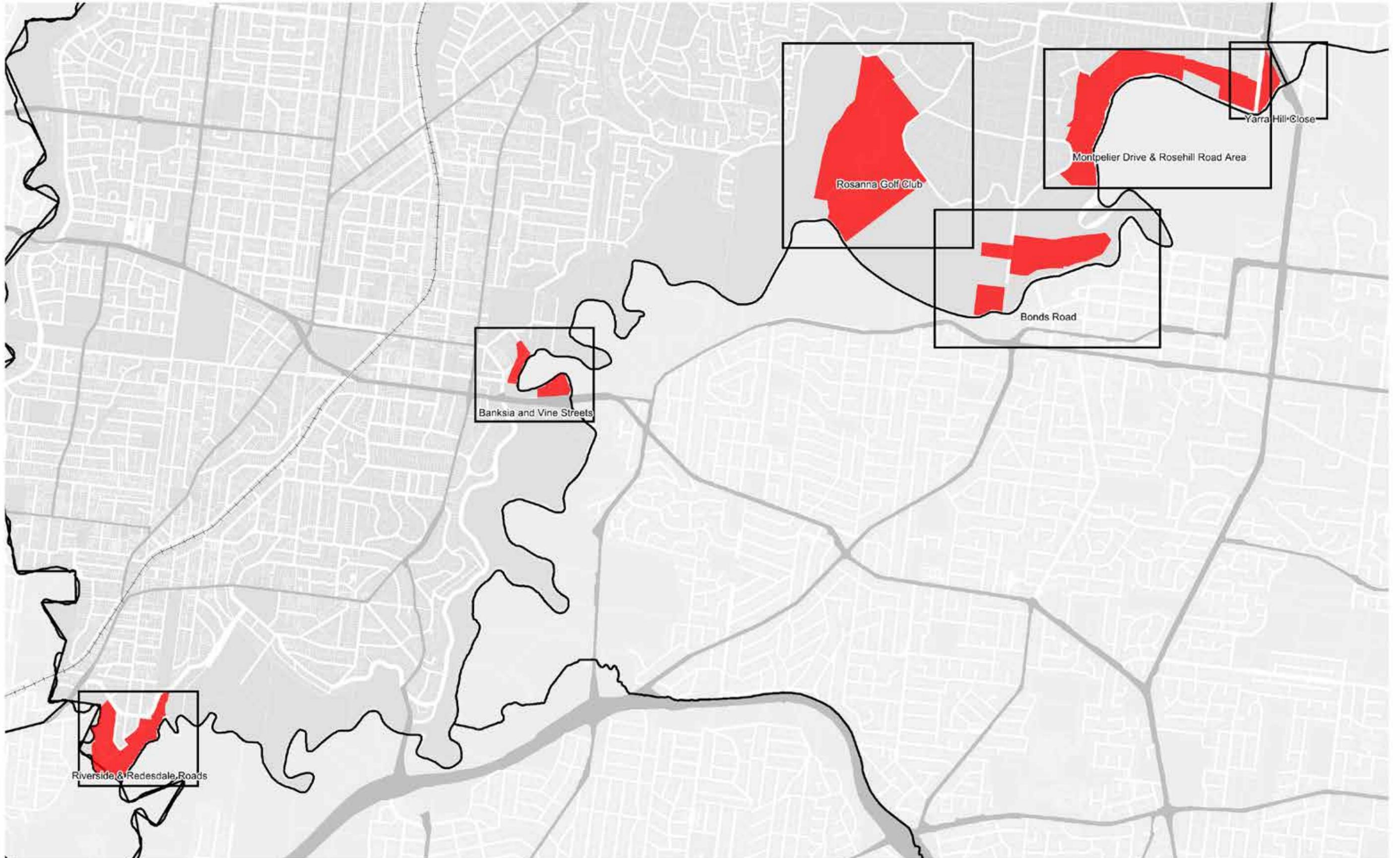


Appendix C:
Building Heights & Setbacks
Analysis

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Context Map: Mandatory Minimum Setbacks

Legend

-  Municipal Boundary
-  DDO Area
-  Cadastral Boundary



Proposed Minimum Setback

Riverside & Redesdale Roads, Ivanhoe
Context



Legend

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



Riverside & Redesdale Roads, Ivanhoe

Criteria	Matters for Consideration
Existing landscape character	
Character Type	Leafy Suburban
Natural landscape character	<p>In this small section of the river in Ivanhoe, residential development meets the edge of the river directly. The Darebin Creek runs along the western edge of this area.</p> <p>Here, the river banks have a moderate rise, then rise more gradually up to the undulating landscape of the broader area. In this area the northern banks have a higher elevation than the banks to the south which form a broad floodplain; this has allowed the northern banks to be developed.</p> <p>Despite the area being developed, it retains a strong tree canopy cover and the river banks are well vegetated.</p>
Pattern of viewing	<p>This area is visible from parklands, golf courses, recreational trails and the waterway itself.</p> <p>The area can be viewed in part from Wilson Reserve which adjoins the area to the east and includes a section of the Main Yarra Trail. There are no recreation trails near the river's edge in this location, however a proposed trail could provide a link along the Darebin Creek, over the Yarra via a pedestrian bridge to Kew.</p> <p>It is also visible from the Green Acres Golf Club on the opposite bank, and in part from the Latrobe Golf Club, on the opposite side of Darebin Creek.</p>
Interaction of built form & landscape	<p>Riparian vegetation is established along and across the steep river bank, forming a strong tree canopy that extends into the adjoining neighbourhoods. The canopy of established trees of the riverbank merges with those along property boundaries, within site frontages and along streets. Collectively, these elements form the dominant treed setting along the wider river corridor.</p> <p>The natural flood extent of this area (which forms part of the Chandler Basin) 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.</p> <p>The established residential development is visible from the river or opposite bank through the vegetation screen. Development shows a relatively consistent setback pattern of between 40-60m, with buildings located towards the street frontage and away from the river's edge due to the steep topography of the river banks and flooding issues.</p> <p>The strong tree canopy forms the skyline view from the river, with built form visible among the trees.</p>
Future landscape directions	
Strategic context	<p>Neighbourhood Residential Zone (NRZ3) applies, which allows for residential development, with limited opportunity for increased density. A mandatory maximum height limit of 8m (9m sloping sites) applies and a maximum of two dwellings on a lot.</p> <p>The Land Subject to Inundation Overlay (LSIO) is applied along the edge of the Yarra River, to a depth of approximately 30-80m from the setback reference line, and to the Darebin Creek, to a depth of approximately 30-40m from the setback reference line. Limited development has occurred within this area due to flooding constraints.</p>
Desired outcomes	<p>Visibility of buildings from the river, adjoining open spaces and the opposite bank is minimised.</p> <p>Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained.</p> <p>Further encroachment of built form into the river corridor is avoided.</p> <p>Tree canopy is retained and enhanced as the dominant visual element in the landscape.</p> <p>Established pattern of building setbacks that reflect the topography of the floodplain is maintained.</p>

Criteria	Matters for Consideration
Recommendation	
Recommended minimum building setbacks	<p>A minimum setback distance from the river's edge is recommended to reflect existing planning controls, the established development patterns and the site topography:</p> <p>40m setback from the closest property boundary to the Yarra River or the 19m AHD contour line (whichever is the greater):</p> <ul style="list-style-type: none"> 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. <p>UFZ zone boundary:</p> <ul style="list-style-type: none"> reflects the limited development potential of this site and its use as public open space. <p>30m setback or 19m AHD, whichever is the greater from the closest property to Darebin Creek:</p> <ul style="list-style-type: none"> allows for a strong vegetation buffer to be maintained along the waterway.
Recommended maximum building height	<p>A mandatory maximum height limit of 8m (9m on a sloping site) is recommended. This is consistent with the height control of the Neighbourhood Residential Zone, and maintains the established pattern of 1-2 storey development. It will ensure the scale of buildings sits well below the tree canopy height.</p>
Recommended control boundary	<p>Properties abut river's edge and are within area recommended for management.</p> <p>DDO is recommended to be applied to properties abutting the river's edge, or within close proximity to river, in order to implement mandatory height and setback controls.</p> <p>Flat topography allows high visibility of buildings from identified view points.</p>

