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1. New Directions for the Yarra River

The Victorian Government has established a program of activity aimed at protecting the long term interests of the Yarra River. Commencement of the program was announced in August 2015 by the Minister for Planning.

The program is focused on establishing a dedicated Yarra River Trust and managing development impacts in the short term through implementing stronger planning policy and planning controls for areas along the Yarra River under immediate pressure from development.

Establishing the Yarra River Trust
The Victorian Government is committed to protecting Melbourne’s iconic Yarra River from inappropriate development and promoting its amenity and significance by establishing a dedicated Trust.

In December 2015 the Minister for Planning and the then Minister for Environment, Climate Change and Water appointed the Yarra River Protection Ministerial Advisory Committee (Yarra MAC) to provide independent advice to Government on the key issues and opportunities for the river as well as improvements to the governance arrangements.

The Yarra MAC released a Discussion Paper in June 2016 to promote debate about how the Yarra River should be managed and protected in the future. It outlined a number of key issues facing the future of the Yarra River and options for a new management model to protect its values.

The Yarra MAC will deliver its final Recommendations Report to both Ministers in the last quarter of 2016. For further information please visit: www.delwp.vic.gov.au/yarra-river-protection.

Implementing Stronger Policy and Planning Controls
The Victorian Government recognises the need to respond to development pressures in the short to medium term until a Trust is formed. To support effective decision making while new governance and policy arrangements are being finalised, the Minister for Planning has approved a program that focuses on strengthening existing planning policy and controls for the Yarra River.

A range of studies (including this study) implement their recommendations via a suite of consistent planning controls within the Yarra River corridor. The focus of the program is the area between Richmond and Warandyte, which is the stretch of river under the greatest pressure from urban development. This portion of the river passes through or adjoins the municipalities of Yarra, Stonnington, Boroondara, Banyule, Manningham and Nillumbik.

Strengthening State Planning Policy
On 12 August 2015, the Minister for Planning hosted a roundtable forum with council mayors and the heads of Melbourne Water, Parks Victoria and the Port Philip Catchment Management Authority, to outline the actions the Victorian Government proposes to strengthen existing planning policy and controls for the Yarra River.

Councillors and authorities were invited to collaborate with the Department of Environment, Land, Water and Planning in developing more effective and consistent planning controls for the Yarra River between Richmond and Warandyte.

On 17 September 2015, the Department of Environment, Land, Water and Planning hosted a workshop involving senior planning practitioners from all relevant councils, Melbourne Water, Parks Victoria and the Port Philip Catchment Management Authority to discuss the components of a strengthened State planning policy, and to discuss the potential form and content of model planning controls. The feedback received through this workshop was used to inform the development of a strengthened State planning policy and input into the preparation of model planning controls.

On 21 December 2015, Amendment VC121 was gazetted giving effect to a strengthened ‘River Corridor’ policy and a new ‘Yarra River Protection’ policy within Clause 12 of the State Planning Policy Framework. The new ‘Yarra River Protection’ policy provides a strengthened basis and rationale for the protection of the whole of the Yarra River corridor under the planning system.

Preparing Consistent Planning Controls: Richmond to Warandyte
The Department of Environment, Land, Water and Planning has worked in partnership with councils and Melbourne Water to finalise a number of strategic projects between Richmond and Warandyte. The following actions will form the basis of a planning scheme amendment to implement strengthened planning controls.

- Finalise the Middle Yarra River Study recommendations and complete associated municipal toolkits for Banyule, Manningham and Nillumbik councils;
- Review planning controls implemented in the City of Boroondara under VC96 and strengthen those controls with appropriate setback distances;
- Review the strategic findings of the City of Yarra’s Yarra River Strategy; and
- Review planning controls for areas adjacent to the Yarra River within the City of Stonnington.
2. Project Background

This Toolkit

This Municipal Toolkit sets out recommendations to implement the findings and outcomes of the Middle Yarra River Corridor Study Recommendations Report, December 2015 (the Recommendations Report).

These recommendations are based on a detailed assessment of the landscape values and character of the river corridor, the identification of potential development pressures for the Yarra River, and analysis of how the current suite of statutory provisions works to manage these threats, as detailed in the Recommendations Report.

The recommendations in this report aim to strengthen the current provisions of the Manningham Planning Scheme, in order to ensure that the sensitive environment of the Yarra River corridor is protected and managed, now and into the future.

Implementation Approach

As set out in Chapter 1 of the Recommendations Report, the approach can be summarised as:

- Understanding the values, character and views of the river and identifying the threats and pressures to these
- Examining the current approach to managing development and protecting vegetation in the study area through the planning scheme, in order to determine the gaps in statutory controls
- Recommending ways in which these controls could be strengthened to protect the identified values, character and views.

Recommended areas of Management

Chapters 5 & 6 of the Recommendations Report identify the areas recommended for management through the Manningham Planning Scheme.

These recommendations focus on managing private land, where development has the greatest impact upon the river’s immediate and broader landscape setting, defined in Chapter 5 as:

- The Waterway Corridor - the river’s immediate environment
- The River Experience Corridor – the experience of the river from its banks and trails
- The Landscape Setting - the wider landscape setting beyond.

The areas recommended for management within the Manningham City Council are shown on the map on page 4, River Interface Character Types & Key Views.

Recommended Changes

The Manningham Planning Scheme recognises the value and significance of the Yarra River corridor to the municipality and provides a strong degree of protection through the Environmental Significance Overlay ‘Yarra River Environs’ and a range of other overlay controls.

This study has identified the need to apply stronger siting and design controls through the Manningham Planning Scheme for prominent areas within close proximity to the Yarra River where future development has the potential to negatively impact on its value and significance.

This study recommends the following for the Manningham Planning Scheme:

- Council to consider updating the Municipal Strategic Statement (MSS) to include content and outcomes outlined in this study as part of a future review of the Local Planning Policy Framework.
- Apply a new Design and Development Overlay (DDO) to areas of private land that are adjacent to or within close proximity to the Yarra River, establishing area specific height, setback and other siting and design requirements.
- Replace the existing Environmental Significance Overlay Schedule 2 ‘Yarra River Environs’ (ESO2) with a Significant Landscape Overlay (LSO), and extend its coverage to capture an area approximate to the recommended area of management, establishing consistent landscape, vegetation and other management requirements.
- Adopt a master plan approach to managing major development sites and development on public land, using the Incorporated Plan Overlay (IPO) or the Development Plan Overlay (DPO), as a potential planning tool to guide the use and development of land.
### 3. The Middle Yarra River Corridor in Manningham

#### River Corridor Values

The Yarra River is a major natural landscape feature of significance to metropolitan Melbourne. These values are documented in detail in Chapter 3 of the Recommendations Report. Within the local context of the Manningham City Council, the community has identified that the river is specifically valued for:

- Its rich natural environment which includes some of the most valuable fl ora, fauna, geological and geomorphological assets in metropolitan Melbourne.
- The role it plays as a key biodiversity corridor through the municipality.
- The topographical formation of its landscape as it winds through the municipality.
- Its dense vegetation cover underpinning the landscape character of surrounding residential and rural areas.
- The variety of landscapes as it transitions from the bush suburban settings of Bulleen and Templestowe to the more rural setting of Warrandyte and its historic town centre.
- The network of parklands and conservation areas, including the extensive Warrandyte State Park and formal recreation spaces, which are linked by the Main Yarra Trail.
- Its recreational value for the local community in providing the experience of a natural bush setting within the city.
- Its pivotal role in the pre- and post-contact history of the municipality, as a place of Aboriginal cultural heritage significance and as a key factor in shaping the settlement of the region.

#### River Interface Character

The character of the entire Middle Yarra River corridor is documented in detail in Chapter 3 of the Recommendations Report. Six different river character types are identified within the Manningham City Council:

- **Bulleen & Templestowe - Leafy Suburban**
  - The established residential neighbourhoods of Bulleen and Templestowe are included within this Character Type. While these neighbourhoods are of a typical residential density for inner-middle Melbourne suburbs, they have a well-treed character, where the tree canopy is a dominant visual element, which complements the landscape character of the river corridor.
  - Most of these areas are located away from the river's edge, beyond the buffer of open parklands that surround the river. However, in some locations, built form is visible from the river corridor. It is vital that a strong tree canopy is retained as a backdrop to the river corridor.
  - In some locations buildings form the edge to the parklands and conservation areas of the river corridor, and there are also several streets in Templestowe which lie in close proximity to the river. Here, the siting and design of new buildings and retention of the tree canopy is of particular importance at this interface with the river and its surrounding conservation areas.

- **Templestowe & Warrandyte - Bush Residential**
  - The low density residential areas of Templestowe and residential areas around the Warrandyte township have a distinctly bush or natural character. These areas feature a strong landscape setting of a tall native canopy trees, where buildings are nestled into the hilly topography and bush environment.
  - Within Templestowe and the western part of Warrandyte, these areas comprise low density properties. Buildings and roofs can be seen intermittently from the river corridor and surrounding areas, and the retention of the tree canopy backdrop is an important consideration.
  - Around the Warrandyte township, the Bush Residential areas comprise smaller lot sizes, of a typical suburban density. These areas are distinctive for their dominant native landscaping.
  - Several private properties directly abut the river, where the siting and design of new buildings, retention of the tree canopy and protection of the riverbank environment is important.

- **Warrandyte, Templestowe and Bulleen - Rural Environment**
  - Large areas of Warrandyte and Templestowe, and several large sites in Bulleen, are included in this Character Type. Large lot rural residential properties within a spacious setting and a bush, native landscape environment is the predominant built form. Several properties abut the river corridor or conservation areas.
  - There is a mix of dwelling styles within these areas, including some which sit discreetly within the landscape and others which are visually dominant. There are also areas of cleared pastoral land that have rural structures and occasional horse ménages.
  - For lots abutting the river, the siting and design of new buildings, retention of the tree canopy and protection of the riverbank and riparian vegetation is of particular importance.
  - On other sites located further away from the river or at the interface with conservation areas, the distant visibility of buildings and roofs from the river corridor, or surrounding areas, and the retention of the tree canopy are important.

- **Riverside Parklands & Recreation**
  - There are extensive areas of public open space and recreation reserves in Bulleen and Templestowe, including Westerfolds Park, Bulleen Park and Heide Gallery, Binnaburra Park and Finn's Reserve. There are also several golf courses and sports grounds in Bulleen. The Main Yarra Trail provides access and links to some of these public open spaces. These areas are well-vegetated with mature trees, with either a formally planted or naturalistic character.
  - The siting and design of buildings or structures within the parkland is an important consideration, particularly at the river’s edge. This includes fencing, picnic shelters and furniture, as well as jetties, boat ramps or sheds, and mooring facilities. As highly valued public open spaces along the river corridor, it is essential that this infrastructure is sensitively sited and designed.

- **Riverside Conservation Areas**
  - Extensive areas of bushland and conservation reserves lie along the river’s edge, including the Warrandyte State Park, Tielana Park, Yarra Valley Parklands and Pettys Orchard.
  - These areas are all set aside for retention as bushland or wetlands and are included within the Yarra River Conservation Character Type. They provide and best representation of the river in its most natural setting, habitat for the range of flora and fauna along the river’s course and a heavily landscaped buffer to residential areas beyond.
  - While not subject to pressure from development, the siting and design of parkland and recreational infrastructure, particularly structures on the river’s edge, is an important consideration in these areas.

