

PLENTY RD CORRIDOR 30° rear setback variables

Gradients are measured from data on Intramaps, along length of site from main road edge to rear of site, following steepest alignment (unless otherwise indicated).

Gradients equal to or greater than 1 : 7 shown in red text

Blocks originally exhibited with 30° rear setback shown on green background

Yvonne's notes in orange [Joerg with *}

RS - 08/04/2015

	Lot	Rear lane? (Y/N)	HO present		Distance (m)	Height (m)	Average Gradient (%)	Average Gradient (ratio)	Notes
			On site (Y/N)	On adjacent site (Y/N)					
THE JUNCTION									
- west side of High St									
Miller St to Oakover Rd	1A	Y	N	N	37.8	1.5	25.2	1 : 25	
	3	Y	N	N	37.8	1.97	19.2	1 : 19	
	17	Y	N	N	37.8	1.97	19.2	1 : 19	
	21	Y	N	N	37.8	2	18.9	1 : 19	
	33	Y	N	N	37.8	1.61	23.5	1 : 23	
	39	N	N	N	37.8	1.15	32.9	1 : 33	
	53	Partial (rear side)	N	N	63.3	2.86	22.1	1 : 22	
	67	N	N	N	30.5	1	30.5	1 : 31	
1 Oakover Rd	N	N	N	63.2	2.13	29.7	1 : 30		
Oakover Rd to Warrs Ave	81	N	N	N	98.8	2.8	35.3	1 : 35	
Warrs Ave to Showers St	93	Partial (rear side)	Partial (front)	Y (side)	103.5	2.35	44.0	1 : 44	
	105	Y	Y	Y (side)	30.6	1	30.6	1 : 31	
Showers St to Esther St	115	Y	N	Y (rear)	30.3	0.8	37.9	1 : 38	
	133	Y	N	Y (rear)	30.3	0.7	43.3	1 : 43	
	135	Y	N	Y (rear)	30.3	0.86	35.2	1 : 35	
								38.8	1 : 39
Esther St to Adeline St	137	Y	N	Y (rear)	33.6	1.14	29.5	1 : 29	
	141	Y	N	Y (rear)	33.6	1.29	26.0	1 : 26	
	143	Y	N	Y (rear)	33.6	1.4	24.0	1 : 24	
							26.5	1 : 27	<-- Average across block
Adeline St to Gertrude St	147	Y	N	Y (rear)	33.6	1.37	24.5	1 : 25	
	153	Y	N	Y (rear)	33.6	1.36	24.7	1 : 25	
	155	Y	N	Y (rear)	33.6	1.4	24.0	1 : 24	
	157	Y	N	Y (rear)	33.6	1.27	26.5	1 : 26	
	159	Y	N	Y (rear)	33.6	1.5	22.4	1 : 22	
							24.4	1 : 24	<-- Average across block
- straight down steepest slope	rear of 159	Y	N	Y (rear)	8.8	1.5	5.9	1 : 6	Slope is entirely hidden within site

Gertrude St to Garnet St	161	Partial	Partial (rear)	Y (rear)	43.2	1.94	22.3	1 : 22
	195	Y	N	Y (rear)	38.3	1.59	24.1	1 : 24
	197	Y	N	Y (rear)	38.3	1.59	24.1	1 : 24
	201	Y	N	Y (rear)	38.3	1.69	22.7	1 : 23
	203	Y	N	Y (rear)	38.3	1.61	23.8	1 : 24
							23.4	1 : 23 <-- Average across block

Garnet St to Bell St	205 - 215	Y	N	Y (rear)	38.3	1.5	25.5	1 : 26
	217 - 219	Y	N	N	38.3	1.5	25.5	1 : 26
	223	N	N	N	41.2	1.38	29.9	1 : 30

- east side of High St, sites with HO's or HO's in vicinity

	116	Y	N	Y (rear)	33.6	1.78	18.9	1 : 19 High St is on low side of slope.
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- west side of Plenty Rd, sites with HO's or HO's in vicinity

Raglan St to Junction St	79	Y	N	Y (side)	27.9	1	27.9	1 : 28
	85	Y	Y	Y (side)	31.2	1.15	27.1	1 : 27
	87	Y	Y	Y (side)	33.3	1.19	28.0	1 : 28
	89	Y	Y	Y (side)	34.7	1.3	26.7	1 : 27
	91A	Y	Y	Y (side)	36.8	1.4	26.3	1 : 26
	93	Y	Y	Y (side)	38.3	1.25	30.6	1 : 31
	95	Y	Y	Y (side)	41.3	1.69	24.4	1 : 24
	99	Y	Y	Y (side)	35.8	1.29	27.8	1 : 28
	105	Y	Y	Y (side)	35.8	1.16	30.9	1 : 31
	107	Y	Y	Y (side)	35.8	0.96	37.3	1 : 37
								28.7