Proposed Minimum Setback

Riverside & Redesdale Roads, Ivanhoe
Topography & Overlay Controls



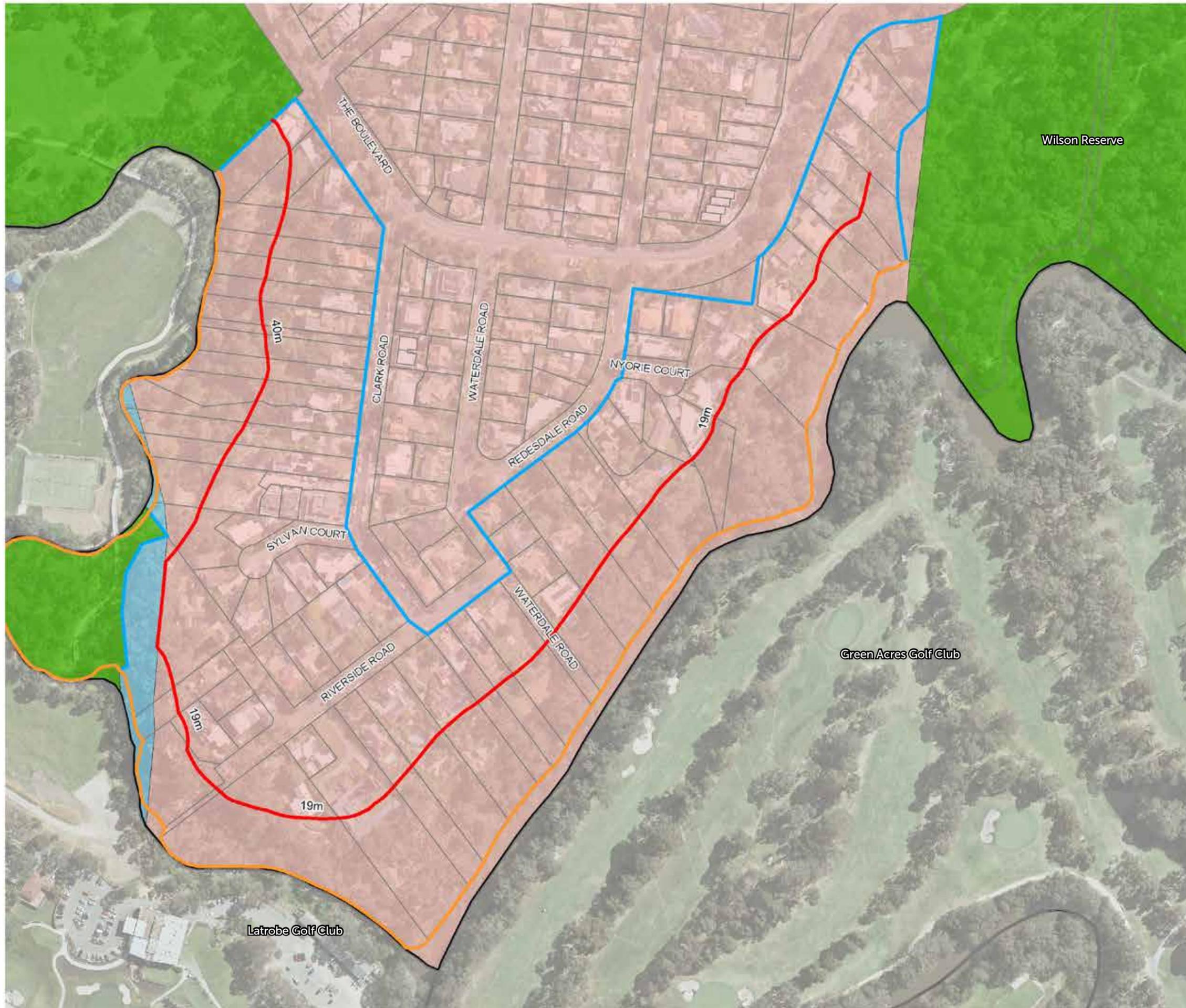
Legend

- Municipal Boundary
- Setback Reference Line
- 30-40m Setback Line
- Contour Analysis Line
- Cadastral Boundary
- LSIO
- PAO
- UFZ
- DDO Boundary
- 1m Contours



Proposed Minimum Setback

Riverside & Redesdale Roads, Ivanhoe Zoning



Legend

- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
- PCRZ
- UFZ
- NRZ



Proposed Minimum Setback

Banksia & Vine Streets, Heidelberg
Context



Legend

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



Banksia & Vine Streets, Heidelberg

Criteria	Matters for Consideration
Existing landscape character	
Character Type	Leafy Suburban
Natural landscape character	<p>This area forms part of the expansive floodplains of the Yarra River flats. The low-lying land extends either side of the river, creating billabongs and wetlands along the river's course, and it is mostly set among parklands.</p> <p>In this area the river forms a tight bend around a peninsula on the opposite bank (which comprises Banksia Park). The river banks rise gently up to broad areas of flatter topography. Beyond the floodplains to the west are suburban neighbourhoods and the Heidelberg Activity Centre, set on higher ground. In this location on the Banyule side of the Yarra, urban development is in relatively close proximity to the river's edge.</p> <p>Alongside the river itself are dense stands of native vegetation, as well as the more formalised planting of the parkland areas.</p>
Pattern of viewing	This area is highly accessible and is predominantly viewed from the Main Yarra Trail that runs through or near to these sites, as well as the open spaces and recreational trails of Banksia Park on the opposite bank. The Vine Street sites can be viewed from the adjoining open spaces of the Warringal Parklands, and the Banksia Street Bridge provides a view of the Banksia Street site. The sites are also visible from the waterway itself
Interaction of built form & landscape	<p>The use and development of this area reflects the natural flood extent of the river.</p> <p>The Banksia Street site is occupied by The Greenery garden centre, with areas of hard paving and limited buildings located up to 20m from the river's edge.</p> <p>Vine Street forms the eastern boundary of the Heidelberg Activity Centre. Land within the Special Use Zone between Vine Street and the river is used for public space.</p> <p>Heavy vegetation within the parklands and along the river's edge help to screen views to buildings.</p>
Future landscape directions	
Strategic context	<p>Land within this area is within the Urban Floodway Zone (UFZ), which restricts future development due to flooding constraints. In addition, the Land Subject to Inundation Overlay (LSIO) also applies to all of the Banksia Street site and most of the Vine Street sites, further restricting development. No height controls apply.</p> <p>The Banksia Street site is included within the Public Acquisition Overlay (PAO2) which is allocated for potential future open space, and also limits future development of this site.</p> <p>Adjoining the UFZ of Vine Street are residential areas which are included within DDO5 (Heidelberg Activity Centre), with a discretionary 10m height limit applying.</p> <p>The <i>Middle Yarra Concept Plan</i> (1993), a Reference Document in the <i>Banyule Planning Scheme</i>, identified The Greenery site as 'strategic site of importance' within the context of the Yarra Valley and adjoining Banksia Park. It was identified for future public use, hence the application of the PAO.</p>
Desired outcomes	<p>Visibility of buildings from the river, adjoining parkland, the Main Yarra Trail and the opposite bank is minimised.</p> <p>Strong landscaped edge to river, trails and open spaces to screen views to buildings is maintained.</p> <p>Further encroachment of built form into the river corridor is avoided.</p> <p>Tree canopy is retained and enhanced as the dominant visual element in the landscape.</p>