#### Key Views

There are numerous viewing opportunities within, to or from the river corridor within the Manningham City Council, and these are documented in Chapter 3 of the Recommendations Report.

In summary, the key views within (or to) the Manningham City Council include:

- **Dynamic views of the river that can be obtained from moving along the Main Yarra Trail, other local trails or access by boat.**
- **Bridge crossings of major roads that provide views of the river for people travelling in cars, pedestrians or cyclists, including bridges at Burke Road, Bankia Street, Fitzsimons Lane and the Kangaroo Ground-Warrandyte Road.**
- **The pedestrian bridge crossings at Finns Reserve, Westerfolds Park and Yarra Valley Parklands.**
- **Formal viewing points of the Rapids Observation Point at Westerfolds Park and the Mullum Mullum viewing platform.**
- **The many viewing points from within the Warrandyte State Park and the Warrandyte township.**
- **Views to the broader river corridor from elevated points in North Warrandyte and Lower Plenty.**

State Planning Policy Framework
On 21 December 2015, Amendment VC121 was gazetted giving effect to a strengthened River Corridors policy and a new ‘Yarra River Protection’ sub-policy within the State Planning Policy Framework. The new policy provides a strengthened basis and rationale for the protection of the whole of the Yarra River corridor.

The new policy includes a ‘Statement of Significance’ for the Yarra River, four key strategic policy principles, and a number of objectives and strategies.

The new ‘River Corridor’ policy has been moved from its previous location at Clause 11 (Settlements) to Clause 12 (Environment and landscape values), supporting a refocusing of the policy away from development within an urban setting, to one focused on protecting and enhancing its environmental and landscape setting.

The new Yarra River protection policy is found at Clause 12.05 of the SPFF. The following is an extract:

Yarra River protection
Objective
Maintain and enhance the natural landscape character of the Yarra River corridor in which the topography, waterway, banks and tree canopy are dominant features providing a highly valued, secluded, natural environment for the enjoyment of the public.

Strategies
Strengthen the river’s natural environment, heritage and overall health by:
- Protecting the river’s riparian vegetation, natural riverbank topography and flood management capacity.
- Ensuring development does not increase the rate or quantity of stormwater, sediment or other pollutants entering the river.
- Protecting and enhancing both terrestrial and aquatic habitats and their linkages along the river corridor.

Maintain a sense of place and landscape identity by:
- Retaining a dominant and consistent tree canopy along the river corridor and within its broader landscape setting.
- Ensuring that the appearance of development is subordinate to the local landscape setting, with any views of development being filtered through vegetation.

Retain and enhance people’s enjoyment of the river and its environment by:
- Planning for the river and its environs as a recreation and tourism resource.
- Ensuring linkages and public access to the river and its parklands are maintained, and new links created where appropriate.
- Avoiding overshadowing of the river, its banks and adjacent public open space to ensure that the amenity of the public realm is maintained year round.

Ensure that development is designed and sites to maintain and enhance the river’s secluded and natural environment by:
- Minimising the visual intrusion of development when viewed from major roads, bridge crossings, public open space, recreation trails and the river itself.
- Ensuring that the siting and design of buildings avoid contrast with the local natural landscape and environmental character.
- Ensuring building height is below the natural tree canopy and all development is set back a minimum of 30 metres, or greater, from the banks of the river.

This amendment strengthened policy at the State level for the Yarra River, adding to policy at Clause 11.04-7 which identifies the river as a significant asset and Clause 11.03-1 which encourages public accessibility along waterways.

Another key policy in the SPFF that affects built form along the Yarra River is Clause 14.02-1 Catchment planning and management which specifies:
- Retain natural drainage corridors with vegetated buffer zones at least 30m wide along each side of a waterway to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface run-off from adjacent land uses.

Local Planning Policies & Controls
The local policies and controls of the Manningham Planning Scheme relating to the Yarra River are detailed in Appendix A and zoning and overlay maps in Appendix B. The provisions that are of most relevance to the siting and design of new development within the study area include:

Municipal Strategic Statement (MSS)
- Clause 21.02 Municipal profile
- Clause 21.02-12 The natural environment and biodiversity
- Clause 21.03 Yarra River environs
- Clause 21.05 Residential
- Clause 21.06 Low density
- Clause 21.07 Green wedge and Yarra river corridor

Local Planning Policies
- Clause 22.01 Design & development policy
- Clause 22.02 Native vegetation policy
- Clause 22.03 Cultural heritage policy
- Clause 22.07 Outdoor advertising signs
- Clause 22.14 Environmental and landscape significance protection in identified wildlife areas policy

Zones
- Residential Growth Zone Schedule 2 (15.5m discretionary height limit, or 14.5m on sloping sites)
- General Residential Zone, Schedules 1, 2 & 3 (Schedule 1 has 9m mandatory height limit, or 10m on sloping sites, additional private open space requirement to ResCode, maximum fence height of 1.2m)
- Neighbourhood Residential Zone, Schedule 1 (8m mandatory height limit, or 9m on sloping sites, maximum of 1 dwelling per lot)
- Low Density Residential Zone (0.4ha minimum subdivision control)
- Rural Conservation Zone (RCZ1 40ha & RCZ2 8ha minimum subdivision area)
- Public Park and Recreation Zone & Public Conservation and Resource Zone (purpose for conservation of significant areas)
- Urban Floodway Zone (restricts most development on particular sites close to the river)
- Industrial 1 Zone (allows for a range of industrial and commercial uses)

- Special Use Zone 1 (sets aside this land for private education centres, golf courses and sports grounds)

Overlays
- Environmental Significance Overlay (ESO)
  - ESO1 Yarra River environs
  - ESO2 Sites of biological significance
  - ESO3 Buffer conservation areas supporting sites of biological significance
  - ESO4 Sites of biological significance and buffer conservation areas
  - ESO5 Environmentally significant urban areas
- Significant Landscape Overlay (SLO)
  - SLO1 Significant low density residential areas
  - SLO3 The Domain significant landscape area
  - SLO5 Watercourse areas
  - SLO6 Low density residential significant pine and cypress tree theme areas
- Vegetation Protection Overlay (VPO)
  - VPO2 Templestowe vegetation protection area
  - VPO3 Significant exotic, native and indigenous vegetation
- Design and Development Overlay (DDO)
  - DDO3 Warrandyte environmental residential area (limit of one dwelling per lot; minimum 750sqm lot size; permit triggers for site coverage over 2.5%, permeability under 50%, inadequate setbacks, fences over 1.2m and less than 50% transparent and height over 8m)
  - DDO4 Templestowe environmental residential area (limit of one dwelling per lot; minimum 650sqm lot size, permit triggers for site coverage over 33%, permeability under 50%, inadequate setbacks, fences over 1.2m and less than 50% transparent and height over 8m)
  - DDO-1B Residential areas surrounding activity centres and along main roads (maximum height of 11m on a site greater than 1800m2 otherwise 9m; maximum site coverage 60%)
- Heritage Overlay (HO) including:
  - HO1 Archaeological sites (Alexander Rd, Warrandyte)
  - HO2 "Nilja" (Alexander Rd, Warrandyte)
  - HO3 Bolin Swamp (Bulleen Rd, Bulleen)
  - HO14 Petty & Austins orchards (Muncton & Hornestead Rds, Templestowe)
  - HO191 Warrandyte township heritage precinct (Yarra & Brickendon Sts, Russell & Mullen Rds, Warrandyte)
• Land Subject to Inundation Overlay (LSIO) (restricts development in low-lying areas abutting the Yarra River)

Reference Documents
• Development Guide for Areas of Environmental and Landscape Significance (2011) is a reference document in the MSS, all ESOs and SLOs 1&6.

Amendments in Progress
The following amendment to the Manningham Planning Scheme, at the time of preparing this report, was being actively considered by Council.

Amendment C109: SBO & LSIO
Amendment C109 has been prepared by Manningham City Council in partnership with Melbourne Water and proposes to update the boundaries of the Special Building Overlay (SBO) and Land Subject to Inundation Overlay (LSIO). Some of the properties affected by C109 are also included within the area of the proposed Yarra River DDO and SLO.

The amendment applies to land within five local catchments in the municipality which have been identified as being liable to inundation in a 1 in 100 year storm event. The updated maps are based on recent flood modelling using technology that can more accurately model the extent of flooding. The purpose of these overlays is to set appropriate conditions and floor levels for development to minimise any flood risk to developments.

Gaps in Planning Scheme Controls
The current suite of policies and controls in the Manningham Planning Scheme relating to the Yarra River has been reviewed in detail. This analysis has shown where gaps exist in the statutory framework for the protection and management of the river corridor, and where additional controls are required to achieve the recommended outcomes of the study.

Planning Policy Framework
• Council’s Local Planning Policy Framework includes numerous references to the significance of the Yarra River within Manningham, mostly within the Municipal Strategic Statement (MSS).
• The MSS includes specific references to the significance of the Yarra River as a defining feature of the municipality. However, there is limited guidance about managing the impact of development upon the river’s landscape quality.
• There is no local policy specifically designed to address development along the Yarra River corridor. While several Local Policies refer to the significance of the river, these policy statements are general in nature and do not provide direction about the siting and design of development within the river’s setting or protection of the river’s sensitive environment.

Zones
• The various zone controls applying to private land trigger permits for different types of land use or development.
• While the zones include general requirements to respect the character or environment of the area, none of these requirements relate specifically to the protection and management of the Yarra River corridor.
• Small areas of NRZ implement an 8m mandatory height control.
• The zoning of public land generally provides adequate guidance for development along the river corridor, as it limits development opportunities and defers to other statutory requirements for public land management.

Overlays
• A number of overlay controls apply within the study area and trigger permits for various types of development, each with a specific intent and decision guidelines. However, there are no overlays that implement the level of control recommended by this study, ie mandatory building heights and setbacks for private land abutting or in close proximity to the river and a consistent environmental/tree control along the river corridor.
• DDO3 and DDO4 are applied to small residential areas alongside the river within Warrandyte and Templestowe. The controls aim to manage development in this sensitive context, and preserve the bushland and low-density character of these areas. While the controls of both DDOs largely reflect the study’s recommendations for these areas, neither makes reference to the river itself.
• The five ESOs are applied to different areas along the river or its broader setting and together manage a range of environmental issues.
• ESO1 Yarra River Environs, which is the most relevant ESO to this study, does not extend to the entire area identified for management. The area included in ESO1 would need to be extended and the schedule updated to reflect the specific outcomes of this study and better integrate with the key riverside overlays in Nillumbik and Banyule.
• Other ESOs (2,3,4&5) apply across the study area. These are specific in nature, or are applied to land away from the river corridor.
• The SLO, VPO and HO are effective in managing specific development issues within the study area.
5. Planning Scheme Implementation Options & Recommendations

Overview

This chapter provides an overview of the proposed form, content and spatial application of statutory planning controls for the Manningham Planning Scheme.

The proposed controls deliver a strengthened framework to achieve the agreed vision for the river and the protection of its values and character identified within the Middle Yarra River Corridor Study Recommendations Report, 2016. The focus of the new controls is to protect and enhance the natural landscape character of the Yarra River corridor where the river, its topography, adjacent public open space and a continuous corridor of vegetation and canopy trees remain the dominant features in public views from the Yarra River and its surrounds.

