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**APPENDICES**
- Appendix A: Existing Planning Scheme Provisions
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- Appendix C: Building Heights & Setbacks Analysis
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 Warrandyte, 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 Phillip Catchment Management Authority, to outline the actions the Victorian Government proposes to strengthen existing planning policy and controls for the Yarra River.

Councils 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 Warrandyte.

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 Phillip 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 Warrandyte
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 Warrandyte. 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 implementing 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 Banyule Planning Scheme, 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 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 Banyule 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 Banyule City Council are shown on the map on page 7: River Interface Character Types & Key Views.

Recommended Changes

The Banyule Planning Scheme has a number of well defined and applied planning controls that seek to protect the Yarra River from inappropriate development. This includes the Environmental Significance Overlay, Significant Landscape Overlay and the recent application of the Neighbourhood Residential Zone to areas within the broader Yarra River corridor.

This study has identified the need to apply stronger siting and design controls through the Banyule 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 Banyule 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.
- Combine SLO1 ‘Watercourse Environ’ and SLO2 ‘Yarra Valley Landscape Area’ into a single SLO control that takes in the confluence areas of the Darebin Creek and the Plenty River. The spatial application of the SLO should be extended to cover all land toward the Yarra River.
- Consider 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 Banyule

River Corridor Values

The Yarra River is a major landscape feature of significance to metropolitan Melbourne. These values are documented in detail in Chapter 2 of the Recommendations Report. Within the local context of the Banyule City Council, the river is specifically valued for:

- Its rich natural environment which includes some of the most valuable flora, fauna, geological and geomorphological assets in metropolitan Melbourne.
- The role it plays as a key biodiversity corridor through the municipality.
- The topographical formation of the Yarra River valley as it winds through the municipality, with land dropping down to the river corridor from the City’s distinctive ridgelines.
- Its dense vegetation cover underpinning the landscape character of surrounding residential and rural areas.
- The variety of landscapes as it transitions from the suburban settings of Ivanhoe, Heidelberg and Viewbank to the rural settings around Lower Plenty and surrounding conservation areas.
- The network of parklands and conservation areas along the river corridor, including the Banyule Flats, Warringal Parklands 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.

The Yarra River Character within Banyule

The character of the entire Middle Yarra River corridor is documented in detail in Chapter 3 of the Recommendations Report. Five different river character types have been identified within the Banyule City Council, shown on the map opposite, River Interface Character Types & Key Views.

Ivanhoe, Heidelberg and Viewbank - Leafy Suburban

The established residential neighbourhoods of Ivanhoe, Heidelberg and Viewbank are included within the Leafy Suburban Character Type. While these neighbourhoods are of a typical residential density for inner-middle Melbourne suburbs, they have a distinctively well-treed character, which complements the landscape character of the river corridor.

Most of the Leafy Suburban Character Type areas are located away from the river’s edge, beyond the buffer of open parklands that surround the river. In these areas, the distant visibility of buildings and roofs from the river corridor is an important consideration. It is also vital that a strong tree canopy is retained as a backdrop to the river corridor.

In many locations, buildings form the edge to the parklands and conservation areas of the river corridor. There are also several streets in Ivanhoe, Heidelberg and Rosanna which lie in close proximity to the river. 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.

Existing requirements for building siting and design within the Leafy Suburban areas have assisted in the retention of the highly vegetated character. This includes low site coverages allowing space for new planting, retention of existing trees and a building heights of one-two storeys sitting below predominant tree canopy.

Lower Plenty - Rural Environment

Parts of Lower Plenty, directly adjacent to the river corridor or its surrounding conservation areas, are included in the Rural Environment Character Type. These areas comprise large lot rural residential properties within a spacious setting and a bushy, native landscape environment. There is a mix of dwelling styles, some of which sit discretely within the landscape and others which are more visually dominant. There are also areas of cleared pastoral land, different types of rural structures and occasional horse ménages.

For lots adjoining the river, the siting and design of new buildings, retention of the tree canopy and protection of the riverbank environment are 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 and its surrounding conservation areas, and the retention of the tree canopy backdrop, are important considerations.

Riverside Parklands and Recreation

The many formalised open spaces and recreation reserves that lie on the flat land of the river’s floodplain, and follow the river corridor within its broader suburban setting, are included within the Parklands and Recreation Character Type. These spaces include the Lathrobe, Ivanhoe and Rosanna golf courses, Heidelberg Park and Warringal Parklands. The Main Yarra Trail provides access to these linked open spaces. These areas are well-vegetated with mature trees, with either a formally planted or naturalistic character.

While not subject to pressure for new development, the siting design of parkland and recreational infrastructure, particularly at the river’s edge, is an important consideration in these areas. This includes fencing, sports facilities and playgrounds, as well as jetties, boat ramps or sheds, and mooring facilities. As highly valued spaces along the river corridor, it is essential that this infrastructure is provided in a sensitive manner.

Riverside Conservation Areas

Large areas of bushland or conservation reserves lie along the river’s edge, including the Banyule Flats and the extensive Yarra Valley Parklands. These areas are all set aside for retention as bushland or wetlands and are included within the Yarra River Conservation Character Type. They are a valuable indication of the river in its most natural setting, providing habitat for a range of flora and fauna along the river’s course, and also provide a heavily landscaped buffer to residential areas beyond.

Within these areas, the siting and design of parkland and recreational infrastructure, particularly at the river’s edge, is also an important consideration, as per the Parklands and Recreation Character Type.

Key Views

There are numerous viewing opportunities within, to or from the river corridor within the Banyule City Council, and these are also documented in Chapter 3 of the Recommendations Report and shown on the map opposite.

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

- Dynamic views of the river that can be obtained from moving along the Main Yarra Trail or travelling 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, Bankside Street and Fitzsimons Lane.
- The viewing platform at the Yarra and Plenty Rivers’ confluence.
- The rapid observation point at Westerfolds Park.
- Views to the broader river corridor from elevated points in Heidelberg 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 SPPF. 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.
  - 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, enhanced 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 situated 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 SPPF 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 runoff from adjacent land uses.