Criteria	Matters for Consideration
Recommendation	
Recommended minimum building setbacks	<p>40m setback from the closest property boundary to the Yarra River:</p> <ul style="list-style-type: none"> 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	Land within the recommended control boundary is either currently used as public space or has potential future use as open space. A 6m maximum height limit is recommended for these sites, given their direct interface with the river's edge and as a consistent approach to management of built form on public land across the inner-Middle Yarra River corridor. This ensures a low building profile within these locations that have the strongest naturalistic character.
Recommended control boundary	<p>These sites lie within close proximity to the river and parkland and are within the area recommended for management. The flat topography allows high visibility of buildings from identified view points.</p> <p>While the UFZ zoning, LSIO and PAO means development is highly restricted, sites could still potentially be developed. The DDO should be applied on these sites to implement height, setback and detailed design controls, in discussion with Melbourne Water. Additionally, see a Flood Management Plan should be prepared for this area with objectives relating to design near the river included.</p> <p>Other sites near to the river in the Vine Street area are included within the Heidelberg Activity Centre and subject to the controls of DDO5, and not included within the proposed Yarra River DDO as a result.</p>



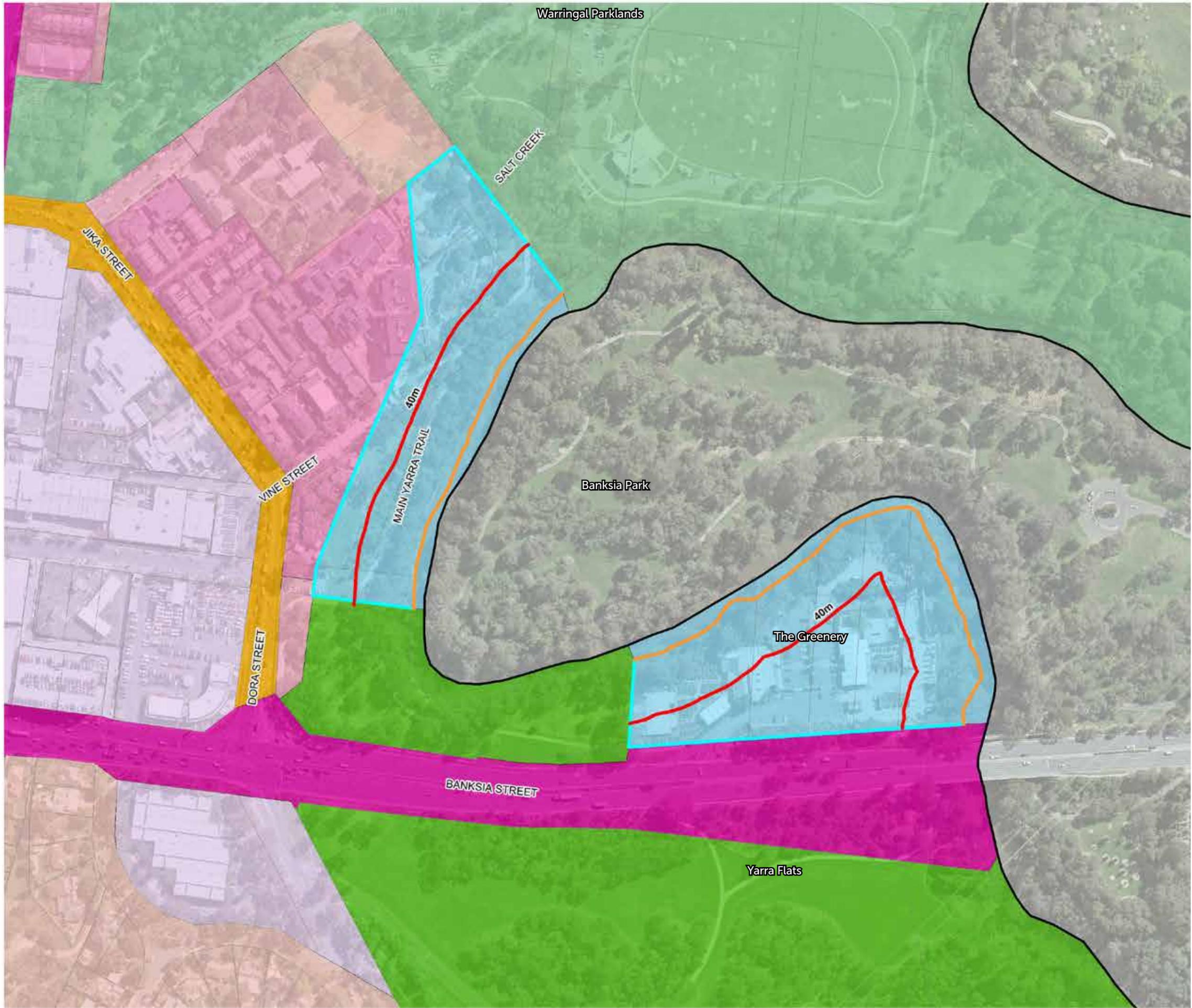
Proposed Minimum Setback

Banksia & Vine Streets, Heidelberg
Topography & Overlay Controls

Legend

-  Municipal Boundary
-  Setback Reference Line
-  40m Setback Line
-  Cadastral Boundary
-  LSIO
-  PAO
-  DDO Boundary
-  1m Contours





Proposed Minimum Setback
 Banksia & Vine Streets, Heidelberg
 Zoning

- Legend**
- Municipal Boundary
 - Setback Reference Line
 - Mandatory Minimum Setback Line
 - Cadastral Boundary
 - DDO Boundary
 - PCRZ
 - PPRZ
 - NRZ
 - GRZ
 - RGZ
 - C1Z
 - RDZ



Proposed Minimum Setback

Rosanna Golf Club, Lower Plenty
Context



Legend

- Municipal Boundary
- Setback Reference Line
- Recommended Minimum Setback Line
- Cadastral Boundary
- DDO Boundary



Rosanna Golf Club, Lower Plenty

Criteria	Matters for Consideration
Existing landscape character	
Character Type	Parklands & Recreation
Natural landscape character	<p>This area forms part of the expansive floodplains of the Yarra River flats. The low-lying land extends either side of the river, creating billabongs and wetlands along the river's course, and it is mostly set among parklands.</p> <p>The Plenty River meanders through the Rosanna Golf Club site to meet the Yarra River. Both river corridors are heavily vegetated with a native tree canopy and undergrowth.</p> <p>This site is part of an extensive network of linked parklands which occupy the lower-lying, flood prone parts of the Yarra River flats. Adjoining the Golf Club to the west is the Banyule Flats Reserve and to the east is the Yarra Valley Parklands. Birrarung Park is located on the opposite bank of the Yarra to the south.</p> <p>While these parklands feature areas of dense native vegetation, there are also cleared areas of former pastoral land, as well as the formal planting of the Golf Club.</p>
Pattern of viewing	This site can be viewed directly from the Main Yarra Trail which runs along its southern boundary and from the elevated parts of the Plenty River trail which runs to the west of the site. It can also be viewed from the waterways of the Yarra and Plenty Rivers.
Interaction of built form & landscape	There is no built form visible in this location, only the fencing and infrastructure associated with the Golf Club. There is a strong presence of native vegetation and an established tree canopy around the site.
Future landscape directions	
Strategic context	<p>The site is zoned Special Use (SUZ), providing for the use and development of a golf course. No height controls apply. The Land Subject to Inundation Overlay (LSIO) applies to most of the site, further restricting development due to flooding issues.</p> <p>The City of Banyule are undertaking environmental field work across the Banyule Flats which is identifying the area as having a high level of significance. This may lead to future planning scheme protection of environmental values in the area.</p>
Desired outcomes	<p>Openness of river corridor parkland maintained, where buildings are well screened by vegetation.</p> <p>Visibility of buildings from the river, adjoining parkland and the Main Yarra Trail is minimised, and avoided where possible.</p> <p>Strong landscaped edge to the river and open spaces to screen views to buildings is maintained.</p> <p>Openness of the river corridor parkland is maintained, where buildings are well screened by vegetation.</p> <p>Topography of the river's floodplains is reflected in siting new development.</p>