Recommended Changes

This study recommends the following changes to the Manningham Planning Scheme:

- Council to consider updating the Municipal Strategic Statement (MSS) to include content and outcomes outlined in this study as part of a future review of the Local Planning Policy Framework.
- Apply a new Design and Development Overlay (DDO) to areas of private land that are adjacent to, or within close proximity to the Yarra River, establishing area specific height, setback and other siting and design requirements.
- Replace the existing Environmental Significance Overlay Schedule 2 ‘Yarra River Environs’ (ESO2) with a Significant Landscape Overlay (SLO), and extend its coverage to capture an area approximate to the recommended area of management, establishing consistent landscape, vegetation and other management requirements.
- Adopt a master plan approach to managing major development sites and development on public land, using the Incorporated Plan Overlay (IPO) or the Development Plan Overlay (DPO), as a potential planning tool to guide the use and development of land.

The above recommendations are intended to improve the consistency of planning controls along the Yarra River between Manningham and the underlying Neighbourhood Residential Zone and Rural Conservation Zone found within the corridor.

Local Planning Policy Framework

It is recommended that Council strengthen existing references within the MSS regarding the Yarra River, utilising the content of the Middle Yarra River Corridor Study Recommendations Report, 2016. An updated MSS could include the vision for the river set out in the Report, and the key values for the river corridor within Manningham that have been identified. The Middle Yarra River Corridor Study Recommendations Report, 2016, should also be included as a reference document.

Managing Built Form Outcomes – Applying the DDO

A new DDO schedule titled ‘Yarra River (Birrarung) Protection’ has been drafted for inclusion in the Manningham Planning Scheme based on the findings of the Report.

An analysis of each DDO area which includes a detailed rationale for the control boundary, building heights and setbacks is provided at Appendix C.

DDO Boundary

The proposed DDO captures an area which best reflects the extent of land within the ‘Waterway Corridor’ and the ‘River Experience Corridor’ of the Yarra River, identified in Chapter 5 of the Report. This general area is defined as:

- the Yarra River itself, its banks and its immediate environment.
- the fore and middle ground landscape that is viewed or experienced from the river, the Main Yarra Trail and the adjoining parklands.

It is proposed that the new DDO be applied to identified areas of private land shown on the map on page 10 within this setting. The proposed DDO should be read in conjunction with the proposed SLO to ensure a holistic landscape management approach occurs. Appendix C provides more detail regarding the proposed extent of the control boundary for each area.

As a general rule, the DDO has not been applied to areas of public land as this study has not undertaken a detailed analysis of current and/or potential development opportunities to justify additional planning controls, particularly as other legislative controls also apply public land. In a limited number of situations, the proposed DDO has been applied to areas of public land for the following reasons:

- Where public land forms a narrow buffer between the Yarra River and private land.
- Where it helps clarify the spatial intent and application of the DDO; and
- Where ownership of land is in question and is zoned within a public zone.

Relationship with existing DDOs

The proposed new DDO will interact with and complement the existing application of the following DDOs:

- DDO3 ‘Warrandyte environmental residential area’;
- DDO4 ‘Templestowe environmental residential area’; and
- DDO8-1 ‘Residential areas surrounding activity centres and along main roads’.

DDO3 and DDO4

The proposed new DDO will bring a Yarra River focus to managing development within the existing DDO3 and DDO4 areas. The proposed new DDO will set maximum parameters for building height and setback from the Yarra River for those properties immediately abutting the river.

The extensive spatial coverage inland of both DDO3 and DDO4 from the Yarra River will assist in managing the height and appearance of built form within a broader, sensitive urban setting, further supporting the management arrangements for protecting the Yarra River environs.

DDO8-1

The proposed new DDO’s spatial interaction with DDO8-1 is limited to land zoned Residential Growth Zone Schedule 2 (RGZ2) on the west side of Bulleen Road immediately adjacent to land zoned Urban Roadway Zone.

The proposed new DDO captures all private land from the banks of the Yarra River to the west side of Bulleen Road. The study has identified this area as important to the management and maintenance of a naturalistic landscape setting when viewed from the Yarra River and its public open space corridor.

The existing RGZ2 specifies a discretionary height of 13.5m. DDO8-1 specifies a range of discretionary heights: for lot sizes greater than 1,800m² a maximum of 11m applies; for lots less than 1,800m² a maximum of 9m applies (10m on a sloping site).

The proposed new DDO sets a mandatory maximum limit of 13.5m for areas within RGZ2 on the west side of Bulleen Road. The proposed maximum height will allow reasonable flexibility for development at a higher density, while ensuring that the overall height does not protrude above the predominant tree canopy, or encroach upon the sensitive landscape values of the river.

Design Objectives & Decision Guidelines

The proposed design objectives and decision guidelines have been adapted from those outlined in Chapter 5 of the Report. The design objectives are structured under the following headings:

- Landscape protection
- Height, setback and overshadowing
- Materials and design
- Site coverage and permeability.

Permit Requirements

A permit is required for subdivision and all buildings and works within the proposed DDO. This includes the construction of a swimming pool or tennis court associated with a dwelling.

Overshadowing

It is proposed that a mandatory control be applied requiring that new buildings not cast any additional shadow over the banks and waters of the Yarra River, measured during the winter solstice.

In addition, overshadowing of public open space during spring/autumn equinox period is to be discouraged. Given the close proximity of private land to public open space it is recommended that this requirement be discretionary with any overshadowing assessed on merit, on a case by case basis.

Building Heights

A maximum mandatory building height is proposed for each identified area (see Appendix C). Within Manningham, the proposed height is set at 8m (with a 9m sloping site allowance) for all areas, with the exception of areas west of Bulleen Road.

The proposed 8m limit (9m sloping allowance) is consistent with the established pattern of 1-2 storey residential development within the residential and rural character areas of Manningham and the underlying Neighbourhood Residential Zone and Rural Conservation Zone found within the corridor.

For areas west of Bulleen Road and south of Manningham Road, proposed height limits have been set based on the underlying land use zone.

- Industrial 1 Zone – 12m
- Urban Floodway Zone – 8m (9m sloping)
- Residential Growth Zone, Schedule 2 – 13.5m
- General Residential Zone – 9m (10m sloping)

The above heights are discussed in further detail in Appendix C and are reflected in Table 1 of the proposed DDO.
It is proposed that a site area provision be included to limit built site coverage and to avoid negative visual impact on the overall local landscape character. Building requirements aim to ensure any proposed fencing does not have a negative effect on the surrounding area. These requirements involve ensuring the choice of materials do not contrast with its local environment. These considerations include:

- The need for shadow diagrams and a schedule of materials.
- Assessment of the removal of riparian, or other vegetation.
- Impacts of direct or indirect run off on riverine environment, excavation or other earthworks which may impact.

An amendment to Clause 66.04 of the planning scheme will be required to give effect to this.

Reference Document

The Middle Yarra River Corridor Study Recommendations Report, 2016, Department of Environment, Land, Water and Planning should be identified as a reference document.

Managing Landscape, Vegetation & Environmental Values - Applying the SLO

The Middle Yarra River Corridor Study Recommendations Report, 2016, identifies the need for a consistent approach to the management of vegetation and environmental values which contribute to the overall landscape significance of the entire corridor. It is proposed to replace Environmental Significance Overlay Schedule 1 "Yarra River Environment" (SESO) with a new Significant Landscape Overlay (SLO), and extend its coverage to capture an area approximate to the recommended area for management in the Report. This will establish consistent landscape, vegetation and other management requirements.

A new SLO schedule titled 'Yarra River (Birrarung) Corridor' has been drafted for inclusion in the Manningham Planning Scheme, based on the findings of the Report.

The proposed SLO should be read in conjunction with the proposed DDO to ensure a holistic landscape management approach occurs where overlap exists.

SLO Boundary

The proposed SLO captures an area which includes the 'Waterway Corridor' and the 'River Experience Corridor', as described in Chapter 5 of the Recommendations Report. In some locations, the SLO will also include land within the 'Landscape Setting Corridor', comprising the wider river valley, due to the topographic influences affecting the views from the river. Its adjoining open spaces or the Main Yarra Trail.

The SLO applies to all areas of public and private land as shown on the map on page 12 mapped to the centreline of the Yarra River.

The gently sloping landscape environment of the southern bank of the Yarra River corridor within Manningham varies significantly in width. The proposed SLO boundary can be generally described by the following extents:

- West of Templestowe the landscape corridor is sharply defined by Bulleen and Templestowe Roads which run perpendicular to the river environs.
- Between Templestowe and Warrandyte, the corridor is defined by wide, expansive and relatively flat parklands which gently slope up over a distance towards Heidelberg – Warrandyte Road.
- The historic township of Warrandyte punctuates the landscape setting to the east, and the corridor beyond is a mix of rural living and parkland settings of variable topography.
- A heavily vegetated landscape character dominates all areas of the proposed SLO.

The SLO applies from the centreline of the Yarra River covering all areas of public and private land as shown on the map on page 11.
Permit Requirements

It is proposed that a permit be required in the following instances:

- Remove, destroy or lop vegetation with an exemption for removal of exotic species of limited height and width.
- Construct a dwelling greater than 6 metres in height above natural ground level and within 30 metres of the Yarra River.
- Construct a fence within 30 metres of the banks of the Yarra River with an exemption for post and wire or post and rail construction.
- Undertake buildings and works associated with a bicycle or shared pathway with appropriate exemptions for municipal or public authorities.

As the application of the SLO will affect both private and public land, it is proposed that an exemption be included for municipal and/or public authorities who may be conducting works which are aimed at ensuring the ongoing health of the waterway environment.

The existing ESO1 contains a list of vegetation species which are exempt from permit requirements. It is proposed that this list be included in the proposed SLO control for the Manningham Planning Scheme.

Application Requirements

It is proposed that applications be accompanied by key information which will assist the Responsible Authority in making an informed assessment of a proposal.

Information that should be provided for an application will be based on the type of buildings and works proposed, and at the discretion of the Responsible Authority. This may include:

- A written assessment demonstrating how the proposal meets the objectives and requirements of the SLO.
- A survey plan, prepared and certified by a suitably qualified surveyor accurately showing the location of proposed buildings and works measured to Australian Height Datum from natural ground level.
- A landscape plan which outlines the location, species, type and quantity of vegetation to be removed, and any replacement vegetation, supported by a suitably qualified arborist report.
- How any earthworks and their impacts will be managed and what protections are to be provided regarding run off or to prevent erosion when close to the river’s bank.

Referral of Applications

It is not proposed that any formal referral arrangements be established under this SLO. Notification of an application of any interested party can occur at the discretion of the Responsible Authority.

Reference Document

Middle Yarra River Corridor Study Recommendations Report, 2016, Department of Environment, Land, Water and Planning
Development Guide for Areas of Environmental & Landscape Significance, 2011, Manningham City Council
Guidelines for Approval of Jetties, 2011, Melbourne Water
Shared Pathway Guidelines, 2009, Melbourne Water
The Middle Yarra Concept Plan – Burke Road to Watsons Creek, 1993, Melbourne Parks and Waterways
Manningham Strategic Statement

Manningham City Council’s MSS makes numerous references to the Yarra River Corridor and the Green Wedge as key focus areas within the municipality. They are highly valued as places of open space and recreation, for their cultural and heritage significance, as tourism attractions, and for their environment, landscapes and visual interest.

