Appendix E: Building Heights & Setbacks Analysis
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**Fairview Street, Hawthorn**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing landscape character</strong></td>
<td></td>
</tr>
<tr>
<td>Natural landscape character</td>
<td>In this area, the topography of the river banks forms a short, steep rise to then flatten out more broadly across the wider landscape. The river banks are moderately vegetated and support a strong tree canopy. In this area, the river forms a long straight enabling clear and uninterrupted views of the river corridor and its environs. Pockets of open space about the river provide a buffer between residential development and the river. The opposite side of the river in Richmond comprises open space playing fields.</td>
</tr>
</tbody>
</table>

**Pattern of viewing**

This area can be viewed from the Kevin Bartlett Sporting and Recreation Reserve, Main Yarra Trail and Yarra Boulevard on opposite bank. Additionally, the area can be seen from the adjoining parkland of Fairview Park, local streets and Gardeners Creek Bridge on the south bank of the river and from the waterway itself.

**Interaction of built form & landscape**

Existing building setbacks are varied, ranging from 10-30m. Several buildings within the Scotch College campus and one dwelling are located approximately 10m from the river. Buildings located closer to the river are generally one storey in height and sit below the tree canopy; these single story structures are comparatively less prominent than other development due to the use of muted colours and materials. Low scale residential development located further away from the river recedes behind consistent pockets of vegetation and is not visible from viewing locations. The Scotch College campus includes a 3-storey building block and brightly coloured tennis courts which are highly visible from the Main Yarra Trail.

**Future landscape directions**

**Strategic context**

The Special Use Zone (SUZ) applies to land between Gardeners Creek and Hambledon Road, facilitating the use of land for the purposes of education (applied to Scotch College).

The Neighbourhood Residential Zone (NRZ) applies to residential sites within the Fairview Park area, supporting low density residential development with a mandatory maximum building height of 8m (9m sloping site).

The Urban Flood Zone (UFZ) applies to a small portion of land between Hambledon Road and Scotsburn Street which restricts future development due to flooding constraints. No height controls apply.

The Land Subject to Inundation Overlay is applied along the edge of the Yarra River, to a variety of depths, which limits development opportunities due to flooding issues.

**Desired outcomes**

Low density character is maintained.

Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible.

Strong landscaped edge to river and open spaces to screen views to buildings. Further encroachment of built form into the river corridor is avoided.

Tree canopy is retained and enhanced as a dominant visual element.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommendation</strong></td>
<td><strong>Building setbacks</strong></td>
</tr>
<tr>
<td>30m setback from closest property boundary to river:</td>
<td></td>
</tr>
<tr>
<td>• avoids further encroachment of development into river corridor or parklands.</td>
<td></td>
</tr>
<tr>
<td>• achieves the maximum setback possible in view of site layout and developability.</td>
<td></td>
</tr>
<tr>
<td>• sites building envelope so that it is away from the immediate river corridor and parklands and will be mostly concealed from river by topography and vegetation.</td>
<td></td>
</tr>
<tr>
<td>• allows substantial space for strong vegetation buffer to river.</td>
<td></td>
</tr>
</tbody>
</table>

**Recommended maximum building height**

The mandatory maximum height limit of 8m (9m sloping site) of the NRZ to be applied within the updated DDO31. This:

• Reflects the average height of existing buildings, which are mostly 1-2 storeys.

• Would limit the appearance of building scale/mass as seen from the opposite bank.

• Is consistent with the mandatory maximum height of the NRZ.

• Provides a consistent approach to height controls for the SUZ and UFZ sites which otherwise are not stipulated in the zone control.

**Recommended control boundary**

No change to the existing control boundary of DDO31 is recommended in this location.
### Criteria Matters for Consideration

#### Existing landscape character

<table>
<thead>
<tr>
<th>Character Type</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nature landscape character</td>
<td>In this area the topography of the river banks forms a shot, steep rise to then form the flattened area of Fairview Park. Beyond the parkland, the topography then rises gently across the wider landscape. The deep part of the river banks are moderately vegetated and support a strong tree canopy, with medium scale residential development beyond (2-4 storey) buildings. In this area the Yarra River forms a long straight after a sharp bend, enabling clear and uninterrupted views of the river corridor and its environs. Buildings are located a long distance from the river beyond the flats of the floodplain, with the majority of residential development not fully visible from the side western banks. Significant tracts of open space abut the river providing a buffer between residential development and the river. The opposite side of the river in Richmond comprises open space playing fields.</td>
</tr>
</tbody>
</table>

#### Pattern of viewing

This area can be viewed from Kevin Bartlett Sporting and Recreation Reserve, Main Yarra Trail and Yarra Boulevard on the opposite bank. Additionally the area can be seen from the adjoining Fairview Park and local streets, and from the waterway itself.

#### Interaction of built form and landscape

Buildings are mostly set back at least 90m in this area, this setback is established by the flood prone land of Fairview Park which buffers the Yarra River from adjoining residential development. One building is located approximately 70m from the river. Development is generally low to medium scale and recedes behind consistent pockets of vegetation. Development located on the slope rising away from Fairview Park is more prominent and with the roofs and upper levels of development in this area visible from viewing locations. Buildings comprise of light coloured and non-natural materials.