Criteria	Matters for Consideration
Recommendation	
Recommended minimum building setbacks	<p>Setback from the 30m AHD contour line, as a discretionary control:</p> <ul style="list-style-type: none"> reflects the developable area of the site in view of flooding constraints. avoids unacceptable encroachment of development into corridor of both rivers, within an area that currently has no structures near the edge of either river. sites building envelope so that it is away from the Yarra River corridor and would be concealed from the Yarra River by topography and vegetation. allows space for strong vegetation buffer to both rivers. as a discretionary control, allows flexibility for future development, provided it meets the overarching objectives of the DDO.
Recommended maximum building height	<p>Land within the recommended control boundary is currently used as publicly accessible recreation space.</p> <p>An 8m maximum height limit (9m on a sloping site) is recommended, reflecting the scale of the existing two storey clubhouse and its siting away from the river's edge and within a residential context. A building scale of up to 8m would still ensure that built form sits well below the dominant tree canopy.</p>
Recommended control boundary	<p>Property abuts river's edge and is within area recommended for management.</p> <p>DDO is recommended to be applied to introduce mandatory height and setback controls at the river's edge and this property which abuts the river's edge and lies between parkland and conservation areas along the Main Yarra Trail.</p> <p>Entire site is included within proposed control area for ease of administration and to ensure adequate protection to surrounding open spaces.</p>

Proposed Minimum Setback

Rosanna Golf Club, Lower Plenty
Topography & Overlay Controls



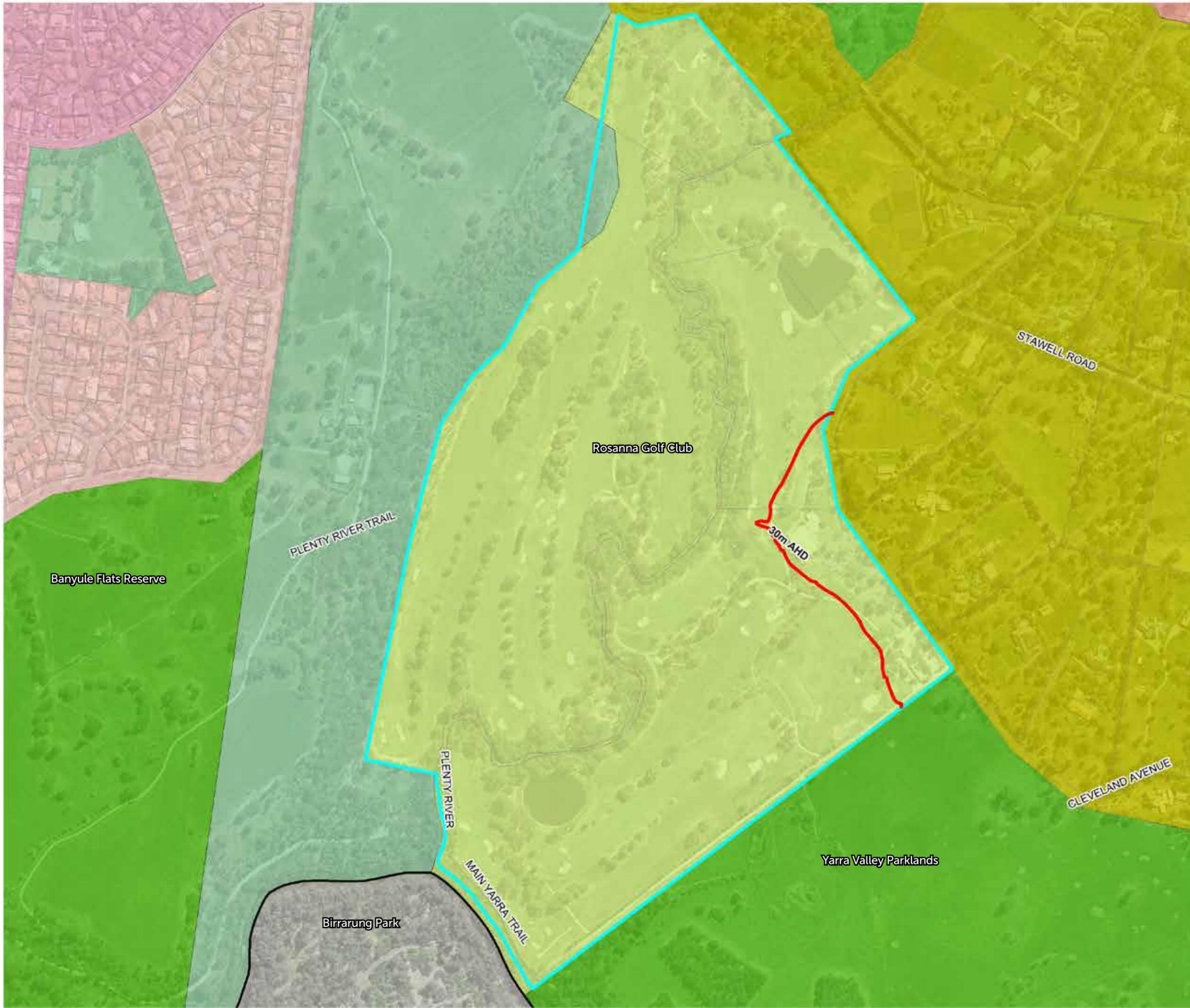
Legend

- Municipal Boundary
- Setback Reference Line
- Recommended Minimum Setback Line
- Cadastral Boundary
- LSIO
- PAO
- DDO Boundary
- 1m Contours