Clause 21.02 ‘Municipal profile’ refers to the Yarra River catchment as a major resource within the region. Clause 21.02-12 ‘The natural environment and biodiversity’ makes particular reference to the environmental and landscape value of the Yarra River corridor and its desirability as a location for semi-rural living.

Clause 21.03 ‘Yarra River environs’ documents the Council’s commitment to protecting and managing the Yarra River and its environs. It recognises the need for future management of waterways within Manningham by strengthening biodiversity and ecological features.

Clause 21.05 ‘Residential’ recognises the need to site and design development near to, or visible from, the river corridor in a sensitive manner. Clause 21.06 Low density recognises the importance of maintaining low density areas around the river corridor to protect its landscape and environment.

Clause 21.07 ‘Green wedge and Yarra River corridor’ provides key strategic directions to protect the river’s landscape and environment. It identifies one of the key challenges for future management is in balancing the competing interests between the use of land for rural living, agricultural pursuits and biodiversity protection.

Clause 21.07 also lists a number of influences relating to the future use and development along the river corridor including housing, subdivision, built form and landscape character, future use and development along the river corridor including Clause 21.07 also lists an extensive list of reference documents which are incorporated into the Scheme and provide further strategic directions for the management of the river environment:

- Development Guide for Areas of Environmental and Landscape Significance (2011)
- Wildlife Movement and Habitat Needs in Manningham (2009)
- Manningham (Bio)stes Sites of Biological Significance Review (2004)
- The Middle Yarra Concept Plan - Bulleen Road to Watsons Creek (1993).

Clause 21.12 ‘Infrastructure’ includes objectives and strategies to maintain flood flow of the Yarra and its tributaries and manage the urban stormwater system.

Clause 21.13 ‘Open space and tourism’ refers to the linked open spaces and shared trails along the river and their recreational and tourism value.

Local Planning Policy

The local planning policies set out a number of objectives for the protection and management of native vegetation and cultural heritage that relate to the Yarra River corridor. The local planning policies reinforce the strategies and objectives of the MSS which aim to protect, conserve and enhance the biodiversity values of the municipality, including native and indigenous species of flora and fauna and the habitats in which they are located.

The Clause 22.03 Cultural Heritage Policy includes policy objectives to manage and protect places of aesthetic, historical, scientific, architectural and social significance. The policy assists in the administration of the Heritage Overlay, which applies to numerous sites along the river corridor.

Clause 22.07 Outdoor advertising signs policy includes direction for the design and siting of signage near to the river environment.

Clause 22.15 Dwellings in the General Residential Zone, Schedule 1, implements neighbouring character objectives which include the protection and enhancement of the tree canopy.

Zones

Zones that apply to the study area within Manningham City Council are described below. A zoning map is provided in Appendix B: Planning Scheme Maps.

Public Park and Recreation Zone (PPRZ)

The PPRZ applies to large areas of open space along the river corridor, including Bulleen Park, Bilska Park, Birrarung Park, Westerfolds Park and the golf courses. Together with land included in the PCRZ, the PPRZ provides an extensive buffer of highly vegetated parkland along the river (at varying widths). There are no specific siting or design requirements in this zone.

Public Conservation and Resource Zone (PCRZ)

The PCRZ applies to large areas of parkland along the river within Templestowe and Warrandyte, including Yarra Valley Parklands, Takanara Park, and the Warrandyte State Park. The PCRZ is interspersed with land included in the RCZ which complements the rural and bushy character of these open spaces. There are no specific siting or design requirements in this zone.

Rural Conservation Zone (RCZ)

The RCZ applies to parts of Templestowe and large areas of Warrandyte. A number of schedules apply to land zoned RCZ throughout the municipality.

The RCZ applies to parts of Templestowe and Warrandyte near to the river. It aims to conserve land to ensure that the use and development is compatible with adjoining land zoned PPRZ and PCRZ. In particular, land management policies are targeted at preserving native flora and fauna within open space that adjoins the Yarra River. Its sets a minimum subdivision area of 40ha.

RCZ3 applies to parts of Templestowe and Warrandyte further afield from the river, as well as areas in Warrandyte near the river. RCZ3 also aims at protecting existing landscape character and quality by enhancing sustainable management policies. It sets a minimum subdivision area of 8ha. Broad decision guidelines require consideration of environmental and landscape values and the impact of new development upon vistas.

Special Use Zone (SUZ)

The SUZ is applied to the site of the Yarra Valley Country Club in Bulleen. Specifically the schedule to the zone sets aside this land for private education centres, golf courses and sports grounds, in keeping with the amenity and character of the surrounding neighbourhood.

Neighbourhood Residential Zone (NRZ)

The NRZ is applied to residential areas in Templestowe and Warrandyte adjoining the river (Schedule 1 Residential areas with predominant landscape features or lower housing densities).

A maximum of two dwellings per lot may be constructed and a mandatory height limit of 8m (9m on a sloping site) applies. The schedule to the NRZ implements a permit requirement for dwellings on a lot less than 500m².

General Residential Zone (GRZ)

Other residential land in the study area, within Bulleen and Templestowe, is mostly zoned GRZ, with three schedules applied.

GRZ1 (Residential areas removed from activity centres and main roads) requires a permit for a single dwelling on a lot greater than 500m², implements minimum private open space requirements and sets a mandatory height limit of 9m (10m on a sloping site). As noted, Local Policy at Clause 22.15 implements landscaping requirements for medium density development.

GRZ2 (Residential areas surrounding activity centres and along main roads, subprecincts A to B) and GRZ3 (Post 1975 residential areas) both require a permit for a single dwelling on a lot greater than 500m² and apply the discretionary height limits of ResCode. Clause 21.05 of the MSS (Residential) states that GRZ2 areas are suited for a greater level of growth and change, while the GRZ3 areas will support an incremental level of change.

Residential Growth Zone (RGZ)

RGZ2 (Residential areas along main roads, subprecinct 2) is applied to land west of Bulleen Road and along Manningham Road. The discretionary height limit of 13.5m applies. Clause 21.05 of the MSS (Residential) envisages a substantial level of change in this zone with these areas being a focus for higher density developments.

Middle Yarra River Corridor Study Manningham Municipal Toolkit October 2016
Low Density Residential Zone (LDRZ)
The LDRZ is applied to land in Templestowe and Warrandyte, which interfaces with the riverside parkland and conservation areas. The schedule to the zone sets the minimum lot size at 0.4ha. Decision guidelines for subdivision make reference to landscape values, but there are no specific requirements for building heights, setbacks or site coverage.

Urban Floodway Zone (UFZ)
Three discreet areas of UFZ are situated along the western boundary of the municipality in Bulleen, within the parkland areas along the river. They include the Carey Grammar sports ground, Bulleen Golf Driving Range and the Veneto Club. There is also one small area of UFZ in Warrandyte within riverside parkland west of Longridge Farm.

Use and development of land is limited in this zone and comprehensive review of how it might be affected by flooding is required.

Industrial 1 Zone (IN1Z)
A small industrial precinct and a large individual site located near the river in Bulleen are included in the Industrial 1 Zone. The IN1Z provides for a range of industrial and commercial uses, which have been recently expanded with the zone reform program to include unlimited office floorspace, small supermarkets and associated retail shops.

Commercial 1 Zone (C1Z)
The retail and commercial part of Warrandyte Township is included in the C1Z. The reformed C1Z allows a wide range of commercial and mixed use development, and many land uses do not require a planning permit.

Overlays
Overlays that apply to the study area within Manningham City Council are described below. A set of overlay maps are provided in Appendix B: Planning Scheme Maps.

ESO1: Yarra River Environ
The Environmental Significance Overlay Schedule 1 relates to the Yarra River Environ and applies to all areas specifically along the Yarra River. It includes land within the PCRZ and RCLZ, and an area of Residential 1 land adjoining the river in Templestowe.

Permits are required for specified buildings, works and vegetation removal. There are a number of important environmental objectives which:
- Protect areas along the Yarra River from any development that may damage the environmental features of the river
- Conserve water quality and capacity
- Protect vistas, sense of remoteness, indigenous vegetation and wildlife habitats throughout the corridor
- Protect the sensitive ecosystem and enhance the ecological features of the river corridor.

Decision guidelines relate to the height and character of new development and using vegetation to screen views of development from the river. Additionally, reference is made to the Middle Yarra Concept Plan – Burke Road to Watts Creek (1993) with the strategic aim of encouraging development that is consistent with the recommendations highlighted in this report.

ESO2: Sites of Biological Significance
The Environmental Significance Overlay Schedule 2 identifies sites that have been assessed as the most intact and significant areas of indigenous vegetation within Manningham, in line with the Manningham City Council Sites of (Biological) Significance Review (2004).

This ESO is focused primarily around protecting vegetation and preventing the removal of native vegetation, however broadly it also recognises the Yarra River as a key habitat corridor for native and indigenous flora with the need to protect natural resources, waterways, ecological processes and ecosystem services. Permits are required for specified buildings, works and vegetation removal.

Decision guidelines relate to the character of new development and protection of vegetation.

ESO3: Buffer Conservation Area Supporting Sites of Biological Significance
In accordance with the Manningham City Council Sites of (Biological) Significance Review (2004), the Environmental Significance Overlay Schedule 3 recognises the buffer habitat and buffer conservation areas which support sites of biological significance.

In particular, its purpose is to ensure development occurs outside appropriate buffer distances from key natural and ecological features including waterways. Permits are required for specified buildings and works, including buildings over 8m, and for removal of native vegetation.

ESO4: Sites of Biological Significance and Buffer Conservation Areas in Low Density Residential Areas
Similarly to ESO3, the Environmental Significance Overlay Schedule 4 relates to preserving the buffer areas of sites with ecological value and significance in low density residential areas. It emphasises the need for appropriate management of environmental and landscape values of areas in which the built form should seek to be subordinate to the landscape.

It further recognises the need to maintain the 'treed' characteristic of residential areas, whilst also softening the edge of developments by providing shrub cover and canopy trees along the boundaries. Permits are required for specified buildings, works and vegetation removal.

ESO5: Environmentally Significant Urban Areas
The Environmental Significance Overlay Schedule 5 is applied to residential areas in Warrandyte. It aims to protect and conserve core and buffer conservation areas that are located within residential zones. It also aims to ensure that development responds to the area’s environmental and landscape characteristics, including topography and waterways. Specifically, it includes an objective to minimise the visual impacts of development on the Yarra River, its banks and nearby parkland.

Permits are required for specified buildings, works and vegetation removal.

ESO6: Low Density Residential Significant Pine and Cypress Tree Theme Areas
The Significant Landscape Overlay Schedule 6 applies to selected residential areas, small parts of which are located within the broader study area in Templestowe. It seeks to protect historic stands of monterey pine and cypress trees which were planted as windbreaks around original farm properties. These trees have a strong cultural connection to the area, and form a distinctive part of its landscape character.

The objectives of SLO6 include ensuring development responds to the area’s built form, landscape and environmental characteristics, including vegetation, topography, waterways and cultural heritage elements. Permits are required for specified buildings, works and vegetation removal.