#### Future landscape directions

<table>
<thead>
<tr>
<th>Strategic context</th>
<th>Desired outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Neighbourhood Residential Zone (NRZ3) applies to Riversdale Court, supporting low density residential development with a mandatory maximum building height of 8m (9m sloping site). The Residential Growth Zone (GRZ1) applies to properties with frontage to Riversdale Road, allowing a greater degree of development potential and applying a discretionary maximum height of 13.5m. The Heritage Overlay is also applied to these sites, as a part of the Fairview Park Precinct. The Public Parks and Recreation Zone applies to land abutting the Yarra River, facilitating the use of land for public open space and recreation. The Land Subject to Inundation Overlay is applied along the edge of the Yarra River, to a depth of 40m, including a parts of some private properties, which limits development opportunities due to flooding issues.</td>
<td></td>
</tr>
</tbody>
</table>

- Low density character is maintained.
- Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible.
- Strong landscaped edge to river and open spaces to screen views to buildings.
- Further encroachment of built form into the river corridor is avoided.
- Tree canopy is retained and enhanced as dominant visual element.

---

### Recommendation

#### Recommended building setbacks

- 80m setback from closest property boundary to river:
  - applies to the rear of three properties on Riversdale Road, and reflects the extent of the LSIO.
  - avoids further encroachment of development into river corridor.
  - achieves the maximum setback possible in view of site layout and developability.
  - sites building envelope so that it is away from the immediate river corridor.
  - allows substantial space for strong vegetation buffer to river.

#### Recommended maximum building height

- A mandatory maximum height limit of 9m (10m sloping site) for the RGZ sites is recommended:
  - Would limit the appearance of building scale/mass as seen from the opposite bank.
  - Reflects the average 1-2 storeys height of existing buildings in Riversdale Court, and is consistent with the mandatory maximum height of the NRZ.
  - Would apply a lower height limit for five properties within the RGZ which extend into Fairview Park and have a sensitive interface with the parkland and the river.

- A mandatory maximum height limit of 8m (9m sloping site) for the NRZ sites is recommended, which is consistent with the height limit of the zone control.

#### Recommended control boundary

- No change to the existing control boundary of DDO31 is recommended in this location.

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### Images

- Buildings comprised of non-natural colours an materials.
- Buildings extending above the tree canopy.
- Buildings generally sit behind a screen of dense vegetation.
- Fairview Park, as viewed from the Main Yarra Trail.
Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Setback Line
- Cadastral Boundary
- LSIO
- DDO Boundary
- 1m Contours
Yarra Grove A - Leonda, Hawthorn

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing landscape character</strong></td>
<td></td>
</tr>
<tr>
<td>Character Type</td>
<td>Leafy Suburban</td>
</tr>
<tr>
<td>Natural landscape character</td>
<td>In this area the topography of the river banks forms a short steep rise then flattens out to Wallen Road, after which it rises again to a distant elevated point near Power Street. The river forms a series of gentle bends as it passes under the Wallen Road bridge. The river banks are moderately well vegetated with mature trees which helps to screen views to buildings. The opposite side of the river in Richmond comprises open spaces and educational facilities set in extensive grounds.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>This area can be viewed from parkland, the Main Yarra Trail and the Yarra Boulevard on the opposite bank. Additionally the area can be seen from adjoining parkland including Fairview Park and local streets on the south bank of the river as well as from the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>The Leonda building is setback 10 metres from the river and is surrounded by hard surface carpark with limited trees. While the building is low scale (1 storey) it is highly visible from the river. The residential development at the former Tram Depot site sits behind Leonda. This building is up to 7 storeys in height and highly visible from the opposite bank, breaking through the tree canopy of the skyline.</td>
</tr>
<tr>
<td><strong>Future landscape directions</strong></td>
<td></td>
</tr>
<tr>
<td>Strategic context</td>
<td>The Public Parks and Recreation Zone applies to the Leonda site, facilitating the use of land for public open space and recreation. The Mixed Use Zone (MUZ) applies to the former Hawthorn Tram Depot site and sets a discretionary height limit of 9 metres; DDO6 also applies to this site, and has a recommended maximum height 33.3 metres. The Land Subject to Inundation Overlay is applied along the edge of the Yarra River, to a depth of approximately 10 metres, which limits development opportunities due to flooding issues.</td>
</tr>
<tr>
<td>Desired outcomes</td>
<td>Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised. Strong landscaped edge to river and open spaces to screen views to buildings. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element.</td>
</tr>
<tr>
<td><strong>Recommendation</strong></td>
<td></td>
</tr>
<tr>
<td>Recommended building setbacks</td>
<td>30m setback from closest property boundary to river:</td>
</tr>
<tr>
<td></td>
<td>• is the minimum setback requirement of State Policy.</td>
</tr>
<tr>
<td></td>
<td>• avoids further encroachment of development into river corridor.</td>
</tr>
<tr>
<td></td>
<td>• sites future building envelope so that it is away from the immediate river corridor and could be mostly screened by vegetation.</td>
</tr>
<tr>
<td></td>
<td>• allows substantial space for strong vegetation buffer to river.</td>
</tr>
<tr>
<td>Recommended maximum building height</td>
<td>The mandatory maximum height limit of 9m (10m sloping site) within the existing DDO31 is supported. This would avoid further encroachment of built form into the river environment.</td>
</tr>
<tr>
<td>Recommended control boundary</td>
<td>No changes to the existing control boundary of DDO31 are recommended in this location.</td>
</tr>
</tbody>
</table>