Proposed Minimum Setback

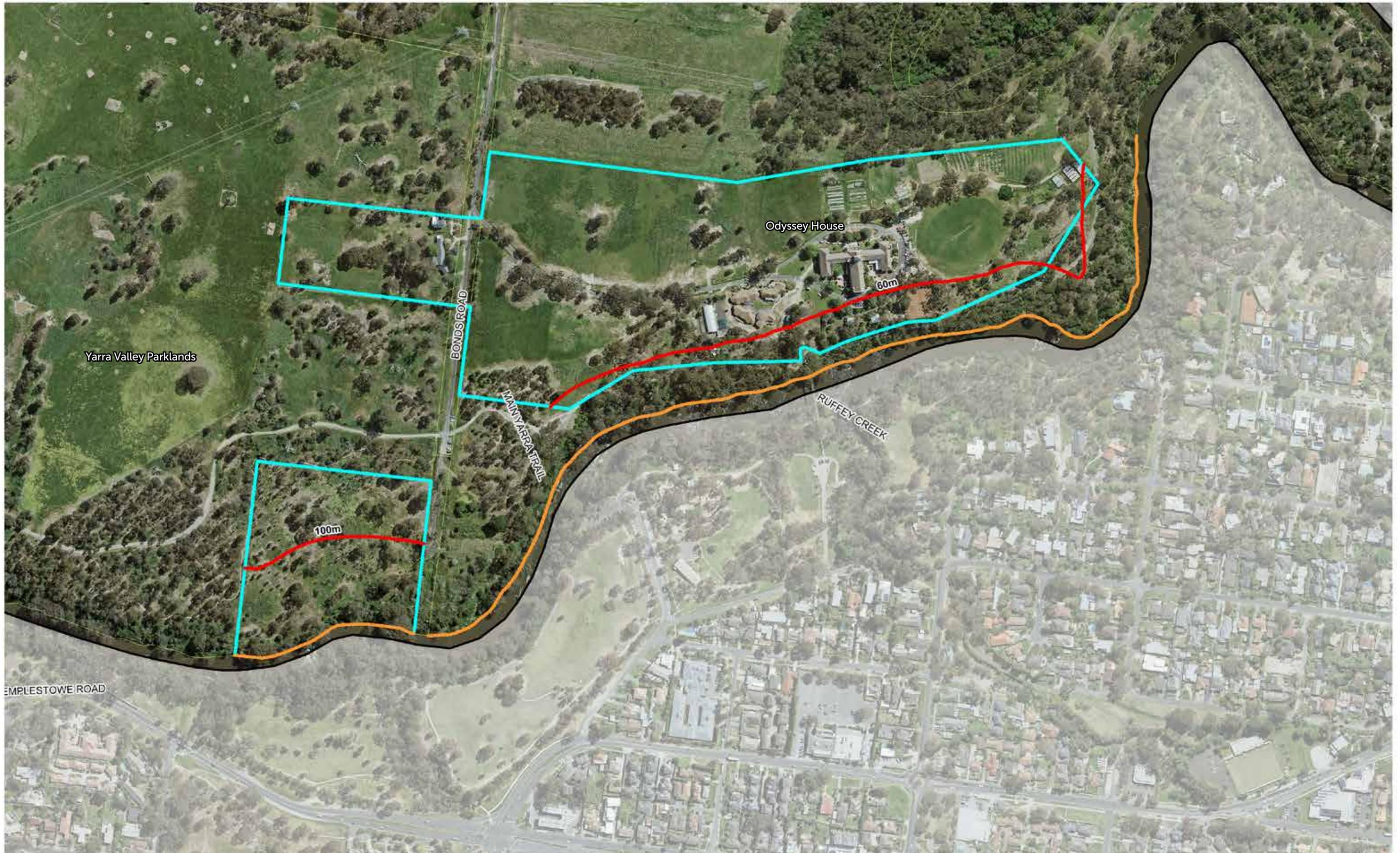
Rosanna Golf Club, Lower Plenty Zoning



Legend

- Municipal Boundary
- Setback Reference Line
- Recommended Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
- PCRZ
- PPRZ
- NRZ
- SUZ
- RCZ





Proposed Minimum Setback

Bonds Road & Odyssey House, Lower Plenty
Context

Legend

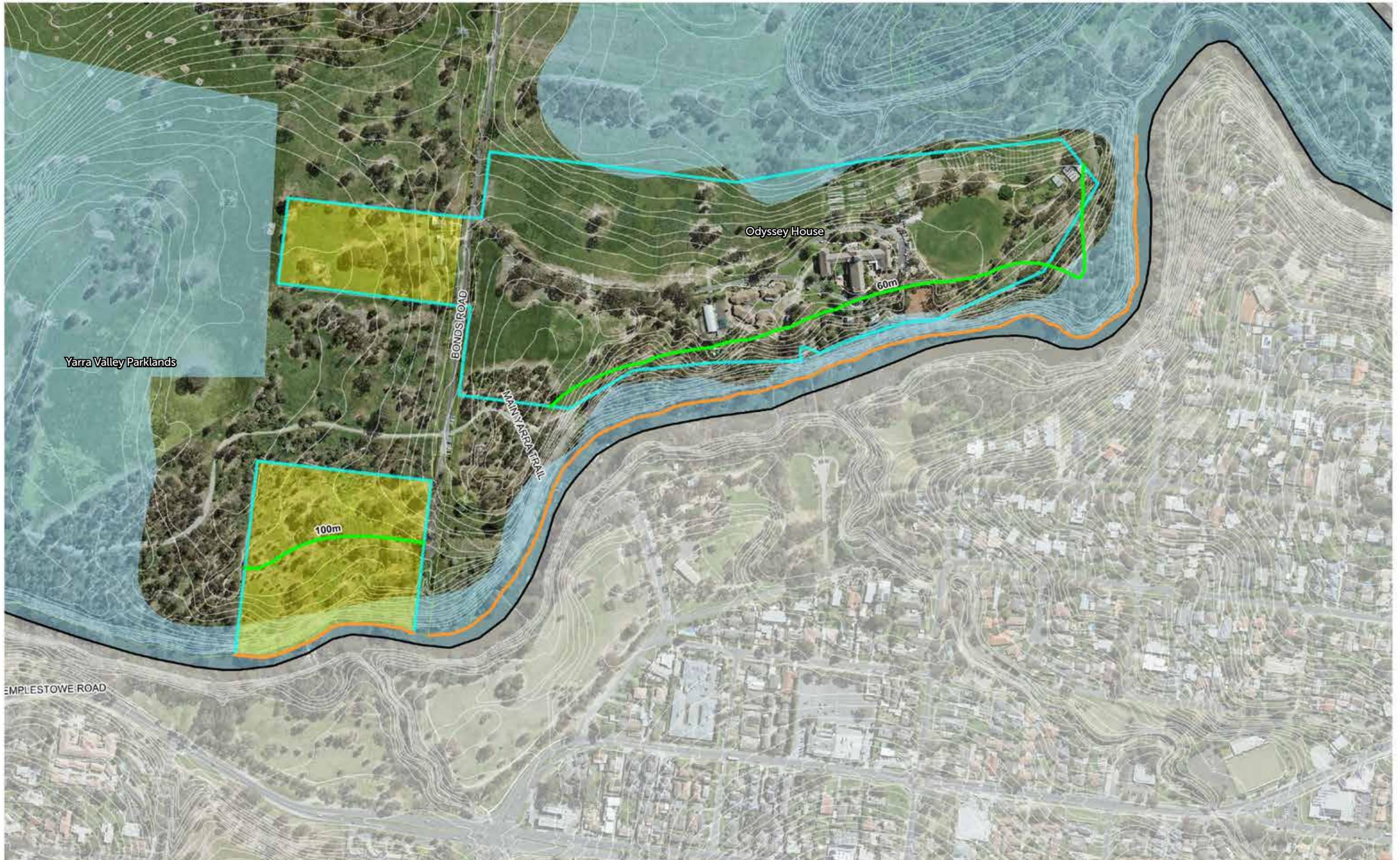
- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary



Bonds Road & Odyssey House, Lower Plenty

Criteria	Matters for Consideration
Existing landscape character	
Character Type	Rural Environment
Natural landscape character	<p>The topography in this area is rising gradually from the expansive floodplains of the Yarra River flats to the east, to the more elevated ground beyond. The site on the western side of Bond Street is located within the on lower lying land adjoining the river. The site on the eastern side of Bond Street includes Odyssey House, and is located on higher ground, where the river banks rise gently up to a prominent ridgeline.</p> <p>These sites are located within the Yarra Valley Parklands, 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 Finns Reserve, Templestowe. Within the parklands, alongside the river itself and on private land are dense stands of native vegetation.</p>
Pattern of viewing	These sites can be viewed from the surrounding Yarra Valley Parklands, the Main Yarra Trail, Finns Reserve and the waterway itself.
Interaction of built form & landscape	<p>The site to the west of Bond Street is undeveloped rural land with a direct frontage to the river.</p> <p>The Odyssey House site includes a complex of buildings, which are set among open rural land with a screen of established native vegetation and canopy trees. These buildings are set back approximately 60m from the river's edge.</p>
Future landscape directions	
Strategic context	<p>The Rural Conservation Zone (RCZ) supports low intensity residential and agricultural development with a minimum lot size of 2ha.</p> <p>The Land Subject to Inundation Overlay (LSIO) applies to the river frontage</p>
Desired outcomes	<p>Semi-rural, bush character is maintained.</p> <p>Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised.</p> <p>Strong landscaped edge to river and open spaces to screen views to buildings is maintained.</p> <p>Further encroachment of built form into the river corridor is avoided.</p> <p>Tree canopy is retained and enhanced as the dominant visual element in the landscape.</p>

Criteria	Matters for Consideration
Recommendation	
Recommended minimum building setbacks	<p>West of Bonds Road: 100m setback from closest property boundary to river:</p> <ul style="list-style-type: none"> avoids unacceptable encroachment of development into river corridor within an area that has no development near river's edge. sites building envelope so that it is away from the immediate river corridor and would be partly concealed from river by topography and vegetation. allows space for strong vegetation buffer to river. <p>Odyssey House site: 60m setback from closest property boundary to river:</p> <ul style="list-style-type: none"> is equivalent to the minimum setback of existing buildings from the river. 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 topography and vegetation. allows buildings to be sited just below the ridgeline, so that built form does not encroach upon the skyline as viewed from the opposite bank. sets development back from the Main Yarra Trail, allowing space for strong vegetation buffer to Trail and river.
Recommended maximum building height	A mandatory maximum height limit of 8m (9m on a sloping site) is recommended. This is consistent with the low scale character of the Rural Environment character type, and maintains the established pattern of 1-2 storey buildings. It will ensure the scale of buildings sits well below the tree canopy height in the context of surrounding parkland and vegetation.
Recommended control boundary	<p>Property abuts river's edge and is within area recommended for management.</p> <p>Relatively flat topography allows high visibility of buildings from identified view points.</p> <p>DDO includes entire site boundary.</p>