Local Planning Policies & Controls

The local policies and controls of the Banyule 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.

**Municipal Strategic Statement (MSS)**

- Clause 21.01 Municipal Profile
- Clause 21.05 Natural Environment

**Local Planning Policies**

- Clause 22.02 Neighbourhood Character
- Clause 22.06 Cultural Heritage Conservation

**Zones**

- Neighbourhood Residential Zone (NRZ), Schedule 3 (8m mandatory height limit, or 9m on sloping sites, maximum of 2 dwellings per lot, permit requirement for dwellings on a lot less than 500m²)
- Residential Growth Zone Schedule 2 (13.5m discretionary height limit, or 14.5m on sloping sites)
- Low Density Residential Zone (0.4ha minimum subdivision area)
- Rural Conservation Zone (2ha minimum subdivision area)
- Public Park and Recreation Zone & Public Conservation and Resource Zone
- Urban Floodway Zone (restricts most development on flood-prone land adjacent to the river)
- Commercial 1 Zone (permit required for most buildings and works, however no built form standards)

**Overlays**

- Environmental Significance Overlays
  - ESO1: Yarra River, Plenty River & Darebin Creek
  - ESO4: Significant Trees & Areas of Vegetation
- Significant Landscape Overlays
  - SLO1: Watercourse Environments
  - SLO2: Yarra Valley Landscape Area
- Vegetation Protection Overlays
  - VPO1: Plenty River East Area
  - VPO3: Eaglemont, Ivanhoe East & Ivanhoe
  - VPO5: Substantial Tree Protection Area
- Land Subject to Inundation Overlay
- Heritage Overlay

**Reference Documents**

- Banyule City Council Neighbourhood Character Strategy (2012)
- Landscape Assessment for Significant Ridgelines in Banyule (2012)
- Heritage Strategy (2013)
- Aboriginal Heritage Study (1999)
Gaps in Planning Scheme Controls

The current suite of policies and controls in the Banyule 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 Banyule, 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.
- Substantial areas of NRZ adjoin the river corridor parklands applying an 8m mandatory height control. Other detailed design requirements recommended in this study are not able to be included in this zone schedule.
- 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, i.e. mandatory building heights and setbacks for sites abutting or in close proximity to the river.
- ESO1: Yarra River, Plenty River & Darebin Creek is in place to protect the riverbanks and riparian vegetation. The control is applied to all sites adjoining the river, both public and private land, and in most instances includes entire property parcels. This ESO provides the level of environmental and tree control envisaged by this study.
- ESO4: Significant Trees & Areas of Vegetation also relates to the protection of vegetation within the river environment. Together with the ESO1 these controls provide a comprehensive management framework for the environmental values of the river, including its banks and the waterway.
- The SLO1: Watercourse Environs relates to the wider river environment, beyond the extent of ESO1, to the east of Burke Road and up to the eastern municipal boundary. SLO1 includes an area related to the Yarra River’s confluence with the Darebin Creek.
- SLO2: Yarra Valley Landscape Area also relates to the wider river environment beyond the extent of ESO1, to the west of Burke Road. SLO2 includes an area related to the Yarra River’s confluence with the Plenty River and is applied to a broader landscape setting encompassing both riverine landscapes.
- The SLOs implement building design controls that are general in nature, and require consideration of the interface with the public spaces along the river corridor. These controls reflect the outcomes of the viewshed analysis of the Middle Yarra Concept Plan (1994) and are considered an important aspect of managing the Landscape Setting Corridor of the river in Banyule.
- The VPO1: Plenty River East Area, VPO3: Eaglemont, Ivanhoe East & Ivanhoe and VPO5: Substantial Tree Protection Area apply extensively to land beyond the extent of the ESO areas. The VPOs provide comprehensive protection of the tree canopy of the wider area, which forms the distant backdrop to the river environs.

- The Land Subject to Inundation Overlay requires permits for buildings and works on public and private land near the river, and limits development potential on these sites. Applications must be considered by Melbourne Water. The overlay does not relate to the management of river corridor landscape values.
- The Heritage Overlay manages the development of significant heritage places within the river corridor, but does not require consideration of landscape values, unless identified in a statement of significance.
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 Banyule 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. It 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 Banyule Planning Scheme based on the findings of the Recommendations 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.

Recommended Changes
This study recommends the following changes to the Banyule 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 sitting and design requirements.
• Combine SLO ‘Watercourse Environments’ and SLO2 Yarra Valley Landscape Area into a single SLO control that takes in the confluence areas of the Darebin Creek and the Plenty River. The spatial application of the SLO should be extended to cover all land toward the Yarra River.
• Consider 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 Richmond and Warrandyte. They reflect provisions and recommendations made for other municipalities along this stretch of the river.

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 Banyule that have been identified. The Middle Yarra River Corridor Study Recommendations Report, 2016, should also be included as a reference document.

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.

Over overshadowing is that a mandatory control may 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 Banyule, the proposed height is set at 8m (with a 9m sloping site allowance) for all areas. This is consistent with the established pattern of 1-2 storey residential development within all character areas within Banyule and the underlying Neighbourhood Residential Zone, Low Density Residential Zone, and Rural Conservation Zone within the corridor.

Setbacks from the Yarra River
Area-specific mandatory setbacks have been recommended, (see Appendix C), assessed against the methodology outlined in Chapter 5 of the Report.

Setback maps are included as attachments to the DDO schedule to provide direction on the location of the ‘Setback Reference Line’ that is to be used for determining horizontal setback measurements.

In all instances the ‘setback reference line’ relates to a cadastral/property boundary for ease of identification. Information showing the setback line on the DDO schedule map is for illustrative purposes.