Medium-density development pokes through the tree canopy. Building comprised of non-natural materials. Trees on the bank of the Yarra River of 8-12 metres height. Prominent low scale building set less than 30 metres from river.
### Yarra Grove B - Yarra Grove, Hawthorn

#### Criteria

<table>
<thead>
<tr>
<th>Existing landscape character</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Character Type</strong></td>
<td>Leafy Suburban</td>
</tr>
<tr>
<td><strong>Natural landscape character</strong></td>
<td>In this area the topography of the river banks forms a short steep rise then rises up gradually to Yarra Grove, after which it rises more gently again to a distant elevated point. The river banks are mostly well vegetated and support a strong tree canopy, with low to mid-rise scale residential development partly visible beyond 2/3 storeys. In this area the Yarra River forms a bend accentuating the prominence of structures on the northern bank of the river corridor and its environs. Buildings are located a variety of distances from the river with the majority of residential development not fully visible from the southern banks. The opposite banks in Richmond comprise parkland along the Yarra Boulevard. Pattern of viewing</td>
</tr>
</tbody>
</table>

#### Future landscape directions

**Strategic context**
- The General Residential Zone (GRZ) applies to land east and south of Yarra Street, supporting residential development with a discretionary maximum building height of 10.5 metres.
- The Neighbourhood Residential Zones (NRZ) applies to land at Strathcona Baptist Grammar School west of Yarra Street, supporting low density residential development with a mandatory maximum building height of 9 metres.
- The Land Subject to Inundation Overlay is applied along the edge of the Yarra River, to a variety of depths, approximately between 15-60 metres, which limits development opportunities due to flooding issues.

**Desired outcomes**
- Low density character is maintained
- Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible.
- Strong landscaped edge to river and open spaces to screen views to buildings.
- Further encroachment of built form into the river corridor is avoided.
- Tree canopy is retained and enhanced as dominant visual element.

**Recommendation**
- A minimum setback distance from the river’s edge is recommended to reflect existing planning controls, the established development patterns and the site topography.
- 30m setback from the closest property boundary to the Yarra river, or the 9 metres AHD contour line, whichever is the greater:  
  - is equivalent to the minimum setback of existing buildings on sites abutting the river.
  - reflects the established setback pattern that has been formed by the floodplain topography.
  - avoids further encroachment of development into river corridor.
  - sites building envelope so that it is away from the immediate river corridor and partly concealed from river by vegetation.
  - allows space for strong vegetation buffer to river.

<table>
<thead>
<tr>
<th>Recommendation cont’d</th>
<th>Criteria</th>
</tr>
</thead>
</table>
| **Recommended maximum building height** | The mandatory maximum height limit of 9m (10m sloping sites) for the GRZ sites within the existing DDO31 is supported. This:
  - Reflects the average height of existing buildings, which are mostly 1-2 storeys.
  - Would limit the appearance of building scale/mass as seen from the opposite bank.
  - Is consistent with the mandatory maximum height of the NRZ.
  - Applies a reduced height limit to only a small number of GRZ sites; this reflects the existing pattern of development on these sites and the desired outcomes of future development. A mandatory maximum height limit of 8m (9m sloping site) for the NRZ sites is recommended, which is consistent with the height limit of the zone controls. |
| **Recommended control boundary** | No change to the existing control boundary of DDO31 is recommended in this location. |
Criteria | Matters for Consideration
--- | ---
**Existing landscape character**
Character Type | Leafy Suburban
Natural landscape character | In this area the topography of the river banks is varied. From a flatter bank profile near to Bridge Road in the north and the railway line in the south, the topography rises up steeply to a high point between Coppin and Shakespeare Groves. The river banks are densely vegetated and support a strong tree canopy, with low scale residential development beyond (2 storeys).
In this area the Yarra River forms a long straight highlighting views down the length of the river. Buildings are located a variety of distances from the river with the majority of residential development not fully visible from the western bank opposite. The opposite banks in Richmond comprise parkland and the Melbourne Girls Girls College.

**Pattern of viewing**
This area can be viewed from parkland, Main Yarra Trail and Yarra Boulevard on opposite bank. Additionally the area can be seen from adjoining parkland and local Streets on the south bank of the river as well as from the Hawthorn Road Bridge, Hawthorn Rail Bridge and the waterway itself.

**Interaction of built form & landscape**
Buildings are setback between 30 and 70m in this area, however the Hawthorn Rowing Clubs building at Bridge Road has a setback of approximately 15m. Development is generally sited beneath the tree canopy and screened by vegetation. However, occasionally roofs and upper levels of development in this area are visible from viewing locations.