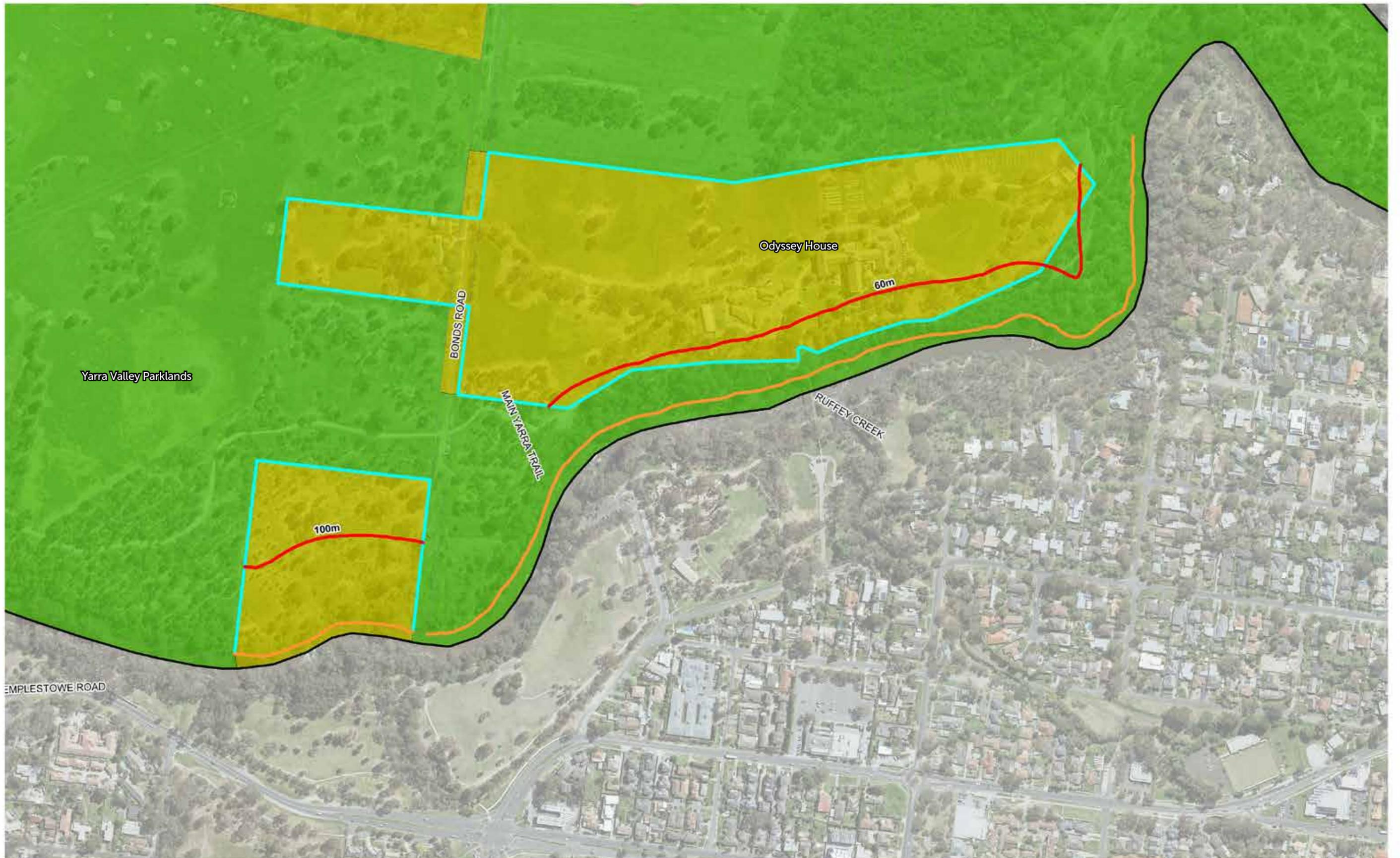
Proposed Minimum Setback

Bonds Road & Odyssey House, Lower Plenty
Topography & Overlay Controls

Legend

- | | | |
|--|--|--|
|  Municipal Boundary |  Cadastral Boundary |  DDO Boundary |
|  Setback Reference Line |  LSIO |  1m Contours |
|  60-100m Setback Line |  PAO | |





Proposed Minimum Setback

Bonds Road & Odyssey House, Lower Plenty
Zoning

Legend

- | | | |
|--|--|--|
|  Municipal Boundary |  Cadastral Boundary |  DDO Boundary |
|  Setback Reference Line |  PCRZ | |
|  Mandatory Minimum Setback Line |  RCZ | |





Proposed Minimum Setback

Montpelier Drive & Rosehill Road Area, Lower Plenty
Context

Legend

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



Montpelier Drive & Rosehill Road Area, Lower Plenty

Criteria	Matters for Consideration
Existing landscape character	
Character Type	Bush Residential & Rural Environment
Natural landscape character	<p>This area has a natural and bushy character. Montpelier Drive is on more elevated land, where the topography of the river banks rises up gradually on both banks. The river banks and adjoining parklands are heavily treed. Here, the river corridor is more enclosed space, in contrast to the wide river flats downstream.</p> <p>This area comprises low density residential land with a rural character, situated on a bend in the river that winds around Westerfolds Park on the opposite bank. The Yarra Valley Parklands to the south, and Westerfolds Park on the opposite bank to the east give this area a naturalistic character. Buildings on these sites are mostly not visible from the river corridor or parklands.</p>
Pattern of viewing	This area is predominantly viewed from Westerfolds Park and the Main Yarra Trail on the opposite bank, as well as the Yarra Valley Parklands to the west, and from the waterway itself.
Interaction of built form & landscape	Building setbacks are varied in this area, ranging from 80m-200m. Development is low scale residential development and is located on a gentle slope. Larger lot sizes enable a higher level of vegetation screening. The elevated land results in the potential for buildings to be visually prominent in this location.
Future landscape directions	
Strategic context	<p>Low Density Residential Zone (LDRZ) applies to Montpelier Drive, supporting low density residential development with a minimum lot size of 0.4ha. Rural Conservation Zone applies to sites on Rosehill Road and sets a minimum lot size of 2ha. No height controls apply.</p> <p>The Public Acquisition Overlay (PAO2) which is allocated for potential future open space, applies to all private land fronting the river. This limits developability within a distance of approximately 40-80m from the setback reference line.</p> <p>The Land Subject to Inundation Overlay (LSIO) also applies within a similar distance from the river, which limits development opportunities due to flooding issues.</p>
Desired outcomes	<p>Low density, rural and bush character is maintained.</p> <p>Visibility of buildings from the river and Westerfolds Park on the opposite bank is minimised or avoided where possible.</p> <p>Strong landscaped edge to the river and open spaces to screen views to buildings is maintained.</p> <p>Further encroachment of built form into the river corridor is avoided.</p> <p>Tree canopy is retained and enhanced as dominant visual element.</p>

Criteria	Matters for Consideration
Recommendation	
Recommended minimum building setbacks	<p>80m setback from closest property boundary to river in area</p> <ul style="list-style-type: none"> avoids further encroachment of development into river corridor within an area that is on elevated ground and highly visible from opposite bank. sites building envelope so that it is away from the immediate river corridor and partly concealed from river by topography and vegetation. allows buildings to be sited just below the ridgeline, so that built form does not encroach upon the skyline as viewed from the opposite bank. allows ample space for strong vegetation buffer to river.
Recommended maximum building height	A mandatory maximum height limit of 8m (9m on a sloping site) is recommended. This is consistent with the low scale character of the Bush Residential and Rural Environment character types, and maintains the established pattern of 1-2 storey buildings. It will ensure the scale of buildings sits well below the tree canopy height.
Recommended control boundary	<p>Properties abut the river's edge are within area recommended for management.</p> <p>DDO is recommended to implement mandatory height and setback controls on this highly visible elevated ground.</p> <p>DDO includes entire site boundaries.</p>