- Straight down steepest slope

	from 95 to 91A	Y	Y	Y (side)	26.9	2	13.5	1 : 13
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Yann St to Seymour St	131	Y	Y	Y (side & rear)	36	0.53	67.9	1 : 68
	133	Y	Y	Y (side & rear)	36	0.55	65.5	1 : 65
	135	Y	Y	Y (side & rear)	36	0.69	52.2	1 : 52
	137	Y	Y	Y (side & rear)	36	0.78	46.2	1 : 46
	141	Y	Y	Y (side & rear)	36	0.76	47.4	1 : 47
	143	Y	N	Y (side & rear)	36	0.7	51.4	1 : 51
	145	Y	N	Y (rear)	36	0.62	58.1	1 : 58
	147	Y	N	Y (rear)	36	0.77	46.8	1 : 47
	149	Y	N	Y (rear)	36	0.99	36.4	1 : 36
							52.4	1 : 52 <-- Average across block

- Straight down steepest slope

	rear of 145	Y	N	Y (rear)	19.6	1	19.6	1 : 20
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Seymour St to Bell St	151 - 157	N	N	N	Sites have negligible gradients			
	159 - 169	Y	N	N	Sites have negligible gradients			
	175 - 189	N	N	N	Sites have negligible gradients			

- east side of Plenty Rd, sites with HO's or HO's in vicinity

Raglan St to Flett St	112	Y	N	N	30.5	1	30.5	1 : 31 Plenty Rd is on low side of slope in this block
	124	Y	N	Y (side)	30.5	1	30.5	1 : 31
	126 - 134	Y	Y	Y (side)	30.2	1	30.2	1 : 30
	138A	N	N	Y (side)	29.7	1.1	27.0	1 : 27

- east side of Plenty Rd

Bell St to Livingstone Pde	238	Y	N	N	33.3	Site has negligible gradient		
	252	Y	N	N	36	0.26	138.5	1 : 138
	254	Y	N	N	36	0.51	70.6	1 : 71
	256	Y	N	N	36	0.5	72.0	1 : 72
								93.7
along Plenty Rd slope - 238		Y	N	N	42.1	1.5	28.1	1 : 28

Livingstone Pde to David St	264	Y	N	Y (rear)	35.9	0.86	41.7	1 : 42
	268	Y	N	Y (rear)	35.9	1.03	34.9	1 : 35
	282	Y	N	N	35.9	1	35.9	1 : 36
	284	Y	N	N	35.9	0.5	71.8	1 : 72
	290	Y	N	N	35.9	1	35.9	1 : 36
	296	Y	N	N	35.9	1.32	27.2	1 : 27
	298	Y	N	Y (rear)	35.9	1	35.9	1 : 36
	322	Y	N	Y (rear)	35.9	0.91	39.5	1 : 39
							40.3	1 : 40 <-- Average across block

David St to Gower St	326	N	N	N	36.5	0.5	73.0	1 : 73
	340	N	N	N	36.5	0.5	73.0	1 : 73
	342	N	N	N	37.4	0.5	74.8	1 : 75
	346 - 390	N	N	N	Sites have negligible gradients			
							73.6	1 : 74 <-- Average across block

Gower St to Murray Rd	394	Y	N	N	38.4	1	38.4	1 : 38
	396	Y	N	N	38.4	1.5	25.6	1 : 26
	368	Y	N	N	38.4	1.5	25.6	1 : 26
	400	Y	N	N	38.4	1.06	36.2	1 : 36
	408	Y	N	N	38.4	1	38.4	1 : 38
	412	Y	N	N	38.4	1.5	25.6	1 : 26
	420	Y	N	N	38.4	1.17	32.8	1 : 33
	422	Y	N	N	38.4	1.19	32.3	1 : 32
	424	Y	N	N	38.4	1.5	25.6	1 : 26
	426	Y	N	N	38.4	1	38.4	1 : 38
	428	Y	N	N	38.4	1.04	36.9	1 : 37
	434	Y	N	N	38.4	0.86	44.7	1 : 45
	436	Y	N	N	38.4	0.66	58.2	1 : 58
	438	Y	N	N	38.4	0.66	58.2	1 : 58
	442	Y	N	N	38.4	0.43	89.3	1 : 89
	442A to 448	Y	N	N	Sites have negligible gradients			
							40.4	1 : 40 <-- Average across block

- west side of Plenty Rd, sites with HOs or HOs in vicinity

Bell St to David St	255	Partial (rear side)	N	Y (side & rear)	81.7	2.85	28.7	1 : 29
Swift St to Gower St	337 - 339	Y	Y	Y (side)	36.7	0.5	73.4	1 : 73

TYLER ST NEIGHBOURHOOD CENTRE

- east side of Plenty Rd

Murray Rd to Gregory Grv	466	N	N	N	45.2	0.5	90.4	1 : 90
	468	N	N	N	40.8	Site has negligible gradient		
	472	N	N	N	36.5	0.96	38.0	1 : 38
	476	N	N	N	48.4	0.89	54.4	1 : 54
	480	N	N	N	44.4	0.5	88.8	1 : 89
							67.9	1 : 68 <-- Average across block
- Straight down steepest slope	from 476 to 468	N	N	N	44.7	2	22.4	1 : 22