There are examples of newer development where vegetation has been removed and there is a less consistent tree canopy cover, increasing the viability of development. The appearance of retaining walls, steps and other landscaping treatments in this area disrupt the natural topography of the river.

The natural flood extent of this area has created a clear development setback pattern over time, and this has allowed space for dense planting to be established along the river’s edge.

**Future landscape directions**
Strategic context | The Neighbourhood Residential Zone (NRZ3) applies to land in this area, supporting low density residential development with a mandatory maximum building height of 8m (9m sloping sites). The Public Parks and Recreation Zone is applied to land north of Isabella Grove enabling the use of land for recreational purposes. The Land Subject to Inundation Overlay is applied along the edge of the Yarra River, to a variety of depths, approximately between 10-50m, which limits development opportunities due to flooding issues.

Desired outcomes | Low density character is maintained
Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible.
Strong landscaped edge to river and open spaces to screen views to buildings.
Further encroachment of built form into the river corridor is avoided.
Tree canopy is retained and enhanced as dominant visual element.

Criteria | Matters for Consideration
--- | ---
**Recommendation**
Recommended building setbacks | A minimum setback distance from the river’s edge is recommended to reflect existing planning controls, the established development patterns and the site topography.

- **30m setback** from the closest property boundary to the Yarra river, or the 10 metres AHD contour line, whichever is the greater:
  - is equivalent to the minimum setback of existing buildings on sites abutting the river.
  - reflects the established setback pattern that has been formed by the floodplain topography.
  - avoids further encroachment of development into river corridor.
  - sites building envelope so that it is away from the immediate river corridor and partly concealed from river by vegetation.
  - allows space for strong vegetation buffer to river.

Recommended maximum building height | The mandatory maximum height limit of 8m (9m sloping site) of the NRZ to be applied within the updated DDO31. This:

- Would limit the appearance of building scale/mass as seen from the opposite bank.
- Ensure buildings sit below the tree canopy height.
- Reflects the average 1-2 storeys height of existing buildings, and is consistent with the mandatory maximum height of the NRZ.

Recommended control boundary | No change to the existing control boundary of DDO31 is recommended in this location.
Proposed Minimum Setback
Creswick Street, Hawthorn

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Setback Line
- Cadastral Boundary
- DDO Boundary

Context

0                 50m

Pridmore Park
### Criteria Matters for Consideration

**Existing landscape character**

<table>
<thead>
<tr>
<th>Character Type</th>
<th>Leafy Suburban</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural landscape character</td>
<td>In this area the topography of the river banks forms a slight convex bend - there are no terminal viewing locations within the immediate vicinity of these sites. Buildings are located a variety of distances from the river with the majority of residential development not fully visible from the opposite banks. Significant tracts of open space abut the river providing a buffer between residential development and the river. The opposite bank in Richmond is a densely urban landscape, with one small area of open space and a narrow vegetated corridor along the Main Yarra Trail.</td>
</tr>
</tbody>
</table>

**Pattern of viewing**

This area can be viewed from parkland including O'Connell Reserve and the Main Yarra Trail on the opposite bank. Additionally the area can be seen from the Muir Street Trail, Yarra Bank Reserve, Creswick Street Reserve, Pridmore Park and local streets on the east bank of the river as well as from the Victoria Bridge and the waterway itself.

**Interaction of built form & landscape**

Buildings are setback between 60 and 80m in this area, due to the linear parkland which buffers the Yarra River from adjoining residential buildings. Development sits beneath the tree canopy generally recedes behind pockets of vegetation. Development is more visible from viewing locations where vegetation coverage is less consistent along the bank of the river.

**Future landscape directions**

**Strategic context**

The General Residential Zones (GRZ3) applies to land in this area, supporting residential development with a discretionary maximum building height of 10.5m (11.5m sloping sites). The Public Parks and Recreation Zone is applied to the parks and reserves that abut the river. The Urban Flood Zone (UFZ) applies to a number of parcels of land, limiting development potential due to flooding issues. Additionally, the Land Subject to Inundation Overlay is applied along the edge of the Yarra River, to a variety of depths approximately between 25-50m, which limits development opportunities due to flooding issues. Two land parcels lie within the Public Acquisition Overlay (PAO2) which is allocated for potential future open space, and also limits future development of this site.

**Desired outcomes**

- Low density character is maintained.
- Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible.
- Strong landscaped edge to river and open spaces to screen views to buildings.
- Further encroachment of built form into the river corridor is avoided.
- Tree canopy is retained and enhanced as dominant visual element.

### Recommendation

**Recommended building setbacks**

60m setback from closest property boundary to river:

- is equivalent to setbacks of existing buildings and avoids further encroachment of development into river corridor.
- achieves the maximum setback possible in view of site layout and developability.
- sites building envelope so that it is away from the immediate river corridor and will be mostly concealed from river by topography and vegetation.
- allows substantial space for strong vegetation buffer to river.