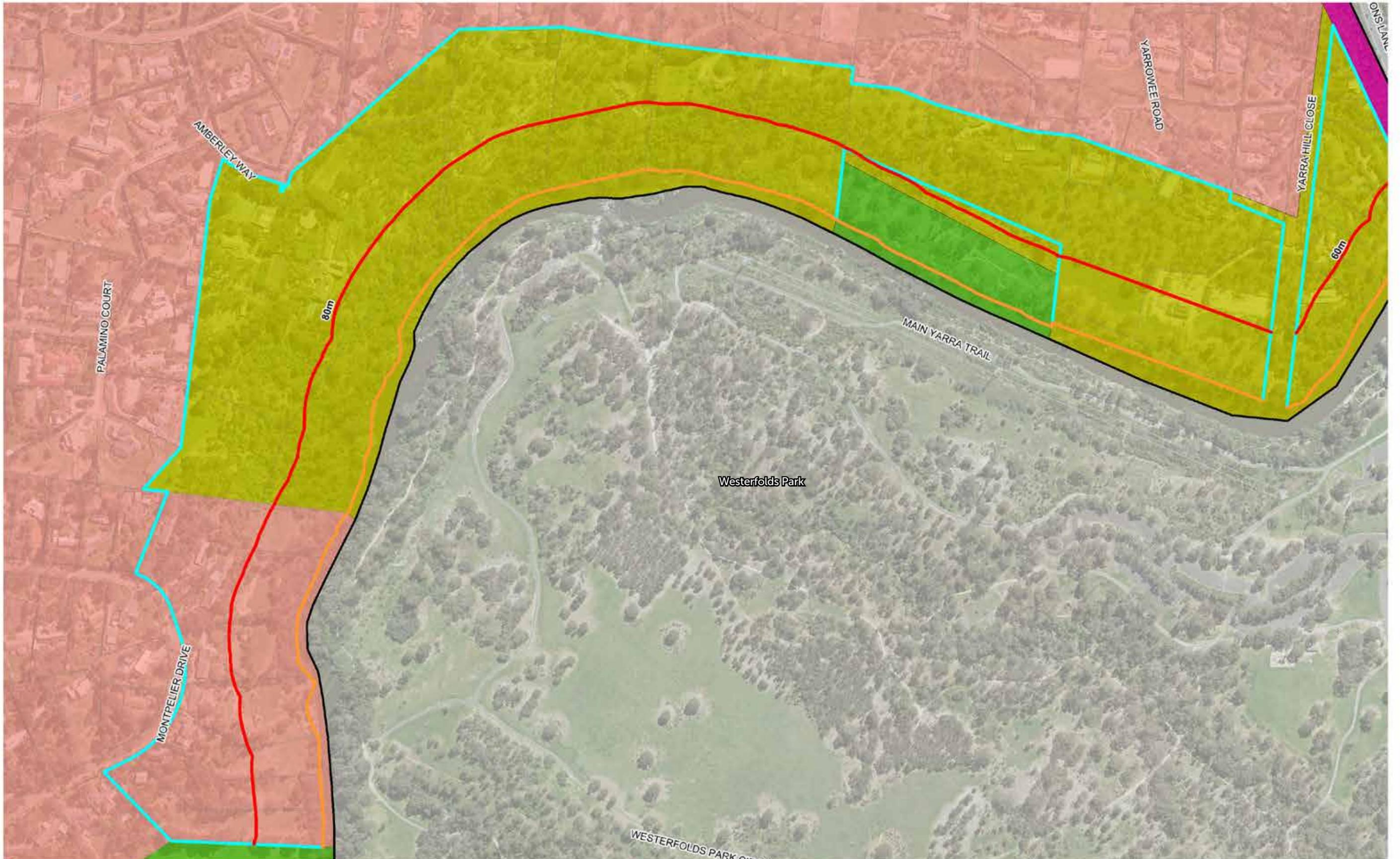
Proposed Minimum Setback

Montpelier Drive & Rosehill Road Area, Lower Plenty
Topography & Overlay Controls

Legend

- | | | |
|--|--|--|
|  Municipal Boundary |  Cadastral Boundary |  DDO Boundary |
|  Setback Reference Line |  LSIO |  1m Contours |
|  80m Setback Line |  PAO | |





Proposed Minimum Setback

Montpelier Drive & Rosehill Road Area, Lower Plenty
Zoning

Legend

- | | | |
|--|--|--|
|  Municipal Boundary |  Cadastral Boundary |  NRZ |
|  Setback Reference Line |  PCRZ |  DDO Boundary |
|  Mandatory Minimum Setback Line |  RLZ | |