Within Banyule setbacks vary between 30m and 100m from the Yarra River. For a number of areas it is proposed that an elevation contour level be used to define a more naturalistic setback. All setbacks are outlined in Table 5 of the proposed DDO.

Existing development within a setback
Where existing buildings are located within a mandatory setback distance it is proposed that the following mandatory conditions apply in relation to any application to partially or completely replace the building:

• the proposed height is consistent with the height specified for the area;
• the proposed replacement does not reduce the existing setback of the previous building;
• the footprint of the building is limited to the current gross floor area.

The proposed control provides discretion to the Responsible Authority should a re-orientation of the building footprint occur, to encourage an increased setback to be achieved and a better outcome from a visual impact perspective.

Fences
A permit is required to construct a fence within identified setback areas. An exemption is provided for simple rural post and wire, and timber rail type fencing.

Where a permit is required, key considerations should include that the height of the fence, the visual permeability and use of building materials do not contrast with the local environment. These requirements aim to ensure any proposed fencing does not have a negative visual impact on the overall local landscape character.

Site Coverage
It is proposed that a site area provision be included to limit built form and hard stand areas within a lot in a residential area as a discretionary requirement. This is to ensure that:

• the bulk and massing of built form or a hard stand area does not dominate the visual appearance of the site context;
• stormwater run off is reduced; and
• retention and expansion of vegetated areas is encouraged.

Building Materials
Materials selection is a key component and objective of the DDO. A discretionary requirement is included to ensure building materials utilise non-reflective colours and finishes to avoid visual intrusion with the context of the surrounding landscape. This requirement is discretionary given the variety of building products which are available, and the variable landscape characteristics of a given locality.
Subdivision
Appropriate consideration will need to be given to the potential impact future development associated with a subdivision may create from the perspective of the Yarra River environs. While this study has not recommended minimum subdivision lot sizes, this option could be investigated further by Council within the context of broader strategic land use planning objectives for areas adjacent to the Yarra River.

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, at the discretion of the Responsible Authority. This may include:

- A written assessment demonstrating how the proposal meets the objectives and requirements of the DDO.
- A survey plan, prepared and certified by a suitably qualified surveyor, accurately showing proposed buildings and works in relation to proposed mandatory height and setbacks, measured to Australian Height Datum and from natural ground level.
- A visual impact assessment which may comprise cross-sectional diagrams, photo montages or a view shed analysis from agreed publicly accessible viewing points.
- The need for shadow diagrams and a schedule of materials and finishes.

Referral of Applications
It is recommended that referral of applications within 50 to 100 metres of the banks of the Yarra River be referred to Melbourne Water on a recommending referral basis.

Referral should be focused on Melbourne Water’s review of the potential impact that a development may have on the health and function of the riverine environment, in addition to any potential flood constraints that may be present where a corresponding referral under a flood overlay exists. For example, this could include:

- Assessment of the removal of riparian, or other vegetation, and its impacts on bank stability or erosion.
- 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, 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 combine SLO1 ‘Watercourse Environments’ and SLO2 ‘Yarra Valley Landscape Area’ into a single SLO control that takes in the confluence areas of the Darebin Creek and the Plenty River. The spatial application of the SLO should be extended to cover all land toward the Yarra River.

A new SLO schedule titled ‘Yarra River (Birrarung) Corridor’ has been drafted for inclusion in the Banyule 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 viewshed 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 10 mapped to the centreline of the Yarra River.

The existing spatial extent of SLO3 should be maintained. This extent accurately reflects the topographical formation as it winds through the bottom half of the municipality with land dropping down to the river from the area’s distinctive ridgelines. It is proposed to extend the area covered by SLO3 to all areas south to the centreline of the Yarra River.

The existing extent of SLO2 where it captures the landscape of the Yarra River valley as it meets the Plenty River Valley should be retained to ensure that ongoing landscape management of this sensitive area within its low density residential setting is maintained. It is proposed that the SLO be extended to apply to all areas to the south and east to the centreline of the Yarra River. The above will assist to complement current application of ESO1 ‘Yarra River, Plenty River & Darebin Creek’ with its strong and consistent approach to matters of environmental significance.

Statement of Nature and Key Elements of Landscape
The proposed SLO schedule includes a statement which outlines the significance of the Yarra River at the State, regional and local level, structured in the following way to include:

- A statement outlining the importance of the Yarra River at a ‘whole of river’ perspective;
- The landscape, environmental, cultural and social value of the Yarra River; and
- An overview of the landscape values relevant to the SLO area within the Banyule Shire.

Landscape Character Objectives & Decision Guidelines
The objectives of the draft SLO are adapted from those outlined within Chapter 5 of the Recommendations Report. The objectives are structured under four key themes with the following general objectives:

- Landscape and environmental values
- Protection of waterway and the riparian zone
- Public open space and access
- Siting and design of built form

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

- Removal, destroy or lay 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 public authorities who may be conducting waterway, stream or other types of works which are aimed at ensuring the ongoing health of the waterway environment.

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.
- A landscape plan which outlines the location, species and 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 Guidelines for Approval of Jetty, 2011, Melbourne Water
Shared Pathway Guidelines, 2009, Melbourne Water
Banyule Weed Management Strategy, 2006, Banyule City Council
Banyule Urban Forest Strategic Plan, 2015, Banyule City Council
Lower Plenty Concept Plan, 1994, Melbourne Parks and Waterways
The Middle Yarra Concept Plan – Burke Road to Watsons Creek, 1993, Melbourne Parks and Waterways
The Middle Yarra Concept Plan – Dights Falls to Burke Road, 1990, Melbourne Parks and Waterways
Appendix A: Existing Planning Scheme Provisions
Middle Yarra River Corridor Study
Banyule Municipal Toolkit October 2016

Existing Planning Scheme Provisions

Municipal Strategic Statement

Banyule City Council recognises in the MSS the importance of the Yarra River as a recreational and environmental resource and as a place of notable natural and cultural heritage. The MSS recognises the influence of the built form on the natural environment and has objectives to protect and enhance the value of the Yarra River and its adjoining parkland environment. Particularly, its vision is to contribute to the aesthetic and environmental attributes of the Yarra River Corridor.