**Recommended maximum building height**

The mandatory maximum height limit of 9m (10m sloping sites) within the existing DDO31 is supported. This:

- Reflects the average height of existing buildings, which are mostly 1-2 storeys.
- Would limit the appearance of building scale/mass as seen from the opposite bank.
- Ensures that building scale fits below the height of the tree canopy.
- Applies a reduced height limit to only a small number of GRZ sites; this reflects the existing pattern of development on these sites and the desired outcomes of future development.

**Recommended control boundary**

No change to the existing control boundary of DDO31 is recommended in this location.

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**Buildings abutting parkland recede behind vegetation and trees.**

Yarra Bank Reserve, as viewed from the Main Yarra Trail.

Landscape of the Yarra River, as viewed from Hawthorn Bridge.

Tree lined landscape of the Yarra River.
Proposed Minimum Setback
Creswick Street, Hawthorn
Zoning
## Harrison Crescent, Hawthorn

### Existing landscape character

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Character Type</td>
<td>Leafy Suburban</td>
</tr>
<tr>
<td>Natural landscape character</td>
<td></td>
</tr>
<tr>
<td>In this area the topography of the river banks steeply rises up to a ridgeline that runs along Harrison Crescent. This creates a more enclosed space along the river corridor. The river banks are well vegetated in parts, however, there are also a number of gaps in tree cover. The Harrison Crescent and Muir Street Reserves provide open space buffers between residential neighbourhoods and the river. In this area the Yarra River forms a long straight maximising views down the river. Buildings located a variety of distances from the river with parts of residential development visible from the opposite bank. The opposite bank in Richmond is a densely urban landscape, with a narrow vegetated corridor along the Main Yarra Trail.</td>
<td></td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td></td>
</tr>
<tr>
<td>This area can be viewed from parkland and Main Yarra Trail on the opposite bank. Additionally, the area can be seen from the Muir Street Trail, Muir Street Reserve, Harrison Crescent Reserve and local Streets on the south bank of the river as well as from the Victoria Bridge and the waterway itself.</td>
<td></td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td></td>
</tr>
<tr>
<td>Buildings are setback between 20 and 30m in this area and a mix of lower scale and higher scale medium-density residential development. Several properties on the western and eastern side of Harrison Crescent are highly prominent from various viewing locations on the opposite side of the river. Buildings sited on the western side of Harrison Crescent appear to step up the steep river banks and are visible through breaks in the vegetation cover. As a result of the sharp rise in gradient of the landscape, buildings and structures positioned higher on the crest are more prominent than other areas. A taller building on the eastern side of Harrison Crescent, on top of the ridgeline (outside of DDO31), is also visible from the river’s edge and extends through the tree canopy that defines the skyline in this location. Many of these visible buildings have a bulky appearance and comprise of lightly coloured and non-natural materials, emphasising their prominence in the Yarra River landscape.</td>
<td></td>
</tr>
<tr>
<td>Future landscape directions</td>
<td></td>
</tr>
<tr>
<td>Strategic context</td>
<td>The General Residential Zones (GRZ) applies to land in this area, supporting residential development with a discretionary maximum building height of 10.5m (11.5m sloping sites). The Public Parks and Recreation Zone is applied to a number of parcels of land, limiting development potential due to flooding issues. Additionally, the Land Subject to Inundation Overlay is applied along the edge of the Yarra River, to a variety of depth of approximately 25 metres, which limits development opportunities due to flooding issues. Two land parcels lie within the Public Acquisition Overlay (PAO) which is allocated for potential future open space, and also limits future development of this site.</td>
</tr>
<tr>
<td>Desired outcomes</td>
<td>Low density character is maintained. Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible. Strong landscaped edge to river and open spaces to screen views to buildings. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element.</td>
</tr>
</tbody>
</table>

### Recommendation

**Recommended building setbacks**: 30m setback from closest property boundary to river:
- is the minimum setback requirement of State Policy.
- avoids further encroachment of development into river corridor.
- sites future building envelope so that it is away from the immediate river corridor and could be mostly screened by vegetation.
- allows substantial space for strong vegetation buffer to river.

**Recommended maximum building height**: The mandatory maximum height limit of 9m (10m sloping sites) within the existing DDO31 is supported. This:
- reflects the average height of existing buildings, which are mostly 1-2 storeys.
- would limit the appearance of building scale/mass as seen from the opposite bank.
- would avoid further encroachment into the tree canopy along the ridgeline.
- applies a reduced height limit to only a small number of GRZ sites; this reflects the existing pattern of development on these sites and the desired outcomes of future development.

**Recommended control boundary**: It is recommended that the control boundary is extended to the eastern side of Harrison Crescent and to include several sites on the western side of Harrison Crescent, to ensure that built form along the ridgeline in this area is adequately managed.

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Buildings are visible through gaps in vegetation and canopy cover.

Landscape of the Yarra River, as viewed from the Main Yarra Trail.

Prominent development, on the east and west sides of Harrison Crescent, as seen from Victoria Bridge.