Proposed Minimum Setback

Yarra Hill Close, Lower Plenty
Context



Legend

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



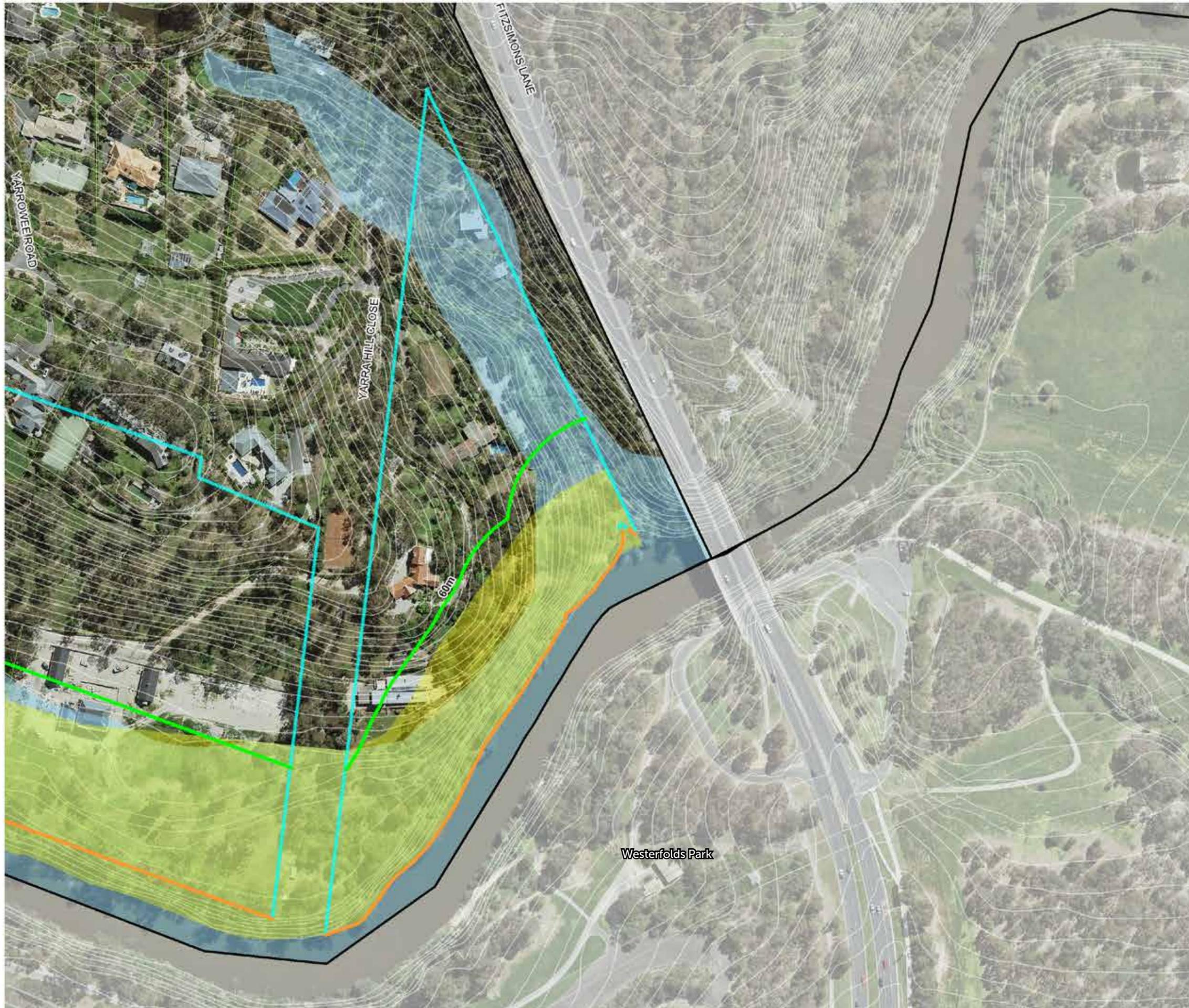
Yarra Hill Close, Lower Plenty

Criteria	Matters for Consideration
Existing landscape character	
Character Type	Rural Environment
Natural landscape character	<p>Yarra Hill Close comprises low density residential sites, set on elevated land. Westerfolds Park is on the opposite bank. The river banks on both sides are heavily treed which creates a naturalistic and bushy character.</p> <p>Yarra Hill Close is on elevated land, and the topography of the northern river bank rises up relatively steeply to a prominent ridgeline beyond. Here, the river corridor is more enclosed space, in contrast to the wide river flats downstream.</p> <p>While buildings in this area are generally screened by the heavy vegetation of the river's edge, some built form is visible from viewing locations, as buildings are set close to the river.</p>
Pattern of viewing	This area can be viewed from Westerfolds Park and the Main Yarra Trail on the opposite bank, the Fitzsimons Lane bridge crossing, and the waterway itself.
Interaction of built form & landscape	Building setbacks are varied in this area, ranging from 40m-80m. Larger lot sizes enable a higher level of vegetation screening. The elevated land results in the potential for buildings to be visually prominent in this location.
Future landscape directions	
Strategic context	<p>Rural Conservation Zone (RCZ) applies and sets a minimum lot size of 2ha. No height controls apply.</p> <p>The Public Acquisition Overlay (PAO2) which is allocated for potential future open space, applies to all private land fronting the river. This limits developability within a distance of approximately 40-80m from the setback reference line.</p> <p>The Land Subject to Inundation Overlay (LSIO) also applies within a varied distance of between 30-80m similar distance from the river, which limits development opportunities due to flooding issues.</p>
Desired outcomes	<p>Low density, rural and bush character is maintained.</p> <p>Visibility of buildings from the river and Westerfolds Park on the opposite bank is minimised or avoided where possible.</p> <p>Strong landscaped edge to the river and open spaces to screen views to buildings is maintained.</p> <p>Further encroachment of built form into the river corridor is avoided.</p> <p>Tree canopy is retained and enhanced as dominant visual element.</p>

Criteria	Matters for Consideration
Recommendation	
Recommended building setbacks	<p>60m setback from closest property boundary to river:</p> <ul style="list-style-type: none"> avoids further encroachment of development into river corridor within an area that is on elevated ground and highly visible from opposite bank. sites building envelope so that it is away from the immediate river corridor and partly concealed from river by topography and vegetation. allows buildings to be sited just below the ridgeline, so that built form does not encroach upon the skyline as viewed from the opposite bank. allows ample space for strong vegetation buffer to river. reflects the existing pattern of development and the subdivision layout.
Recommended maximum building height	A mandatory maximum height limit of 8m (9m on a sloping site) is recommended. This is consistent with the low scale character of the Bush Residential and Rural Environment character types, and maintains the established pattern of 1-2 storey buildings. It will ensure the scale of buildings sits well below the tree canopy height.
Recommended control boundary	<p>Properties abut the river's edge are within area recommended for management.</p> <p>DDO is recommended to implement mandatory height and setback controls on this highly visible elevated ground.</p> <p>DDO includes entire site boundaries.</p>

Proposed Minimum Setback

Yarra Hill Close, Lower Plenty
Topography & Overlay Controls



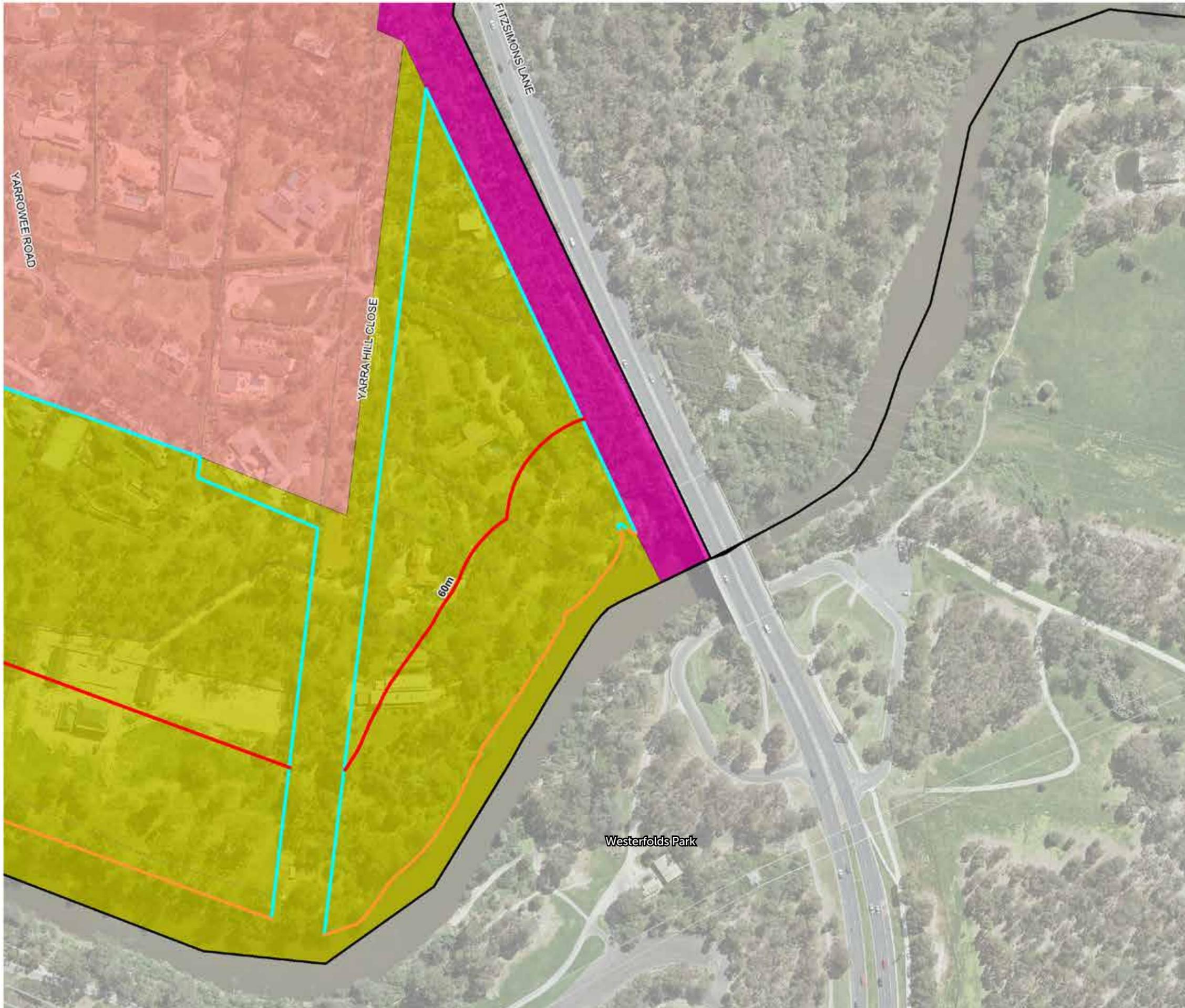
Legend

- Municipal Boundary
- Setback Reference Line
- 60m Setback Line
- Cadastral Boundary
- LSIO
- PAO
- DDO Boundary
- 1m Contours



Proposed Minimum Setback

Yarra Hill Close, Lower Plenty
Zoning



Legend

- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
- RCZ
- LDRZ
- RDZ