Development must respond to the area’s landscape and environmental characteristics, which include topography, vegetation and waterways, however, it does not make specific mention of the Yarra River.: Permissions are required for specified buildings, works and vegetation removal.

SLO3: The Domain Significant Landscape Area
The Significant Landscape Overlay Schedule 3 applies to a small residential area within a unique natural setting, which in particular recognises the unique landscape qualities these areas bring to the municipality. It identifies watercourse areas as significant due to their topography, site layout, vegetation cover and botanical significance in addition to the natural character and panoramic views, which provide a break between the natural and built environments.

The objective of the SLO3 is to ensure that the visual impacts of development are minimised by only allowing that development which is in keeping with the character of the surrounding area. Permits are required for specified buildings, works and vegetation removal.

SLO5: Watercourse Areas
The Significant Landscape Overlay Schedule 5 applies to the river and creek areas of Manningham. It seeks to protect the visual, landscape, environmental and heritage values and, in particular recognises the unique landscape qualities these areas bring to the municipality. It identifies watercourse areas as significant due to their topography, site layout, vegetation cover and botanical significance in addition to the natural character and panoramic views, which provide a break between the natural and built environments.

The objective of the SLO5 is to ensure that the visual impacts of development are minimised by only allowing that development which is in keeping with the character of the surrounding area. Permits are required for specified buildings, works and vegetation removal.

SLO6: Low Density Residential Significant Pine and Cypress Tree Theme Areas
The Significant Landscape Overlay Schedule 6 applies to selected residential areas, small parts of which are located within the broader study area in Templestowe. It seeks to protect historic stands of monterey pine and cypress trees which were planted as windbreaks around original farm properties. These trees have a strong cultural connection to the area, and form a distinctive part of its landscape character.

The objectives of SLO6 include ensuring development responds to the area’s built form, landscape and environmental characteristics, including vegetation, topography, waterways and cultural heritage elements. Permits are required for specified buildings, works and vegetation removal.
DDO3: Warrandyte Environmental Residential Area

The objective of DDO3 is to maintain and enhance the unique bushland and low-density character of the residential areas of Warrandyte, which lie near or immediately adjacent to the river. Objectives focus on maintaining the vegetated dominated features, vistas and bushland character. Permit requirements apply to buildings, works, fences and subdivision. There are particular guidelines in relation to responding to topography.

DDO3 specifies a minimum lot size of 750m² and allows only one dwelling per site. A permit is not required to construct a building under 8m, with a site coverage of less than 25% and a site permeability of 50%, among other conditions. For proposals that do require a permit, there are no minimum standards in relation to building height, site coverage, permeability or setbacks. There are no design objectives or requirements specific to the Yarra River.

DDO3 adjoins the Heritage Overlay precinct of the Warrandyte Township’s commercial areas.

DDO4: Templestowe Environmental Residential Area

DDO4 applies to a neighbourhood in Templestowe which adjoins the river. It aims to maintain the bushland qualities of the area by ensuring that development is subordinate to existing environmental features. Permit requirements apply to buildings, works, fences and subdivision. A minimum lot size of 650m² and an allowance of only one dwelling per lot apply.

A permit is not required to construct a building under 8m, with a site coverage of less than 35% and a site permeability of 50%, among other conditions. For proposals that do require a permit, there are no minimum standards in relation to building height, site coverage, permeability or setbacks. There are no design objectives or requirements specific to the Yarra River.

DDO8-1: Residential Areas Surrounding Activity Centres And Along Main Roads

DDO8 aims to increase residential densities and provide a range of housing types around activity centres and along main roads. It encourages a high standard of design outcomes which respond sensitively to their context, while providing an increase in development opportunity.

DDO8-1 applies to land zoned Residential Growth Zone Schedule 2 (RGZ2) on the west side of Bulleen Road immediately adjacent to land zoned Urban Floodway Zone.

DDO8-1 specifies a range of discretionary heights: for lot sizes greater than 1,800m² a maximum of 11m applies; for lots less than 1,800m² a maximum of 9m applies (10m on a sloping site).
Appendix B: Planning Scheme Maps
Appendix C: Building Heights & Setbacks Analysis
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Proposed Minimum Setback

Veneto Club, Bulleen

Context
Veneto Club, Bulleen

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| Natural landscape character | This area forms part of the expansive floodplains of the Yarra River flats. Here, the river winds through low-lying land which creates billabongs and wetlands along its course. An extensive corridor network of parkland and recreation reserves has been established on the floodplain, on both sides of the river. The reserves are linked by shared trails that connect to the Main Yarra Trail on the western bank.
The Veneto Club site lies adjacent to the Yarra Flats parkland to the west and north, and the formalised recreation reserve of Bulleen Park to the south.
The river banks rise gently towards the Veneto Club site, where the topography then flattens out across the floodplain. The floodplain extends across Bulleen Road to the east, with a horizon of low hills beyond.
There are dense stands of vegetation alongside the river itself and within the Yarra Flats parkland. |
| Pattern of viewing | This site can be viewed from recreation trails that run alongside the site on the eastern side of the river. It is also partly visible from the Yarra Flats parkland and the Main Yarra Trail on the opposite bank (in Ivanhoe East) and the waterway itself. |
| Interaction of built form & landscape | This site comprises the Veneto Club complex which includes double storey buildings set back a minimum of 70m from the river’s edge. There are also areas of hard paving and sports areas. |

| Future landscape directions | |
| Strategic context | The site is within the Urban Floodway Zone (UFZ), which restricts future development due to flooding constraints. In addition, the site lies within an extensive area of land included within the Land Subject to Inundation Overlay (LSIO), which extends beyond Bulleen Road. This also restricts development due to flooding constraints. No height controls apply to the site. |
| Desired outcomes | Visibility of buildings from the river, the riverside paths, adjoining parkland and the opposite bank is minimised.
Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained.
Further encroachment of built form into the river corridor parkland setting is avoided.
Tree canopy is retained and enhanced as the dominant visual element in the landscape.
Natural landscape environment of the river corridor parkland is enhanced, where buildings are well screened by vegetation.
Topography of the river’s floodplains is reflected in siting new development. |

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| Recommended minimum 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 and vegetation:
70m setback from the closest property boundary to the Yarra River:
• is equivalent to the setback of the existing building on the site, and avoids further encroachment of development into river corridor or the surrounding parklands.
• sites building envelope so that it is away from the immediate river corridor and partly concealed from river by topography and vegetation.
• allows ample space for strong vegetation buffer to river, given the flat topography which means it is difficult to screen views to buildings. |
| Recommended maximum building height | A mandatory maximum height limit of 8 metres is recommended for this Urban Floodway Zone height (9m on a sloping site). The maximum height is recommended to be applied to the UFZ to reflect the established pattern of 1-2 storey development and to allow a degree of flexibility in development in the UFZ.
This approach will ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. |
| Recommended control boundary | Property is within close proximity to river’s edge and included within area recommended for management.
Flat topography allows high visibility of buildings from adjoining parkland and recreation trails.
Bulleen Road forms a clear edge to DDO, as it forms the edge to the riverside parkland and established residential areas are located beyond. |
Proposed Minimum Setback
Veneto Club, Bulleen
Topography & Overlay Controls

Legend
- Municipal Boundary
- Setback Reference Line
- 70m Setback Line
- Non-standard Setback
- Cadastral Boundary
- LSIO
- DDO Boundary
- 1m Contours
Greenaway Street, Bulleen

**Criteria** | **Matters for Consideration**
---|---
**Existing landscape character** | 
**Character Type** | Parklands & Recreation, Leafy Suburban and Rural Environment (and industrial land that is not allocated to a Character Type)

**Natural landscape character** | This area forms part of the expansive floodplains of the Yarra River flats. Here, the river winds through low-lying land which creates billabongs and wetlands along its course. An extensive corridor network of parkland and recreation reserves has been established on the floodplain, on both sides of the river, which are linked by shared trails that connect to the Main Yarra Trail on the western bank.

The Yarra Flats parkland adjoins this investigation area and runs alongside the river. In this location, the topography of the river banks rises gently towards Bulleen Road. Towards the eastern portion of Bulleen Road, the topography flattens out into a floodplain and low hills are visible on the horizon in long-distance views. Dense stands of vegetation are visible along the river banks and within the Yarra Flats parkland.

The developed nature of this area, and the large cleared site of the former Bulleen Drive-In site (within the UFZ), have diminished the natural landscape character of the river in this location.

**Pattern of viewing** | This area can be viewed from recreation trails that run up to the UFZ site on the eastern side of the river. It is also partly visible from the Yarra Flats parkland, the Main Yarra Trail on the opposite bank (in Ivanhoe East) and the waterway itself.

**Interaction of built form & landscape** | This area has a mix of uses, development patterns and landscape character.

Established residential streets are located in the southern portion (zoned General Residential Zone, GRZ). There is also an area of Residential Growth Zone (RCZ), which currently supports a restaurant in landscaped grounds.

The Urban Floodway Zone (UFZ) land is the site of the former Bulleen Drive-in. It is largely vacant, with only one building and areas of hard paving. The site has been mostly cleared of vegetation, although a strip of vegetation remains along the river frontage.

The Industrial 1 Zone (IN1Z) area to the north comprises two small industrial estates, with most buildings heights ranging from 1-2 storeys and building design of a typically utilitarian character. One development with frontage to Bulleen Road has a height of approximately 3-4 storeys. There is minimal landscaping in this area.

North of Bridge Street there is a small area of Rural Conservation Zone which adjoins Banksia Park and the Heide Museum of Modern Art. It includes buildings of a low density residential character, set amongst mature landscaping.

**Criteria** | **Matters for Consideration**
---|---
**Future landscape directions** | 
**Strategic context** | Residential land is included within the GRZ and RGZ, which provide for housing at a range of densities, up to a height of a mandatory 9m and discretionary 13.5m respectively.

The RGZ land is also included within Design and Development Overlay 8 (DDO8-1) which sets a range of discretionary heights: for lot sizes greater than 1,800m² a maximum building height of 11m applies; for lots less than 1,800m² a maximum building height of 9m applies (10m on a sloping site).

The former Bulleen Drive-In site is within the Urban Floodway Zone (UFZ) and lies within an extensive area of land included within the Land Subject to Inundation Overlay (LSIO), both of which restrict future development due to flooding constraints. In addition, the site is included within the Public Acquisition Overlay (PAO2) which is allocated for potential future open space, and also limits its future development potential. No height controls apply to the site.

An Advisory Committee was appointed to consider the future use and development of the site (Advisory Committee on the Proposed Rezoning & Redevelopment of the Former Bulleen Drive-In Site). Through the Advisory Committee process an agreement was reached between the landowner and stakeholders to rezone the eastern portion of the site to Mixed Use and most of the remainder to PCRZ, with public access and a wetland area created. The Advisory Committee recommended that no maximum building height be set for the site, pending a strategic assessment of appropriate building heights for the broader river corridor.

The IN1Z allows for a range of industrial uses, with no set height limit. The RCZ also does not specify a height limit.

**Desired outcomes** | Visibility of buildings from the river, the riverside paths, adjoining parkland and the opposite bank is minimised.

Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained.

Further encroachment of built form into the river corridor parkland setting is avoided.

Tree canopy is retained and enhanced as the dominant visual element in the landscape.

Natural landscape environment of the river corridor parkland is enhanced, where buildings are well screened by vegetation.