A lack of tall tree canopy cover limits opportunities to screen views to buildings.
Proposed Minimum Setback
Harrison Crescent, Hawthorn
Topography & Overlay Controls

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Setback Line
- Cadastral Boundary
- LSIO
- PAO
- DDO Boundary
- 1m Contours
Proposed Minimum Setback
Blythswood Court, Kew

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Setback Line
- Cadastral Boundary
- DDO Boundary

Rockingham Reserve
**Blythswood Court, Kew**

### Criteria Matters for Consideration

<table>
<thead>
<tr>
<th>Existing landscape character</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Character Type</td>
<td>Leafy Suburban</td>
</tr>
<tr>
<td>Natural landscape character</td>
<td>In this area the topography of the river bank flattens into a small floodplain, with the river banks rising up steeply beyond. The river banks are densely vegetated and support a strong tree canopy, with medium scale residential development beyond (2/3 storeys). The Rockingham Reserve is a small, well-treed open space near the Victoria Bridge. In this area the Yarra River forms a sharp concave bend maximising views to the area from the opposite side of the bank. Buildings are located varied distances from the river with many buildings and structures visible from the opposite banks. The opposite bank in Richmond is a densely urban landscape, with a narrow vegetated corridor along the Main Yarra Trail.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>This area can be viewed from parkland and the Main Yarra Trail on the opposite bank. Additionally the area can be seen from the adjoining local streets on the south bank of the river as well as from the Victoria Bridge and the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>Buildings are set back a range of distances. Most are set back approximately 70 metres, set up on the higher ground. Several buildings are sited closer to the river, including the VHR listed McIntyre House which is approximately 25m from the river. Development is low scale residential and generally located at the top of the steep rise from the river. Buildings generally sit beneath the tree canopy at the top of the slope and aren’t fully visible from viewing locations. However, glimpses of roofs and upper storeys of buildings can be viewed through the trees, particularly where located on the higher ground.</td>
</tr>
</tbody>
</table>

### Future landscape directions

| Strategic context | The Neighbourhood Residential Zone (NRZ3) applies to land in this area, supporting low density residential development with a mandatory maximum building height of 8m (9m sloping sites). The Urban Flood Zone (UFZ) applies to a number of parcels of land, limiting development potential due to flooding issues. Additionally, the Land Subject to Inundation Overlay is applied along the edge of the Yarra River, within a small portion of the site, which limits development opportunities due to flooding issues. |
| Desired outcomes | Low density character is maintained. Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible. Strong landscaped edge to river and open spaces to screen views to buildings. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element. |

### Recommendation

<table>
<thead>
<tr>
<th>Building setbacks</th>
<th>50m setback from closest property boundary to river:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted set back</td>
<td>• is equivalent to setbacks of existing buildings and avoids further encroachment of development into river corridor.</td>
</tr>
<tr>
<td>Permitted set back</td>
<td>• achieves the maximum setback possible in view of site layout and developability.</td>
</tr>
<tr>
<td>Permitted set back</td>
<td>• sites building envelope so that it is away from the immediate river corridor and will be mostly concealed from river by topography and vegetation.</td>
</tr>
<tr>
<td>Permitted set back</td>
<td>• allows substantial space for strong vegetation buffer to river.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum building height</th>
<th>The mandatory maximum height limit of 8m (9m sloping site) of the NRZ to be applied within the updated DDO31. This:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted height setting</td>
<td>• Reflects the average height of existing buildings, which are mostly 1-2 storeys.</td>
</tr>
<tr>
<td>Permitted height setting</td>
<td>• Would limit the appearance of building scale/mass as seen from the opposite bank.</td>
</tr>
<tr>
<td>Permitted height setting</td>
<td>• Is consistent with the mandatory maximum height of the NRZ.</td>
</tr>
<tr>
<td>Permitted height setting</td>
<td>• Applies height controls to the UFZ sites which otherwise are not stipulated in the zone control.</td>
</tr>
</tbody>
</table>

| Control boundary | No change to the existing control boundary of DDO31 is recommended in this location. |

---

Image: Landscape of the Yarra River, as viewed from Victoria Bridge.

Image: Visible development on the steep rise of the river.

Image: Structure sits beneath the tree canopy, behind vegetation.

Image: Dense vegetation on the bank of the Yarra River.
Proposed Minimum Setback
Young Street, Kew

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Setback Line
- Cadastral Boundary
- DDO Boundary
Landscape of the Yarra River, as viewed from the Walmer St Bridge. Development can be seen through gaps in the vegetation.

Buildings and structures recede behind canopy cover.

Dense vegetation on the river bank.

Criteria | Matters for Consideration
--- | ---
Existing landscape character | Leafy Suburban
Natural landscape character | In this area the topography of wider environment forms a broad floodplain and the river banks rise gently up to Young Street beyond. This creates a more open and broad space along the river corridor. The river banks are densely vegetated and support a strong tree canopy, with more open grassed areas beyond, and low scale residential development on higher ground further setback from the river. There is also a small vineyard. Buildings are located a consistent distance from the river with the majority of residential development not fully visible from the southern banks. The opposite bank in Richmond is a densely urban landscape, with only a narrow vegetated corridor along the Main Yarra Trail. There is a pattern of high scale development in this location.

Pattern of viewing | This area can be viewed from the Main Yarra Trail on the opposite bank. Additionally the area can be seen from the adjoining Dickinson Reserve and local streets on the south bank of the river as well as from the Capital City Trail, Walmer Street Bridge and the waterway itself.