The Municipal Profile at Clause 21.01 includes reference to the significance of the Yarra River valley and vegetation corridor to Banyule. Clause 21.05 ‘Natural Environment’, identifies the important role of Banyule’s natural environment and the function it plays within the municipality. Objective 2 aims to protect and enhance the natural values of waterways and wetlands through rehabilitation, buffering from development and appropriate management of stormwater run-off. These goals will be achieved through the implementation of the appropriate zones and overlays.

The MSS lists a number of reference documents. Of particular relevance are:

- Middle Yarra River Concept Plan, Dights Falls to Burke Road (1990)
- The Middle Yarra Concept Plan - Burke Road to Watsons Creek (1993)
- Banyule Environment Policy and Strategy: Protecting and Enhancing our Local Environment (1997)
- Banyule City Council Annual State of the Environment Report

Local Planning Policy

The Neighbourhood Character Policy at Clause 22.02 includes specific direction for residential areas in adjoining the Yarra River corridor and its floodplains. This relates to maintenance of the low density environment of areas around Lower Plenty, protection of the tree canopy and native vegetation environment, designing buildings to reflect the undulating topography (where a feature of the area), and encouraging the use of natural or muted tones in new development. The Policy has been recently updated to include specific requirements for each of the new residential zones within each neighbourhood character precinct.

The Cultural Heritage Conservation Policy at Clause 22.06 relates to many sites within the Yarra River Corridor. Clause 22.06 outlines the policy basis and objectives for cultural heritage sites controlled by a Heritage Overlay. It sets out detailed policies and objectives which aim to conserve heritage places and control new and existing development in areas of heritage and cultural significance.

Zones

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

Public Parks & Recreation Zone (PPRZ)

This zone covers large areas of public land along or near the Yarra River, including the Ivanhoe Golf Course, Heidelberg Park and Cricket Ground and parklands in Lower Plenty. Together with land included in the PCRZ, the PPRZ provides an almost continual buffer of highly-vegetated parkland along the river (at varying widths). There are no specific siting or design requirements in this zone.

Public Conservation & Resource Zone (PCRZ)

The PCRZ is the most prevalent zone along the Yarra River, covering large segments of the river corridor along the boundary of the municipality. It includes the major open spaces of the Yarra Valley Parklands, the Banyule Flats Reserve and the Warriingal Parklands. There are no specific siting or design requirements in this zone.

Special Use Zone (SUZ)

The SUZ is applied to the Rosanna Golf Course, which has a small area of interface with the river. The Schedule to the zone (SUZ1) identifies the land as private sports grounds with the purpose of ensuring orderly and proper use and development that does not detract from the amenity of the surrounding neighbourhood. There are no specific siting or design requirements in this zone.

Public Conservation & Resource Zone (PCRZ)

The PCRZ is the most prevalent zone along the Yarra River, covering large segments of the river corridor along the boundary of the municipality. It includes the major open spaces of the Yarra Valley Parklands, the Banyule Flats Reserve and the Warriingal Parklands. There are no specific siting or design requirements in this zone.

Rural Conservation Zone (RCZ)

The RCZ applies to parts of Lower Plenty and Viewbank. There is a small part of the zone intersecting the river. The schedule to this zone highlights the environmental values of land in close proximity to the Yarra River. The schedule limits the minimum subdivision area to 2ha. Broad decision guidelines require consideration of environmental and landscape values and the impact of new development upon vistas.

Neighbourhood Residential Zone (NRZ)

The NRZ is applied to areas immediately adjoining the riverside parklands of Ivanhoe, Eaglemont, Rosanna and Viewbank, including those areas within the Significant Landscape Overlay. A maximum of two dwellings per lot may be constructed and a mandatory height limit of 8m (9m on a sloping site) applies. Schedule 3 to the NRZ implements a permit requirement for dwellings on a lot less than 500m².

General Residential Zone (GRZ)

Areas of the GRZ stretch beyond the NRZ into the river’s wider hinterland, through the suburbs of Ivanhoe, Heidelberg, Rosanna and Viewbank. These areas are mostly included within schedule 2 to the GRZ: Incremental areas (GRZ2) which stipulates a requirement of a maximum 40% site coverage and 1 tree to be provided per 400m², including 1 large tree in the front setback. Height requirements apply (discretionary 9m height limit or 10m on a sloping site).

Residential Growth Zone (RGZ)

The RGZ is applied to residential areas around the Heidelberg Activity Centre. The discretionary height limit of 13.5m applies.

Low Density Residential Zone (LDRZ)

The LDRZ is applied to land in Lower Plenty, which interfaces the river and extends to the north-eastern corner of the municipality, close to the boundary. The schedule sets the minimum lot size at 0.4ha and Council is currently undertaking strategic justification work to apply this requirement to the new format zone schedule. 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)
Small areas of UFZ are located in Heidelberg, including The Greenery runnery on Bankside street and parkland and residential sites nearby on Vine Street. There is also a small area of parkland in Ivanhoe zoned UFZ. Use and development of land is limited in this zone and comprehensive review of how it might be affected by flooding is required.

Commercial 1 Zone (C12)
A small part of commercial land within in the Heidelberg Activity Centre is included in the study area, which allows a wide range of commercial and mixed use development, many of which do not require a planning permit.

