn North	16 Riverbank, Fairview Park Area, Hawthorn	31 Outer Circle Railway Corridor
2 Koonung Creek Reserve, Balwyn North	17 Scotch College, Hawthorn	32 Outer Circle Linear Park at Asquith Street, Kew
3 Koonung Creek East of Bulleen Rd, Balwyn North	18 Yarra River, Hawthorn and Kew	33 Stradbroke Park, Kew East
4 Freeway Golf Course, Balwyn North & Bulleen	19 Gardiners Creek Corridor	34 Kew High School Woodland
5 Yarra Flats, Balwyn North	20 Burke Road South Reserve, Glen Iris	35 Hays Paddock, Kew East
6 Burke Road Billabong, Kew East	21 Nettleton Park Reserve, Glen Iris	36 Kilby Park Stud, Kew East
7 Kew Golf Club	22 Eric Raven Reserve, Glen Iris	37 Boroondara General Cemetery, Kew
8 Greenacres Golf Course, Kew East	23 Dorothy Laver Reserve, Glen Iris	38 Kew Residential Services Redevelopment
9 Willsmere Park, Kew East	24 Ryburne Avenue Reserve & Neighbouring Tree	39 Willsmere Estate, Kew
10 Chandler Park, Kew	25 Clifford Close Reserve, Ashburton	40 Grace Park's Yellow Gums, Hawthorn
11 Yarra Bend Park, Kew	26 Markham Reserve, Ashburton	41 John Gardiner Reserve, Hawthorn East
12 River Retreat Reserve, Kew	27 South Surrey Park, Surrey Hills	42 Beckett Park, Balwyn
13 Victoria Bridge Escarpment, Kew & Hawthorn	28 Back Creek - Riversdale Rd to Cornell St	43 Maranoa Gardens, Balwyn
14 Pridmore Park Riverbank, Hawthorn	29 Back Creek - Toorak Rd to Denman Av, Camberwell	44 Belmont Park, Canterbury
15 Yarra Bank Reserve, Hawthorn	30 Rail Reserve - Burwood Station to Alamein Station	