Topography of the river’s floodplains is reflected in siting new development.
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| **Recommended minimum building setbacks** | For the UFZ (former Drive-In) site which has direct frontage to the river, a setback which reflects the outcome of the Advisory Committee and the existing zoning pattern of adjoining sites is recommended. This setback line is measured between points on the northern and southern boundaries of the site:  
• on the northern boundary of the site, at a distance of 141.5m from the river  
• on the southern boundary of the site, at a distance of 245.3m from the river

This setback line:  
• mirrors the setback of developed sites within the IN1Z to the north, and the boundary of the RGZ to the south.  
• avoids further encroachment of development into river corridor.  
• is an easily measurable setback, referenced from cadastral boundaries.  
• will maintain openness of river setting in this location, where the topography is flat and sites are surrounded by parkland.  
• sites the building envelope so that it is away from the immediate river corridor and could be mostly concealed from river by topography and vegetation.  
• allows ample space for strong vegetation buffer to river. |
| **Recommended maximum building height** | Varying heights are recommended to reflect the strategic land use direction of the different zones in this area and the range of existing development patterns. The cross-section on the opposite page shows how the range of heights responds to the river’s flat topography, which rises up towards Bulleen Road.  
For land within the UFZ, a maximum mandatory height of 8m is recommended to reflect the low scale of surrounding development and the direct proximity of this site to the river corridor, which is a consistent approach with other sites with direct river frontage. A mandatory height in this location will ensure that any new development has minimal impact on the surrounding parkland.  
A mandatory maximum height of 12m is recommended for the IN1Z sites, which reflects the highest existing building in the area and allows flexibility of development. The existing mandatory maximum height limit of 9 metres is recommended to be retained for the GRZ sites (10m on a sloping site). This reflects the established pattern of 1-2 storey development in residential neighbourhoods which sits well below the tree canopy.  
The existing discretionary 13.5m height for the RGZ sites is recommended to be implemented as a mandatory control to ensure that higher scale form does not encroach upon the riverside landscape. This height will still allow flexibility of development for this area identified for a higher level of housing density. This approach is consistent with the mandatory height controls that have been set for all other residential areas within the Middle Yarra corridor. Given the elevated topography of the land within the RGZ as it rises up from the floodplain to Bulleen Road it is important that buildings do not exceed this height as they could easily become visually dominant within the river’s landscape setting.  
A maximum height of 8m is recommended for the RCZ site (9m on a sloping site) to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. This is a consistent approach with other Rural Environment character areas. |
| **Recommended control boundary** | Properties are within close proximity to river’s edge and included within area recommended for management.  
Flat topography allows high visibility of buildings from identified view points.  
Bulleen Road forms a clear edge to DDO, as it forms the edge to the riverside parkland and established residential areas are located beyond. |
Bulleen Road RGZ, UFZ & IN1Z

Section 1: Bulleen Road, including former Bulleen Drive-In Site

Legend

- Yarra River
- Waterway Corridor
- Landscape Setting Corridor
- River Experience Corridor
- Municipal Boundary
- Setback Reference Line
- Public Conservation and Resource Zone (PCRZ)
- Urban Floodway Zone (UFZ)
- Residential Growth Zone (RGZ2)
- Road Zone, Category 1 (RDZ1)
- General Residential Zone (GRZ1)
Proposed Minimum Setback
Greenaway Street, Bulleen
Topography & Overlay Controls
Proposed Minimum Setback

Yarra Valley Country Club & Bulleen Golf Range, Bulleen

Legend

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

Context

- Yarra Valley Country Club
- Heide Museum of Modern Art
- Yarra Valley Parkslands
- Banyule Flats Reserve
- Warringal Parklands
- Bulleen Golf Range
- Birrarung Park

Middle Yarra River Corridor Study
Manningham Municipal Toolkit October 2016
<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><strong>Character Type</strong></td>
<td>Parklands &amp; Recreation and Rural Environment</td>
</tr>
<tr>
<td><strong>Natural landscape character</strong></td>
<td>This area forms part of the expansive floodplains of the Yarra River flats. Here, the river winds through low-lying land which creates billabongs and wetlands along its course. An extensive corridor network of parkland and recreation reserves has been established on the floodplain. The Yarra Valley Country Club and Bulleen Golf Range sites lie amongst parkland set on both sides of the river, including Birrarung Park to the east, Heide Museum of Modern Art to the southwest, and Warringal Parklands and Banyule Flats Reserve on the northern bank of the river. The Yarra Valley Country Club site sits on a sharp bend in the river which forms a peninsula and is surrounded by parklands on the northern bank. A small section of the Yarra Valley Parklands is also included in this area. The river banks rise gently to the sites, with the topography then flattening out across the floodplain, which extends across Templestowe Road to the south, to a horizon of low hills beyond. There are dense stands of vegetation alongside the river within the adjoining parklands. On these sites, there is a minimal screen of vegetation along the river.</td>
</tr>
<tr>
<td><strong>Pattern of viewing</strong></td>
<td>These sites can be viewed from surrounding parkland, the Main Yarra Trail on the opposite bank and from the waterway itself.</td>
</tr>
<tr>
<td><strong>Interaction of built form and landscape</strong></td>
<td>Both sites feature cleared, grassed areas, with buildings located at the Templestowe Road frontage. The Yarra Valley Country Club site has established trees planted around the golf course. A transmission line easement runs along the south side of the river, through both sites. South of the Yarra Valley Country Club site is a parcel of industrial land which fronts Templestowe Road. Development on these sites is located on the higher ground, outside of the LSIO extent.</td>
</tr>
<tr>
<td><strong>Future landscape directions</strong></td>
<td>The Yarra Valley Country Club site is included in the Special Use Zone (SUZ1) which provides for the use and development of land for the purpose of private education centres, golf courses and sports grounds. The Public Acquisition Overlay (PAO2) applies to the river frontage of the site, to a distance of approximately 20m from the river’s edge, which is allocated for potential future open space. No height controls apply to these sites. The Bulleen Golf Range site is included in the Urban Floodway Zone (UFZ), which restricts future development due to flooding constraints. The southern part of the site with frontage to Templestowe Road is included in the Rural Conservation Zone (RCZ1). The entire site is also included within the Public Acquisition Overlay (PAO2). The Yarra Valley Parklands comprise a strip of PPRZ between these two sites. There are no height controls which apply to this area. The Public Acquisition Overlay (PAO4) applies to a strip of land along its Templestowe Road frontage of both sites to allow for road widening. The Land Subject to Inundation Overlay (LSIO) applies to most of the area of both sites, which restricts development due to flooding constraints.</td>
</tr>
<tr>
<td><strong>Desired outcomes</strong></td>
<td>Visibility of buildings from the river, the riverside paths, adjoining parkland and the opposite bank is minimised. Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained. Encroachment of built form into the river corridor parkland setting is avoided. Tree canopy is retained and enhanced as the dominant visual element in the landscape.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommended height</strong></td>
<td>A mandatory maximum height of 8m (9m on a sloping site) is recommended to apply to these sites, reflecting their location at the river interface, set among parkland. This scale of development is in line with the established building scale on both sides of Templestowe Road. Use of a maximum height for these sites will ensure the scale of buildings sits well below the tree canopy height within this area which is in close proximity to the river and adjoining parklands.</td>
</tr>
<tr>
<td><strong>Properties are within close proximity to river’s edge and included within area recommended for management.</strong></td>
<td>Flat topography allows high visibility of buildings from identified view points. River’s course forms a ‘peninsula’ on country club site, whereby future buildings would be highly visible from opposite bank. Templestowe Road forms a clear edge to DDO, as it forms the edge to the riverside parkland and established residential areas are located beyond.</td>
</tr>
</tbody>
</table>

**Yarra Valley Country Club & Bulleen Golf Range, Bulleen**

**Manningham Municipal Toolkit October 2016**
### Templestowe Road, Lower Templestowe

<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>Rural Environment</td>
</tr>
<tr>
<td>Natural landscape character</td>
<td>These two sites are remnant rural land parcels within this corridor of mixed land uses. The larger site to the west (199-219 Templestowe Road) is mostly cleared, aside from a band of trees along the river, and supports several farming structures. The smaller site to the east (249 Templestowe Road) has a cleared area, but is still heavily treed. In this location the river bank rises gently, and then flattens into broad floodplains. On the southern side of Templestowe Road, land rises very gradually back from the floodplain to a horizon of low hills. The river’s course is relatively straight in this location. The extensive areas of bush within the Yarra Valley Parklands on the northern bank, as well as parts of the Yarra Flats parkland in between the two sites, create a natural, bushy character among these areas of remnant rural land.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>These sites can be viewed from the Yarra Valley Parklands and the Main Yarra Trail on the northern bank, the Yarra Flats parkland adjoining, as well as from the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>The river banks form a gentle rise from the river’s edge. Buildings are set close to the river on the larger site with setbacks of approximately 30m. There is some degree of screening provided by established vegetation.</td>
</tr>
<tr>
<td><strong>Future landscape directions</strong></td>
<td></td>
</tr>
<tr>
<td>Strategic context</td>
<td>Both sites are within the Rural Conservation Zone (RCZ1) which provides for low intensity residential and agricultural development with a minimum lot size of 40ha. No height controls apply to these sites. Part of the larger site (199-219 Templestowe Road, to the west) adjoining the river is within the Urban Floodway Zone (UFZ), which restricts future development due to flooding constraints. There are no height controls which apply to these sites. The Public Acquisition Overlay (PAO) applies to the entire area of the larger site (199-219 Templestowe Rd), which is allocated for potential future open space. A strip of land along its Templestowe Road frontage is included in PAO4 which allows for road widening. The Land Subject to Inundation Overlay (LSIO) applies to the river frontage of the larger site to a distance of approximately 20-30m from the setback reference line, which restricts development due to flooding constraints. The LSIO applies to almost all of the smaller site (249 Templestowe Road).</td>
</tr>
<tr>
<td>Desired outcomes</td>
<td>Semi-rural, bush character is maintained. Visibility of buildings from the river, the riverside paths, adjoining parkland and the opposite bank is minimised. Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as the dominant visual element in the landscape.</td>
</tr>
</tbody>
</table>

### Criteria Matters for Consideration

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommendation</strong></td>
<td></td>
</tr>
<tr>
<td>Recommended building setbacks</td>
<td>100m setback from closest property boundary to river at 199-219 Templestowe Road:</td>
</tr>
<tr>
<td></td>
<td>• protects the established band of tree planting along the river’s edge</td>
</tr>
<tr>
<td></td>
<td>• discourages further encroachment of buildings into the river corridor on two sites flanked by parkland.</td>
</tr>
<tr>
<td>Recommended maximum building height</td>
<td>40m setback from closest property boundary to river at 249 Templestowe Road:</td>
</tr>
<tr>
<td></td>
<td>• acknowledges small size of site by allowing for developability in the future</td>
</tr>
<tr>
<td></td>
<td>• reflects existing vegetation buffer along river’s edge and ensures that it is retained.</td>
</tr>
<tr>
<td>Recommended control boundary</td>
<td>A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. This is consistent with the intent of the Rural Conservation Zone in that it will ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands.</td>
</tr>
<tr>
<td>Properties abut river’s edge and are within area recommended for management</td>
<td>Flat topography allows high visibility of buildings from identified view points Templestowe Road forms a clear edge to DDO, with established residential areas beyond.</td>
</tr>
</tbody>
</table>
## Dellas Avenue, Templestowe