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

ESO1: Yarra River, Plenty River & Darebin Creek
The Environmental Significance Overlay Schedule 1 applies to the slopes and environs close to the river’s edge. The Overlay aims to enhance the conservation and maintenance of the streamside environment and minimise the loss of vegetation along the river’s edge. It requires a permit to remove, lop or prune any significant vegetation, and to construct a fence or a building over 4.5m in height. Decision guidelines include consideration of the visual amenity of the natural and open spaces or prominent scenic viewpoints. A minimum requirement of 50% site permeability applies. The Overlay makes reference to a number of documents including:

- The Middle Yarra River Concept Plan – Dights Falls to Burke Road, August (1990)
- Middle Yarra Concept Plan – Burke Road to Watsons Creek (1991)
- An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas, Banyule City Council, September (1995)
- Wildlife Corridor Program, Banyule City Council, (2000).

ESO4: Significant Trees & Areas of Vegetation
The Environmental Significance Overlay Schedule 4 aims to protect and enhance trees and areas of vegetation that are significant within the municipality. There are numerous sites near to the river corridor included within ESO4. The Overlay requires a permit to remove, lop or prune any significant vegetation. ESO4 is not specific to vegetation around the river. The table within the schedule lists specific locations of significant vegetation. Reference is made to:

- City of Banyule – Significant Trees and Vegetation Study (March 2000)
- Banyule City Council Significant Trees and Vegetation Register
- National Trust (Victoria) Significant Trees Register.

SLO1: Watercourse Environs
The Significant Landscape Overlay Schedule 1 relates to the wider river environment, beyond the extent of ESO1 which follows the river’s edge. It is located to the east of Burke Road and up to the eastern municipal boundary.

The overlay aims to protect watercourses and their immediate environs from inappropriate development that detracts from the appearance of the area. It aims to maintain a vegetation screen for views to and from the river. A permit is required for a building with a wall over 8 metres or any other part over 12 metres, and to remove native vegetation or exotic trees.

The decision guidelines include ensuring that buildings or works are in keeping with the character of the area and protecting vistas from the river, nearby streets, adjoining open spaces or prominent scenic viewpoints. A minimum requirement of 50% site permeability applies and buildings when viewed from the river or on ridgetops must be totally screened by vegetation. There are no building height or setback requirements.

VPO1: Plenty River East Area
The Vegetation Protection Overlay Schedule 1 applies to land east of the Plenty River, in Lower Plenty. The purpose of the overlay is to conserve the existing pattern of vegetation, landscape quality and ecosystems within the area, which is subject to ongoing development. A permit is required to remove, lop or destroy native vegetation.

The overlay makes reference to a number of documents including the Wildlife Corridor Program, Banyule City Council (2000).

VPO3: Eaglemont, Ivanhoe East & Ivanhoe
The Vegetation Protection Overlay Schedule 3 applies to the garden suburban neighbourhoods within this area identified in the Neighbourhood Character Strategy. The purpose of the overlay is to protect the contribution that trees make to neighbourhood character, local identity and habitat links, particularly in relation to the Yarra River valley and wildlife corridor. A permit is required to remove, lop or destroy trees over a specified height and size.

VPO5: Substantial Tree Protection Area
The Vegetation Protection Overlay Schedule 5 applies to the garden court and garden suburban neighbourhoods identified in the Neighbourhood Character Strategy. This includes an extensive part of the City’s residential neighbourhoods. The purpose of the overlay is to protect the contribution that trees make to neighbourhood character, local identity and habitat links. A permit is required to remove, lop or destroy trees over a specified height and size.

DDO5: Heidelberg Specialised & Major Activity Centres
The general purpose of DDO5 is to promote development that positively contributes to the built form and the public realm. Specifically relating to the Yarra River, one of the objectives is to provide consistent building setbacks along Blagundy Street, Hawkdon Street and Cape Street in order to retain valued views to the Yarra River Corridor. For sites directly adjoining the riverside parklands a maximum height of 10m applies.

DDO8: Plenty River East Neighbourhood Character
This DDO applies to residential neighbourhoods to the north-east of the Yarra and Plenty Rivers confluence. The purpose of DDO8 is to ensure that buildings do not penetrate the tree canopy, retain the area’s heavily vegetated character and maintain the spaciousness and bush character of front gardens. A permit is required for buildings over 8 meters in height or within the drip line of a tree protected under a VPO or ESO, or to construct a fence. No building height or setback requirements are stipulated.

Land Subject to Inundation Overlay
The LSIO is applied along the length of the Yarra River within Banyule, to the parklands and the adjoining residential interface beyond. A permit is required for specified buildings and works and for subdivision. No building height, setbacks or site coverage requirements are stipulated.

Heritage Overlay
There are a number of identified sites, including buildings and open spaces, with heritage overlays throughout the municipality which are concentrated along the river. Significant sites include the Yarra Flats (HO134), Wilson Reserve (HO167), Cressworth Park (HO168), the Banyule Homestead (HO13) and the Viewbank Homestead (HO).
Appendix B: Planning Scheme Maps
Appendix C: Building Heights & Setbacks Analysis
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### Existing landscape character

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Character Type</strong></td>
<td>Leafy Suburban</td>
</tr>
</tbody>
</table>

**Natural landscape character**

In this small section of the river in Ivanhoe, residential development meets the edge of the river directly. The Darebin Creek runs along the western edge of this area. Here, the river banks have a moderate rise, then rise more gradually up to the undulating landscape of the broader area. In this area the northern banks have a higher elevation than the banks to the south which form a broad floodplain; this has allowed the northern banks to be developed.

Despite the area being developed, it retains a strong tree canopy cover and the river banks are well vegetated.

**Pattern of viewing**

This area is visible from parklands, golf courses, recreational trails and the waterway itself. The area can be viewed in part from Wilson Reserve which adjoins the area to the east and includes a section of the Main Yarra Trail. There are no recreation trails near the river’s edge in this location; however, a proposed trail could provide a link along the Darebin Creek, over the Yarra via a pedestrian bridge to Kew.