Interaction of built form & landscape | Buildings are generally setback 100 metres or more in this area, however some buildings interrupt this pattern and are set back between 70 metres. Development is low scale residential and is located on a gentle slope.

Buildings in this area recede behind the consistent vegetation. As a result of the long setback between the river and development, buildings have little prominence in this area.

Future landscape directions

Strategic context | The Urban Flood Zone (UFZ) applies to most sites with river frontage, limiting development potential of land within 80 metres of the setback reference line due to flooding issues. The Neighbourhood Residential Zone (NRZ3) and General Residential Zone (GRZ1) applies to land further beyond, supporting low density residential development with a mandatory maximum building height of 8m (9m sloping sites) and 9m (10m sloping sites) respectively. Additionally, the Land Subject to Inundation Overlay is applied along the edge of the Yarra River, within a large portion of the site, which limits development opportunities due to flooding issues. Several land parcels abutting the Yarra River lie within the Public Acquisition Overlay (PAO2) which is allocated for potential future open space, and also limits future development of this site.

Desired outcomes | Low density character is maintained on this side of the river. Visibility of buildings from the river, adjoining parkland and the Main Yarra Trail on the opposite bank is minimised or avoided where possible. Strong landscaped edge to river and open spaces to screen views to buildings. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element.

Criteria | Recommendation | Matters for Consideration
--- | --- | ---
Recommended building setbacks | 80m setback from closest property boundary to river: | • is equivalent to setbacks of existing buildings and avoids further encroachment of development into river corridor.
• achieves the maximum setback possible in view of site layout and developability.
• sites building envelope so that it is away from the immediate river corridor and will be mostly concealed from river by topography and vegetation.
• allows substantial space for strong vegetation buffer to river.

Recommended maximum building height | The mandatory maximum height limit of 8m (9m sloping site) of the NRZ to be applied within the updated DDO31. This: | • Reflects the average height of existing buildings, which are mostly 1-2 storeys.
• Would limit the appearance of building scale/mass as seen from the opposite bank.
• Is consistent with the mandatory maximum height of the NRZ.
• Maintains the highly naturalistic landscape quality of this side of the river, in contrast to the urbanised character of the opposite bank.
• Applies height controls to the UFZ sites which otherwise are not stipulated in the zone control.

Recommended control boundary | No change to the existing control boundary of DDO31 is recommended in this location.

Yarra River Planning Controls Project | City of Boroondara Municipal Toolkit November 2016

Young Street, Kew
Proposed Minimum Setback
River Retreat, Kew

Context
River Retreat Area, Kew

Criteria | Matters for Consideration
---|---
Existing landscape character |  
Character Type | Leafy Suburban  
Natural landscape character | In this area the topography of river banks rises gradually to the ridgeline beyond the Yarra Boulevard. The river banks are densely vegetated and support a strong tree canopy, with low scale residential and commercial development beyond (1/2 storey). In this area the Yarra River forms a convex bend emphasising the viability of land on the north bank. Buildings are located varying distances from the river and the majority of residential development would not be fully visible from the southern banks. The Yarra Bend Golf Course in Fairfield is located on the opposite bank, with heavy vegetation along the edge of the river.

Pattern of viewing | This area can be viewed from the Yarra Bend Golf Course on the opposite bank. Additionally the area can be seen from the adjoining River Retreat Reserve, Yarra Boulevard and local streets on the south bank of the river as well as from the waterway itself.

Interaction of built form & landscape | Buildings on sites with river frontage are generally setback 40m or more, however some buildings interrupt this pattern and are set back of approximately 20m from the Yarra River. Development is low scale residential dwellings. Most buildings in this area recede behind the consistent vegetation. Parts of development in this area can be observed from viewing locations, however, buildings are mostly concealed by vegetation. As a result of the rise in topography some buildings have greater visual prominence than others. The Yarra Boulevard forms a strong physical separation from the river for most properties in this area.

Future landscape directions |  
Strategic context | The General Residential Zone (GRZ1) applies to land in this area, supporting residential development with a discretionary maximum building height of 9m (10m sloping sites). The Public Parks and Recreation Zone is applied to the parks and reserves that abut the river. The Urban Flood Zone (UFZ) applies to a number of parcels of land, limiting development potential of land due to flooding issues. Additionally, the Land Subject to Inundation Overlay is applied along the edge of the Yarra River, within a patches of the site, which limits development opportunities due to flooding issues. A parcel of land abutting the Yarra River lies within the Public Acquisition Overlay (PAO2) which is allocated for potential future open space, and also limits future development of this site.

Desired outcomes | Low density character is maintained. Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible. Strong landscaped edge to river and open spaces to screen views to buildings. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element.

Recommendation |  
Recommended building setbacks | 30m setback from closest property boundary to river:  
- is the minimum setback requirement of State Policy.  
- avoids further encroachment of development into river corridor.  
- sites future building envelope so that it is away from the immediate river corridor and could be mostly screened by vegetation.  
- allows substantial space for strong vegetation buffer to river.