### Criteria | Matters for Consideration
--- | ---
**Existing landscape character**<br>**Character Type** | Leafy Suburban<br><br>**Natural landscape character** | This area comprises a pocket of residential land with title to the river’s edge. Dellas Avenue is located on a small peninsula formed around a series of sharp bends. Due to the formation of the river in this location, the area is surrounded by the Yarra Valley Parklands on the Banyule side of the river. The topography rises up gently from the river and the banks become gradually steeper. While the area has a strong tree canopy, it has a developed character.<br><br>**Pattern of viewing** | This area can be viewed from Yarra Valley Parklands and the Main Yarra Trail on the opposite bank, as well as from the waterway itself.<br><br>**Interaction of built form & landscape** | The established residential development of this area includes large scale buildings, some of which are set close to the river’s edge. Setbacks range from 30m-80m. Built form is occasionally visible from the river or opposite bank through the vegetation screen due to the scale of buildings and siting near the river.<br><br>**Future landscape directions**<br>**Strategic context** | This area is included in the Neighbourhood Residential Zone (NRZ1) which allows for residential development, with limited opportunity for increased density. A mandatory maximum height limit of 8m (9m on a sloping site) applies and a maximum of two dwellings on a lot.<br><br>**The Design and Development Overlay (DDO4) also applies to these sites, which sets standards for minimum lot sizes, site coverage and a maximum of one dwelling per lot.**<br><br>**The Land Subject to Inundation Overlay (LSIO) is applied along the edge of the river, to a distance of approximately 10-50m from the Yarra River.**

### Recommendation

| Criteria | Matters for Consideration |
--- | ---
**Recommended building setbacks** | 30m setback from closest property boundary to river:<br>• equates to existing development pattern<br>• sites buildings closer to the road<br>• reduces visibility from the main Yarra Trail on the opposite bank<br>• protects and allows for strong vegetation buffer to river<br>• acknowledges the small size of sites in close proximity to the river<br><br>**Recommended maximum building height** | A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites. 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.<br><br>**Recommended control boundary** | Control boundary includes sites abutting river.<br><br>Other sites within area recommended for management will be managed through existing requirements of NRZ1 and DDO4, which implement mandatory height controls and detailed design guidelines.<br><br>Flat topography allows high visibility of buildings from identified view points.<br><br>Templestowe Road forms a clear edge to DDO, with established residential areas beyond.<br><br>**Desired outcomes** | Visibility of buildings from the river, the riverside paths, adjoining parkland and the opposite bank is minimised.<br><br>Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained.<br><br>Further encroachment of built form into the river corridor is avoided.<br><br>Tree canopy is retained and enhanced as the dominant visual element in the landscape.
Proposed Minimum Setback
Dellas Avenue, Templestowe

Topography & Overlay Controls

Legend
- Municipal Boundary
- Setback Reference Line
- 30m Setback Line
- Cadastral Boundary
- LSIO
- PAO
- DDO Boundary
- 1m Contours
Proposed Minimum Setback

Dellas Avenue, Templestowe

Zoning

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
- PCRZ
- PPRZ
- NRZ
Proposed Minimum Setback
Alexander Road, Warrandyte

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
### Existing landscape character

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Natural landscape character</strong></td>
<td>This area includes land within the Rural Environment character type in Warrandyte (as shown on the map opposite) and a parcel of land on Homestead Road, Templestowe (to the east, not shown on map). In this location, the river winds around a network of conservation areas including the Laughing Waters Park on both the northern bank and Tikalara Park and Longridge Camp on the southern banks. Here the river feels like ‘another world’ that has a strong sense of remoteness and seclusion. Public space along the river’s edge is densely vegetated. The topography of the river banks continues to rise up from the floodplains downstream and the river corridor becomes more enclosed. In this location, the river banks rise up gradually, extending to a gently undulating landscape on both sides of the river.</td>
</tr>
<tr>
<td><strong>Pattern of viewing</strong></td>
<td>This area can be viewed from surrounding parkland, as well as from the waterway itself. Views to the site are prominent from Laughing Waters Park on the opposite bank. While there are no recreational trails in the immediate vicinity of the site, it can be easily viewed from all surrounding parkland.</td>
</tr>
<tr>
<td><strong>Interaction of built form &amp; landscape</strong></td>
<td>The site to the west of Alexander Road comprises a single lot with a dwelling and outbuildings, which are located on an elevated part of the site, set back up to 200m from the river’s edge. As a result of the established substantial setback from the river and heavy vegetation, the area has a strongly isolated character. The site on Homestead Road is developed as a rural residential property. While it has no direct access to the river, it is in close proximity to the Main Yarra Trail that winds through Petty’s Orchard.</td>
</tr>
</tbody>
</table>

### Future landscape directions

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategic context</strong></td>
<td>The Rural Conservation Zone (RCZ1) provides for low intensity residential and agricultural development with a minimum lot size of 40ha. No height controls apply to this area. The Public Acquisition Overlay (PAO2) applies along the river frontage to a distance of approximately 70m from the setback reference line (as well as a large area of the southern part of the site), which is allocated for potential future open space. The Land Subject to Inundation Overlay (LSIO) applies to the river frontage and extends into the site along the lower lying areas, which restricts development due to flooding constraints.</td>
</tr>
<tr>
<td><strong>Desired outcomes</strong></td>
<td>Rural, bush 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 adjoining open spaces to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as the dominant visual element in the landscape.</td>
</tr>
</tbody>
</table>

### Criteria Matters for Consideration

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommended building setbacks</strong></td>
<td>100m setback from closest property boundary to river:  - avoids unacceptable encroachment of development into river corridor within an area that has no structures within view of river’s edge.  - allows ample space for strong vegetation buffer to river.</td>
</tr>
<tr>
<td><strong>Recommended maximum building height</strong></td>
<td>A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites in the Rural Conservation Zone. This is consistent with the intent of the Rural Conservation Zone as it will ensure the scale of buildings sits well below the tree canopy height. This will also ensure the scale of buildings within this area is appropriate for land in close proximity to the river and adjoining parklands.</td>
</tr>
<tr>
<td><strong>Recommended control boundary</strong></td>
<td>Sites are surrounded by conservation areas which form a corridor of dense vegetation along the river. The river’s broader landscape setting is a key feature of this area and warrants protection.</td>
</tr>
</tbody>
</table>
Proposed Minimum Setback
Alexander Road, Warrandyte
Topography & Overlay Controls

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

Legend
0                             200m
Proposed Minimum Setback
Alexander Road, Warrandyte
Zoning

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
- PCRZ
- PPRZ
- RCZ
- LDRZ
- NRZ
- UFZ

Legend
0                             200m
### Naughton Avenue, Warrandyte

#### Criteria Matters for Consideration

**Existing landscape character**

<table>
<thead>
<tr>
<th>Character Type</th>
<th>Rural Environment &amp; Bush Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural landscape character</td>
<td>Naughton Avenue includes rural land as well as a residential area on the edge of the Warrandyte township. This area has a bushy, naturalistic character, due to adjoining conservation areas and the undeveloped nature of the rural land holdings. On the opposite side of the river is Laughing Waters Park and sections of the Warrandyte State Park adjoin to the east, west and south. The topography of the southern river banks rises up steeply, extending to elevated land beyond. The northern banks are flatter and of a lower elevation. The heavily treed nature of the river corridor and the broader area in this location creates a strong sense of remoteness and seclusion for the river.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>This area can be viewed from surrounding conservation areas of the Warrandyte State Park and Laughing Waters Park, as well as from the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>The Neighbourhood Residential Zoned (NRZ1) land includes dwellings set back approximately 100m from the river's edge. The Rural Conservation Zoned land appears to be undeveloped and is heavily treed. As a result of the established substantial setback from the river, lack of development in part of this area and the heavy vegetation cover, the area has a strongly isolated character.</td>
</tr>
</tbody>
</table>

#### Future landscape directions

**Strategic context**

The larger sites are within the Rural Conservation Zone (RCZ1) which allows for low intensity residential and agricultural development with a minimum lot size of 40ha. The RCZ1 does not impose height controls in this area. The residential sites are within the Neighbourhood Residential Zone (NRZ1) 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. The Design and Development Overlay (DDO3) also applies to these sites, which sets standards for minimum lot sizes, site coverage and a maximum of one dwelling per lot. The Public Acquisition Overlay (PAO2) applies to all of the RCZ sites and along the river frontage of the NRZ1 sites to a distance of approximately 70m from the setback reference line, which allocates the land for potential future open space. The Land Subject to Inundation Overlay (LSIO) applies to the river frontage of the RCZ1 sites, which restricts development due to flooding constraints.

**Desired outcomes**

- Rural and low density, bush 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 adjoining open spaces to screen views to buildings is maintained.
- Further encroachment of built form into the river corridor is avoided.
- Tree canopy is retained and enhanced as the dominant visual element in the landscape.

#### Recommendation

**Recommended building setbacks**

- 100m setback to apply to the RCZ1 sites from closest property boundary to river:
  - avoids unacceptable encroachment of development into river corridor within an area that is currently undeveloped.
  - conceals development from river by topography and vegetation.
  - allows ample space for strong vegetation buffer to river to be maintained.

- 80m setback to apply to the NRZ sites from closest property boundary to river:
  - avoids unacceptable encroachment of development into river corridor within an area that has no structures within view of river's edge.
  - conceals development from river by vegetation and sites behind crestline.
  - allows ample space for strong vegetation buffer to river to be maintained.
  - sets back development beyond the extent of PAO2 to protect integrity.

**Recommended maximum building height**

- A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands.

This is consistent with the strategic intent of the Rural Conservation Zone as it will ensure the scale of buildings sits well below the tree canopy height.

For sites within the Neighbourhood Residential Zone, a mandatory maximum height of 8m is also recommended. This is consistent with the height control of the Neighbourhood Residential Zone, and maintains the established pattern of 1-2 storey development. Again, it will ensure the scale of buildings sits well below the tree canopy height.