It is also visible from the Green Acres Golf Club on the opposite bank, and in part from the Latrobe Golf Club, on the opposite side of Darebin Creek.

**Interaction of built form & landscape**

Riparian vegetation is established along and across the steep river bank, forming a strong tree canopy that extends into the adjoining neighbourhoods. The canopy of established trees of the riverbank merges with those along property boundaries, within site frontages and along streets. Collectively, these elements form the dominant treed setting along the wider river corridor.

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

The established residential development is visible from the river or opposite bank through the vegetation screen. Development shows a relatively consistent setback pattern of between 40-60m, with buildings located towards the street frontage and away from the river’s edge due to the steep topography of the river banks and flooding issues.

The strong tree canopy forms the skyline view from the river, with built form visible among the trees.

### Future landscape directions

<table>
<thead>
<tr>
<th>Strategic context</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Neighbourhood Residential Zone (NRZ3)</strong> applies, which allows for residential development, with limited opportunity for increased density. A mandatory maximum height limit of 8m (9m sloping sites) applies and a maximum of two dwellings on a lot. The Land Subject to Inundation Overstory (LSIO) is applied along the edge of the Yarra River, to a depth of approximately 30-80m from the setback reference line, and to the Darebin Creek, to a depth of approximately 30-40m from the setback reference line. Limited development has occurred within this area due to flooding constraints.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Desired outcomes</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Visibility of buildings from the river, adjoining open spaces and the opposite bank is minimised.</strong> 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. Established pattern of building setbacks that reflect the topography of the floodplain is maintained.</td>
<td></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>Form &amp; landscape</strong></td>
<td>Interaction of built form &amp; landscape</td>
</tr>
</tbody>
</table>

### Recommendation

<table>
<thead>
<tr>
<th>Matters for Consideration</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum building setbacks</strong></td>
<td>A minimum setback distance from the river’s edge is recommended to reflect existing planning controls, the established development patterns and the site topography:</td>
</tr>
</tbody>
</table>

- **40m setback** from the closest property boundary to the Yarra River or the 19m AHD contour line (whichever is the greater):
  - is equivalent to the minimum setback of existing buildings on sites abutting the river.
  - reflects the established setback pattern that has been formed by the floodplain topography.
  - avoids further encroachment of development into river corridor.
  - sites building envelope so that it is away from the immediate river corridor and partly concealed from river by vegetation.
  - allows space for strong vegetation buffer to river.

- **UFZ zone boundary:**
  - reflects the limited development potential of this site and its use as public open space.

- **30m setback or 19m AHD**, whichever is the greater from the closest property to Darebin Creek:
  - allows for a strong vegetation buffer to be maintained along the waterway.

| **Maximum building height** | A mandatory maximum height limit of 8m (9m on a sloping site) is recommended. This is consistent with the height control of the Neighbourhood Residential Zone, and maintains the established pattern of 1-2 storey development. It will ensure the scale of buildings sits well below the tree canopy height. |

| **Recommended control boundary** | Properties abut river’s edge and are within area recommended for management. DDD is recommended to be applied to properties abutting the river’s edge, or within close proximity to river, in order to implement mandatory height and setback controls. Flat topography allows high visibility of buildings from identified view points. |
Proposed Minimum Setback

Banksia & Vine Streets, Heidelberg

Context

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

## Criteria | Matters for Consideration
--- | ---
**Recommendation** |  
Recommended minimum building setbacks | **40m setback** from the closest property boundary to the Yarra River:
- is equivalent to the minimum setback of existing buildings on sites abutting the river;
- reflects the established setback pattern that has been formed by the floodplain topography;
- avoids further encroachment of development into river corridor;
- sites building envelope so that it is away from the immediate river corridor and partly concealed from river by vegetation;
- allows space for strong vegetation buffer to river.

Recommended maximum building height | Land within the recommended control boundary is either currently used as public space or has potential future use as open space. A **6m maximum height** limit is recommended for these sites, given their direct interface with the river’s edge and as a consistent approach to management of built form on public land across the inner-Middle Yarra River corridor. This ensures a low building profile within these locations that have the strongest naturalistic character.

Recommended control boundary | These sites lie within close proximity to the river and parkland and are within the area recommended for management. The flat topography allows high visibility of buildings from identified view points. While the UFZ zoning, LSIO and PAO means development is highly restricted, sites could still potentially be developed. The DDO should be applied on these sites to implement height, setback and detailed design controls, in discussion with Melbourne Water. Additionally, see a Flood Management Plan should be prepared for this area with objectives relating to design near the river included.

Other sites near to the river in the Vine Street area are included within the Heidelberg Activity Centre and subject to the controls of DDOS, and not included within the proposed Yarra River DDO as a result.
Proposed Minimum Setback
Banksia & Vine Streets, Heidelberg
Topography & Overlay Controls

Legend
- Municipal Boundary
- Setback Reference Line
- 40m Setback Line
- Cadastral Boundary
- LSIO
- PAO
- DDO Boundary
- 1m Contours
Proposed Minimum Setback
Rosanna Golf Club, Lower Plenty

Context

Legend
- Municipal Boundary
- Setback Reference Line
- Recommended Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
### Rosanna Golf Club, Lower Plenty

#### Criteria: Matters for Consideration

**Existing landscape character**

<table>
<thead>
<tr>
<th>Character Type</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural landscape character</td>
<td>This area forms part of the expansive floodplains of the Yarra River flats. The low-lying land extends either side of the river, creating billabongs and wetlands along the river's course, and it is mostly set among parklands. The Plenty River meanders through the Rosanna Golf Club site to meet the Yarra River. Both river corridors are heavily vegetated with a native tree canopy and undergrowth. This site is part of an extensive network of linked parklands which occupy the lower-lying, flood prone parts of the Yarra River flats. Adjoining the Golf Club to the west is the Banyule Flats Reserve and to the east is the Yarra Valley Parklands. Birrarung Park is located on the opposite bank of the Yarra to the south. While these parklands feature areas of dense native vegetation, there are also cleared areas of former pastoral land, as well as the formal planting of the Golf Club.</td>
</tr>
</tbody>
</table>