Recommended maximum building height | The mandatory maximum height limit of 9m (10m sloping sites) within the existing DDO31 is supported. This:  
- reflects the average height of existing buildings, which are mostly 1-2 storeys.  
- would limit the appearance of building scale/mass as seen from the opposite bank.  
- is consistent with the 9m height limit of the GRZ.

Recommended control boundary | No change to the existing control boundary of DDO31 is recommended in this location.
## Green Acres & Kew Golf Club, Kew

### Criteria

<table>
<thead>
<tr>
<th>Matters for Consideration</th>
<th>Existing landscape character</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Character Type</strong></td>
<td>Leafy Suburban</td>
</tr>
<tr>
<td><strong>Natural landscape character</strong></td>
<td>The topography in this area rises gradually from the expansive floodplains of the Yarra River flats to the east, to the more elevated ground beyond. These sites are located between the Yarra Valley Parklands to the north and Yarra Bend Park to the west which are part of an extensive corridor network of open spaces and conservation areas along the river. On the opposite bank of the river is La Trobe Golf Course, Alberton and Ivanhoe Golf Course, Ivanhoe. Within the parklands, alongside the river itself and on private land are dense stands of native vegetation. The river banks are densely vegetated and support a strong tree canopy. In this area the Yarra River forms a number of dramatic bends emphasising the views of land on the opposite bank. Buildings are located varying distances from the river and the majority of residential development would not be fully visible from the southern banks.</td>
</tr>
<tr>
<td><strong>Pattern of viewing</strong></td>
<td>This area can be viewed from the Latrobe and Ivanhoe Golf Courses on the opposite bank. Additionally the area can be seen from the adjoining River Retreat Reserve, Yarra Boulevard and local streets on the south bank of the river as well as from the waterway itself. The river banks are densely vegetated and support a strong tree canopy. In this area the Yarra River forms a number of dramatic bends emphasising the views of land on the opposite bank. Buildings are located varying distances from the river and the majority of residential development would not be fully visible from the southern banks.</td>
</tr>
<tr>
<td><strong>Interaction of built form &amp; landscape</strong></td>
<td>Buildings are generally set back from the river 150m or more in this area. Owing to the area’s use as a golf course the landscape of the area has been modified, however a mix of dense vegetation and grassed plains exists through the area. Development comprises the low scale clubhouse and a small pocket of residential development. Most buildings in this area recede behind the consistent vegetation. Parts of development in this area can be observed from viewing locations, however, buildings are mostly concealed by vegetation. As a result of the rise in topography some buildings have greater visual prominence than others.</td>
</tr>
<tr>
<td><strong>Future landscape directions</strong></td>
<td>The Special Use Zone (SUZ) applies to land in this area, supporting the development of a golf course with the intention of ensuring golf courses are developed in a manner that does not cause loss of amenity to surrounding areas. The Neighbourhood Residential Zone is applied to the residential land in the area. The Public Parks and Recreation Zone is applied to the parks and reserves that abut the river. Additionally, the Land Subject to Inundation Overlay is applied along the majority of the site, excluding the higher ground occupied by residential development, which limits development opportunities due to flooding issues. A parcel of land abutting the Yarra River lies within the Public Acquisition Overlay (PAO2) which is allocated for potential future open space, and also limits future development of this site.</td>
</tr>
</tbody>
</table>

### Desired outcomes

- Low density character is maintained.
- Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible.
- Strong landscaped edge to river and open spaces to screen views to buildings.
- Further encroachment of built form into the river corridor is avoided.
- Tree canopy is retained and enhanced as dominant visual element.

### Recommendation

<table>
<thead>
<tr>
<th>Recommended building setbacks</th>
<th>150m setback from closest property boundary to river:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• is the minimum setback requirement of State Policy.</td>
</tr>
<tr>
<td></td>
<td>• avoids further encroachment of development into river corridor.</td>
</tr>
<tr>
<td></td>
<td>• sites future building envelope so that it is away from the immediate river corridor and could be mostly screened by vegetation.</td>
</tr>
<tr>
<td></td>
<td>• allows substantial space for strong vegetation buffer to river.</td>
</tr>
</tbody>
</table>

| Recommended maximum building height | It is recommended that the 9m height limit of DDO31 is revised to an 8m mandatory maximum height (9m on a sloping site). |
|-------------------------------------|• Reflects the undeveloped character of this site, and the average height of nearby existing buildings, which are mostly 1-2 storeys. |
|                                     | • Is consistent with the approach to building height applied to golf courses on the opposite bank. |
|                                     | • Would limit the appearance of building scale/mass as seen from the opposite bank. |

| Recommended control boundary | The existing control boundary of DDO31 is recommended to be reduced to apply to privately owned land in this location. |
Proposed Minimum Setback
Green Acres & Kew Golf Club, Kew
Topography & Overlay Controls

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Setback Line
- Cadastral Boundary
- LSIO
- PAO
- DDO Boundary
- 1m Contours
Proposed Minimum Setback
Green Acres & Kew Golf Club, Kew
Zoning

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Setback Line
- Cadastral Boundary
- DDO Boundary
- PCRZ
- NRZ
- GRZ
- RDZ
- PUZ
- UFZ