**Recommended control boundary**

Sites are surrounded by conservation areas which form a corridor of dense vegetation along the river. The river’s broader landscape setting is a key feature of this area and warrants protection.
Proposed Minimum Setback

Naughton Avenue, Warrandyte

Legend

- Municipal Boundary
- Cadastral Boundary
- DDO Boundary
- Setback Reference Line
- LSIO
- 100m and 80m Setback Line
- PAO
- 1m Contours
Proposed Minimum Setback

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

Naughton Avenue, Warrandyte
Zoning
### Criteria Matters for Consideration

#### Existing landscape character

<table>
<thead>
<tr>
<th>Character Type</th>
<th>Rural Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural landscape character</td>
<td>In this location, the river winds around a tight bend and forms a peninsula, which is mostly designated as the Warrandyte State Park. These sites are a pocket of rural residential land which sits among the State Park, adjacent to Pound Bend. The topography of the river banks around the peninsula rises up steeply to a central ridge. The northern banks also rise steeply, and the river has a strong sense of isolation and enclosure as a result. There is heavy native vegetation on both sides of the river, on the banks and within the broader environs, despite the presence of low density development on the opposite banks.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>This area can be viewed from the surrounding State Park, the public land along the river on the opposite banks and from the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>There are minimal structures on these sites, set back a minimum of 100m from the river’s edge. The low density residential development on the opposite banks is well set back from the river with heavy vegetation cover that significantly reduces its visibility. As a result, the river retains its strong naturalistic character in this location.</td>
</tr>
</tbody>
</table>

#### Future landscape directions

| Strategic context | These sites are within the Rural Conservation Zone (RCZ1) which allows for low intensity residential and agricultural development with a minimum lot size of 40ha. No height controls apply to this area. The Public Acquisition Overlay (PAO2) applies to the entire area, which allocates the land for potential future open space. The Land Subject to Inundation Overlay (LSIO) applies to the river frontage, to a distance of 100m-120m from the river’s edge, which restricts development due to flooding constraints. |
| Desired outcomes | Rural, bush character is maintained. Visibility of buildings from the river, the surrounding Warrandyte State Park and the opposite bank is minimised or avoided where possible. Strong landscaped edge to river and adjoining open spaces to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as the dominant visual element in the landscape. |

### Recommendation

#### Recommended building setbacks

100m setback from closest property boundary to river:
- avoids unacceptable encroachment of development into river corridor within an area that has no structures within view of river’s edge.
- sites allowable building envelope so that it is concealed from river by topography and vegetation.
- allows ample space for strong vegetation buffer to river.

#### Recommended maximum building height

A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands.

This is consistent with the intent of the Rural Conservation Zone (RCZ1) in that it will ensure the scale of buildings sits well below the tree canopy height.

#### Recommended control boundary

Sites are surrounded by conservation areas which form a corridor of dense vegetation along the river. The river’s broader landscape setting is a key feature of this area and warrants protection.
Proposed Minimum Setback
Pound Bend Road, Warrandyte
Topography & Overlay Controls

Legend
- Municipal Boundary
- Cadastral Boundary
- DDO Boundary
- 1m Contours
- 100m Setback Line
- LSIO
- PAO
### Criteria Matters for Consideration

#### Existing landscape character

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Character Type</td>
<td>Warrandyte Township</td>
</tr>
<tr>
<td>Natural landscape character</td>
<td>This part of the river corridor is an enclosed space, with the topography rising steeply from the river's edge on both sites, up to higher elevations beyond. Yarra Street is within the heart of the Warrandyte township, where urban development on the southern side of the river meets the water's edge. South of the Warrandyte township, residential development surrounding the Warrandyte township continues up the hillslopes, immersing itself within the extensive tree canopy. The northern banks of the river, which include Bradleys Lane, are steep and elevated, with heavy vegetation. These sites support low density residential development and buildings are occasionally visible through the trees.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>This area can be viewed from the adjoining Stiggants Reserve, the riverside parkland and recreational trails, and from the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>In the Warrandyte township, buildings and recreational structures sit close to the river’s edge. There is a strip of public land adjoining the river which provides a linked recreation trail along its frontage through the township, with small areas of public space. The historic buildings and bushy setting of the Warrandyte township create a unique character. The Yarra River corridor experience through much of this area depends upon maintaining the sense of a heavily bushy environment that supports development and close human interaction with the river, in a manner that is sensitive to its landscape and environmental qualities. Development on these sites is located on the higher ground, outside of the LSIO extent creating a clear development setback pattern over time.</td>
</tr>
</tbody>
</table>

#### Future landscape directions

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategic context</td>
<td>These sites are mostly within the Neighbourhood Residential Zone (NRZ) which allows for residential development, with limited opportunity for increased density. A mandatory maximum height limit of 8m (9m on sloping sites) applies and a maximum of two dwellings on a lot. The Design and Development Overlay (DDO) also applies to these sites, which sets standards for minimum lot sizes, site coverage and a maximum of one dwelling per lot. Part of the site at 9 Stiggant Street, closest to the river, is within the Urban Floodway Zone (UFZ), which restricts future development due to flooding constraints. No height controls apply to this area. The Land Subject to Inundation Overlay (LSIO) applies to the river frontage of these sites, to a distance of approximately 80m from the river’s edge. This also restricts development due to flooding constraints.</td>
</tr>
<tr>
<td>Desired outcomes</td>
<td>Heritage township setting is enhanced through protection of historic buildings and well designed new buildings that complement Warrandyte's distinctive historic and landscape quality. Strong landscaped edge to the river and open spaces to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element in the landscape.</td>
</tr>
</tbody>
</table>

### Criteria Matters for Consideration

#### Recommendation

**Recommended building setbacks**

30m setback from closest property boundary to river:
- reflects the developable area of the site in view of flooding constraints.
- minimises visibility of buildings from public space and river.
- allows space for strong vegetation buffer to river and public spaces to be maintained.

**Recommended maximum building height**

A mandatory maximum height of 8m (9m on sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands.

This is consistent with the height control of the Neighbourhood Residential Zone, schedule 1 (NRZ1) and maintains the established pattern of 1-2 storey development. It will ensure the scale of buildings sits well below the tree canopy height.

For the site included in the Urban Floodway Zone (UFZ), it is recommended that a mandatory maximum height of 8m (9m on sloping site) also apply, to ensure the scale of buildings sits well below the established tree canopy height.

**Recommended control boundary**

The river's broader landscape setting is a key feature of this area and warrants protection.
Proposed Minimum Setback

Yarra Street, Warrandyte

Topography & Overlay Controls

Legend
- Municipal Boundary
- Setback Reference Line
- 30m Setback Line
- Cadastral Boundary
- LSIO
- DDO Boundary
- 1m Contours
Proposed Minimum Setback

Yarra Street, Warrandyte

Zoning

Legend

- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
- PCRZ
- PPRZ
- RCZ
- NRZ
- RDZ1
- UFZ
- SUZ
- CLZ
Proposed Minimum Setback
Tills Drive, Wonga Park

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

Context
## Criteria Matters for Consideration

### Existing landscape character

<table>
<thead>
<tr>
<th>Character Type</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural landscape character</td>
<td>On the southern banks of the river, topography is low-lying, with views to the steep vegetated banks of the northern side of the river. Here, the river forms tight bends around low density bush residential areas, adjoining the Warrandyte State Park and The Island conservation areas. The river has a more natural, secluded and isolated character in this location.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>This area can be viewed from the adjoining conservation areas of the Warrandyte State Park and The Island, residential areas in North Warrandyte on the opposite bank, and from the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>In this area the topography on the northern side of the river rises up steeply from its edge, to elevated land beyond, reaching the highest ground of the study area. In addition, the tight bends of the river creates the sense of the river being an enclosed space. This area comprises rural residential properties with minimal built form, setback between 100m - 200m from the river's edge, as the land begins to rise. Although there are large areas of cleared land, heavy vegetation exists along the river’s edge.</td>
</tr>
</tbody>
</table>

### Future landscape directions

<table>
<thead>
<tr>
<th>Strategic context</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Public Acquisition Overlay (PAO) applies to the river frontage to a distance of approximately 50m from its edge, which allocates the land for potential future open space and limits development in this area. The Land Subject to Inundation Overlay (LSIO) also applies to the river frontage, to a distance of 100m-120m from the river’s edge, which restricts development due to flooding constraints.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Desired outcomes</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural, bush character is maintained. Visibility of buildings from the river and the opposite bank is avoided where possible. Strong landscaped edge to the river and conservation areas to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element in the landscape.</td>
<td></td>
</tr>
</tbody>
</table>

### Recommendation

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommended building setbacks</td>
<td>100m setback from closest property boundary to river:</td>
</tr>
<tr>
<td></td>
<td>- reflects minimum setback of existing development patterns.</td>
</tr>
<tr>
<td></td>
<td>- avoids unacceptable encroachment of development into river corridor within an area that has no structures readily within view of river’s edge or the opposite bank.</td>
</tr>
<tr>
<td></td>
<td>- sites allowable building envelope to reflect constraints of flood prone land and development which is closer to Tills Road.</td>
</tr>
<tr>
<td></td>
<td>- allows ample space for strong vegetation buffer to river.</td>
</tr>
<tr>
<td>Recommended maximum building height</td>
<td>A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands.</td>
</tr>
<tr>
<td></td>
<td>- This is consistent with the intent of the Rural Conservation Zone (RCZ3) in that it will ensure the scale of buildings sits well below the tree canopy height.</td>
</tr>
<tr>
<td>Recommended control boundary</td>
<td>Sites are surrounded by conservation areas which form a corridor of dense vegetation along the river.</td>
</tr>
<tr>
<td></td>
<td>- The river’s broader landscape setting is a key feature of this area and warrants protection.</td>
</tr>
</tbody>
</table>

---

**Tills Drive, Wonga Park**

Middle Yarra River Corridor Study Manningham Municipal Toolkit October 2016
Proposed Minimum Setback
Tills Drive, Wonga Park
Topography & Overlay Controls

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

0 100m 200m 300m
### Nelson Drive, Wonga Park

<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>Rural Environment</td>
</tr>
<tr>
<td>Natural landscape character</td>
<td>On the southern banks of the river, topography is low-lying, with views to the steep vegetated banks of the northern side of the river. Here, the river forms tight bends around low density bush residential areas, adjoining the Warrandyte State Park. The river has a more natural, secluded and isolated character in this location.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>This area can be viewed from the adjoining Warrandyte State Park, residential areas in North Warrandyte on the opposite bank, and from the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>In this area the topography on the northern side of the river rises up steeply from its edge, to elevated land beyond, reaching the highest ground of the study area. In addition, the tight bends of the river create the sense of the river being an enclosed space. This area comprises rural residential properties with minimal built form, setback a minimum of 100m from the river’s edge, as the land begins to rise. Although there are large areas of cleared land, heavy vegetation exists along the river’s edge.</td>
</tr>
<tr>
<td><strong>Future landscape directions</strong></td>
<td></td>
</tr>
<tr>
<td>Strategic context</td>
<td>These sites are within the Rural Conservation Zone (RCZ3) which allows for low intensity residential and agricultural development with a minimum lot size of 8ha. No height controls apply to this area. The Land Subject to Inundation Overlay (LSIO) also applies to the river frontage, and extends into this site in one small area to a distance of approximately 90m from the river’s edge, which restricts development in this location due to flooding constraints.</td>
</tr>
<tr>
<td>Desired outcomes</td>
<td>Rural, bush character is maintained. Visibility of buildings from the river and the opposite bank is avoided where possible. Strong landscaped edge to the river and conservation areas to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element in the landscape.</td>
</tr>
<tr>
<td><strong>Recommendation</strong></td>
<td></td>
</tr>
<tr>
<td>Recommended building setbacks</td>
<td>100m setback from closest property boundary to river:</td>
</tr>
<tr>
<td></td>
<td>• avoids unacceptable encroachment of development into river corridor within an area that has no structures readily within view of river’s edge or the opposite bank.</td>
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<td>• allows ample space for strong vegetation buffer to river.</td>
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<td>Recommended maximum building height</td>
<td>A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. This is consistent with the intent of the Rural Conservation Zone in that it will ensure the scale of buildings sits well below the tree canopy height.</td>
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<tr>
<td>Recommended control boundary</td>
<td>Sites are surrounded by conservation areas which form a corridor of dense vegetation along the river. The river’s broader landscape setting is a key feature of this area and warrants protection.</td>
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