#### Pattern of viewing

<table>
<thead>
<tr>
<th>Matters for Consideration</th>
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</thead>
<tbody>
<tr>
<td>This site can be viewed directly from the Main Yarra Trail which runs along its southern boundary and from the elevated parts of the Plenty River trail which runs to the west of the site. It can also be viewed from the waterways of the Yarra and Plenty Rivers.</td>
</tr>
</tbody>
</table>

#### Interaction of built form & landscape

<table>
<thead>
<tr>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is no built form visible in this location, only the fencing and infrastructure associated with the Golf Club. There is a strong presence of native vegetation and an established tree canopy around the site.</td>
</tr>
</tbody>
</table>

#### Future landscape directions

**Strategic context**

- The site is zoned Special Use (SUZ), providing for the use and development of a golf course. No height controls apply. The Land Subject to Inundation Overlay (LSIO) applies to most of the site, further restricting development due to flooding issues.
- The City of Banyule are undertaking environmental field work across the Banyule Flats which is identifying the area as having a high level of significance. This may lead to future planning scheme protection of environmental values in the area.

**Desired outcomes**

- Openness of river corridor parkland maintained, where buildings are well screened by vegetation.
- Visibility of buildings from the river, adjoining parkland and the Main Yarra Trail is minimised, and avoided where possible.
- Strong landscaped edge to the river and open spaces to screen views to buildings is maintained.
- Openness of the river corridor parkland is maintained, where buildings are well screened by vegetation.
- Topography of the river’s floodplains is reflected in siting new development.

#### Criteria: Matters for Consideration

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Matters for Consideration</th>
</tr>
</thead>
</table>
| **Minimum building setbacks** | Setback from the 30m AHD contour line, as a discretionary control:  
  - reflects the developable area of the site in view of flooding constraints.  
  - avoids unacceptable encroachment of development into corridor of both rivers, within an area that currently has no structures near the edge of either river  
  - sites building envelope so that it is away from the Yarra River corridor and would be concealed from the Yarra River by topography and vegetation.  
  - allows space for strong vegetation buffer to both rivers.  
  - as a discretionary control, allows flexibility for future development, provided it meets the overarching objectives of the DDO. |

| **Maximum building height** | Land within the recommended control boundary is currently used as publicly accessible recreation space. An 8m maximum height limit (9m on a sloping site) is recommended, reflecting the scale of the existing two storey clubhouse and its siting away from the river’s edge and within a residential context. A building scale of up to 8m would still ensure that built form sits well below the dominant tree canopy. |

| **Control boundary** | Property abuts river’s edge and is within area recommended for management. DDO is recommended to be applied to introduce mandatory height and setback controls at the river’s edge and this property which abuts the river’s edge and lies between parkland and conservation areas along the Main Yarra Trail. Entire site is included within proposed control area for ease of administration and to ensure adequate protection to surrounding open spaces. |
Proposed Minimum Setback
Rosanna Golf Club, Lower Plenty
Zoning

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

Legend
0                        200m

Municipal Boundary
Setback Reference Line
Recommended Minimum Setback Line
Cadastral Boundary
DDO Boundary
PCRZ
PPRZ
NRZ
SUZ
RCZ
### Bonds Road & Odyssey House, Lower Plenty

<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>The topography in this area is rising gradually from the expansive floodplains of the Yarra River flats to the east, to the more elevated ground beyond. The site on the western side of Bond Street is located within the on lower lying land adjoining the river. The site on the eastern side of Bond Street includes Odyssey House, and is located on higher ground, where the river banks rise gently up to a prominent ridgeline. These sites are located within the Yarra Valley Parklands, which are part of an extensive corridor network of open spaces and conservation areas along the river. On the opposite bank of the river is Finns Reserve, Templestowe. Within the parklands, alongside the river itself and on private land are dense stands of native vegetation.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>These sites can be viewed from the surrounding Yarra Valley Parklands, the Main Yarra Trail, Finns Reserve and the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>The site to the west of Bond Street is undeveloped rural land with a direct frontage to the river. The Odyssey House site includes a complex of buildings, which are set among open rural land with a screen of established native vegetation and canopy trees. These buildings are set back approximately 60m from the river’s edge.</td>
</tr>
</tbody>
</table>

| Future landscape directions | |
| Strategic context | The Rural Conservation Zone (RCZ) supports low intensity residential and agricultural development with a minimum lot size of 2ha. The Land Subject to Inundation Overlay (LSIO) applies to the river frontage. |
| Desired outcomes | Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised. Strong landscaped edge to river and open spaces to screen views to buildings 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. |

<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</td>
<td>West of Bonds Road: 100m setback from closest property boundary to river:</td>
</tr>
<tr>
<td>minimum building setbacks</td>
<td>- avoids unacceptable encroachment of development into river corridor within an area that has no development near river’s edge.</td>
</tr>
<tr>
<td></td>
<td>- sites building envelope so that it is away from the immediate river corridor and would be partly concealed from river by topography and vegetation.</td>
</tr>
<tr>
<td></td>
<td>- allows space for strong vegetation buffer to river.</td>
</tr>
<tr>
<td></td>
<td>Odyssey House site: 60m setback from closest property boundary to river:</td>
</tr>
<tr>
<td></td>
<td>- is equivalent to the minimum setback of existing buildings from the river.</td>
</tr>
<tr>
<td></td>
<td>- avoids further encroachment of development into river corridor.</td>
</tr>
<tr>
<td></td>
<td>- sites building envelope so that it is away from the immediate river corridor and partly concealed from river by topography and vegetation.</td>
</tr>
<tr>
<td></td>
<td>- allows buildings to be sited just below the ridgeline, so that built form does not encroach upon the skyline as viewed from the opposite bank.</td>
</tr>
<tr>
<td></td>
<td>- sets development back from the Main Yarra Trail, allowing space for strong vegetation buffer to Trail and river.</td>
</tr>
<tr>
<td><strong>Recommended</strong></td>
<td>A mandatory maximum height limit of 8m (9m on a sloping site) is recommended. This is consistent with the low scale character of the Rural Environment character type, and maintains the established pattern of 1-2 storey buildings. It will ensure the scale of buildings sits well below the tree canopy height in the context of surrounding parkland and vegetation.</td>
</tr>
<tr>
<td>maximum building height</td>
<td>Property abuts river’s edge and is within area recommended for management. Relatively flat topography allows high visibility of buildings from identified view points. DDO includes entire site boundary.</td>
</tr>
</tbody>
</table>
Proposed Minimum Setback

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

Legend
- Municipal Boundary
- Setback Reference Line
- 60-100m Setback Line
- Cadastral Boundary
- LSIO
- PAO
- DDO Boundary
- 1m Contours
Proposed Minimum Setback

Bonds Road & Odyssey House, Lower Plenty

Legend

- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- PCRZ
- RCZ
- DDO Boundary
Proposed Minimum Setback
Montpelier Drive & Rosehill Road Area, Lower Plenty

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
### Criteria Matters for Consideration

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

### Recommendation

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommended minimum building setbacks</strong></td>
<td>80m setback from closest property boundary to river in area.</td>
</tr>
<tr>
<td></td>
<td>• avoids further encroachment of development into river corridor within an area that is on elevated ground and highly visible from opposite bank.</td>
</tr>
<tr>
<td></td>
<td>• sites building envelope so that it is away from the immediate river corridor and partly concealed from river by topography and vegetation.</td>
</tr>
<tr>
<td></td>
<td>• allows buildings to be sited just below the ridgeline, so that built form does not encroach upon the skyline as viewed from the opposite bank.</td>
</tr>
<tr>
<td></td>
<td>• 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 limit of 8m (9m on a sloping site) is recommended. This is consistent with the low scale character of the Bush Residential and Rural Environment character types, and maintains the established pattern of 1-2 storey buildings. It will ensure the scale of buildings sits well below the tree canopy height.</td>
</tr>
<tr>
<td><strong>Recommended control boundary</strong></td>
<td>Properties abut the river’s edge are within area recommended for management. DDO is recommended to implement mandatory height and setback controls on this highly visible elevated ground. DDO includes entire site boundaries.</td>
</tr>
</tbody>
</table>
Proposed Minimum Setback
Montpelier Drive & Rosehill Road Area, Lower Plenty
Topography & Overlay Controls

Legend
- Municipal Boundary
- Setback Reference Line
- 80m Setback Line
- Cadastral Boundary
- DDO Boundary
- LSIO
- PAO
- 1m Contours
Proposed Minimum Setback
Montpelier Drive & Rosehill Road Area, Lower Plenty
Zoning

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

0          100m
Proposed Minimum Setback
Yarra Hill Close, Lower Plenty

Context

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
## Yarra Hill Close, Lower Plenty

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
</table>
| Existing landscape character            | **Character** Rural Environment  
**Natural landscape character** Yarra Hill Close comprises low density residential sites, set on elevated land. Westerfolds Park is on the opposite bank. The river banks on both sides are heavily treed which creates a naturalistic and bushy character.  
Yarra Hill Close is on elevated land, and the topography of the northern river bank rises up relatively steeply to a prominent ridgeline beyond. Here, the river corridor is more enclosed space, in contrast to the wide river flats downstream.  
While buildings in this area are generally screened by the heavy vegetation of the river’s edge, some built form is visible from viewing locations, as buildings are set close to the river.  
**Pattern of viewing** This area can be viewed from Westerfolds Park and the Main Yarra Trail on the opposite bank, the Fitzsimons Lane bridge crossing, and the waterway itself.  
**Interaction of built form & landscape** Building setbacks are varied in this area, ranging from 40m-80m. Larger lot sizes enable a higher level of vegetation screening. The elevated land results in the potential for buildings to be visually prominent in this location.  
**Future landscape directions** Strategic context Rural Conservation Zone (RCZ) applies and sets a minimum lot size of 2ha. No height controls apply.  
The Public Acquisition Overlay (PAO2) which is allocated for potential future open space, applies to all private land fronting the river.  
The Land Subject to Inundation Overlay (LSIO) also applies within a varied distance of between 30–80m similar distance from the river, which limits development opportunities due to flooding issues.  
**Desired outcomes** Low density, rural and bush character is maintained. Visibility of buildings from the river and Westerfolds Park on the opposite bank is minimised or avoided where possible. 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. |
| Recommendation                          | **Recommended building setbacks**  
60m setback from closest property boundary to river:  
- avoids further encroachment of development into river corridor within an area that is on elevated ground and highly visible from opposite bank  
- sites building envelope so that it is away from the immediate river corridor and partly concealed from river by topography and vegetation.  
- allows buildings to be sited just below the ridgeline, so that built form does not encroach upon the skyline as viewed from the opposite bank.  
- allows ample space for strong vegetation buffer to river  
- reflects the existing pattern of development and the subdivision layout.  
**Recommended maximum building height** A mandatory maximum height limit of 8m (9m on a sloping site) is recommended. This is consistent with the low scale character of the Bush Residential and Rural Environment character types, and maintains the established pattern of 1-2 storey buildings. It will ensure the scale of buildings sits well below the tree canopy height.  
**Recommended control boundary** Properties about the river’s edge are within area recommended for management. DDO is recommended to implement mandatory height and setback controls on this highly visible elevated ground. DDO includes entire site boundaries. |
Proposed Minimum Setback
Yarra Hill Close, Lower Plenty
Zoning

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