Gregory Grv to Sylvester Grv	490	N	N	N	52.4	0.84	62.4	1 : 62	Plenty Rd is on low side of slope in this block
	492	N	N	N	49.4	0.91	54.3	1 : 54	
	496	N	N	N	46.9	0.97	48.4	1 : 48	
	500	N	N	N	44.3	1.13	39.2	1 : 39	

	502	N	N	N	42.2	1.31	32.2	1 : 32	
							47.3	1 : 47	<-- Average across block
Sylvester Grv to Margaret Grv	516	N	N	N	44.5	1.84	24.2	1 : 24	Plenty Rd is on low side of slope in this block
	520	N	N	N	43.2	2	21.6	1 : 22	
	522	N	N	N	38.7	1.64	23.6	1 : 24	
	530	N	N	N	37.4	1.63	22.9	1 : 23	
	532	N	N	N	49.2	2.13	23.1	1 : 23	
	534	N	N	N	45.9	1.56	29.4	1 : 29	
	542	N	N	N	43.9	1.1	39.9	1 : 40	
							26.4	1 : 26	<-- Average across block
Margaret Grv to Josephine Grv	544	N	N	N	33.6	0.93	36.1	1 : 36	Plenty Rd is on low side of slope in this block
	548	N	N	N	50.3	1.37	36.7	1 : 37	
	552	N	N	N	46.8	1	46.8	1 : 47	
	556	N	N	N	44.9	0.77	58.3	1 : 58	
	560	N	N	N	42	0.56	75.0	1 : 75	
	566	N	N	N	37.9	0.32	118.4	1 : 118	
	568	N	N	N	35.8	0.35	102.3	1 : 102	
							67.7	1 : 68	<-- Average across block
Josephine Grv to Wood St	572	N	Y	N					Site has negligible gradient Site has negligible gradient Sites have negligible gradients
	580	N	N	Y (side)					
	582 - 596	N	N	N					
							Negligible	Negligible	<-- Average across block
Wood St to Malpas St	600	Y	Partial	N	47.6	0.87	54.7	1 : 55	Plenty Rd is on low side of slope in this block
	608	Y	N	N	44.9	0.58	77.4	1 : 77	
	612	Y	N	N	42.9	0.64	67.0	1 : 67	
	616	Y	N	N	23.4	0.28	83.6	1 : 84	
							70.7	1 : 71	<-- Average across block
Malpas St to Madeline St	624 - 640	Y	N	N					Sites have negligible gradients
							Negligible	Negligible	<-- Average across block
Madeline St to Rene St	642	Y	N	N	37.4	0.5	74.8	1 : 75	
	644	Y	N	N	36.8	1	36.8	1 : 37	
	646	Y	N	N	36.2	1.06	34.2	1 : 34	
	648	Y	N	N	36.7	1.62	22.7	1 : 23	
	650 (& 121 Rene St)	Y	N	N	37.2	1.81	20.6	1 : 21	Gradient measured to Plenty Rd, not Rene St.
							37.8	1 : 38	<-- Average across block
Rene St to Tyler St	654 (& 126 Rene St)	Y	N	N	35.5	2.2	16.1	1 : 16	Gradient measured to Plenty Rd, not Rene St.
	656	Y	N	N	36.7	2.24	16.4	1 : 16	
	658	Y	N	N	38.2	2.33	16.4	1 : 16	
	660	Y	N	N	38.9	2.56	15.2	1 : 15	
	233A Tyler St	N	N	N	65.5	5.5	11.9	1 : 12	Gradient measured to Plenty Rd, not Tyler St.
							15.2	1 : 15	<-- Average across block
Tyler St to Kinkora Rd	664A - 666 (& 202 Tyler St)	Y	N	N	37.7	3.5	10.8	1 : 11	Gradient measured to Plenty Rd, not Tyler St.
	668	Y	N	N	39.4	3.77	10.5	1 : 10	
	670	Y	N	N	39	3.65	10.7	1 : 11	
	672	Y	N	N	38.4	3.63	10.6	1 : 11	
	680	Y	N	N	38.4	3.5	11.0	1 : 11	
	682	Y	N	N	38.1	3.5	10.9	1 : 11	
	684	Y	N	N	38.4	3.35	11.5	1 : 11	
	686	Y	N	N	38.6	3.34	11.6	1 : 12	
	692	Y	N	N	35.9	2.96	12.1	1 : 12	
	696	N	N	N	67.3	5.12	13.1	1 : 13	
	698	N	N	N	49.8	3.65	13.6	1 : 14	
	700	N	N	N	51.1	3.43	14.9	1 : 15	
	702	N	N	N	37.1	2.5	14.8	1 : 15	
	704	N	N	N	22.5	1.38	16.3	1 : 16	
	706	N	N	N	39	2.32	16.8	1 : 17	

							12.6	1 : 13	<-- Average across block	
Kinkora Rd to Robb St	708A - 708C	Y	N	N	36.7	1.12	32.8	1 : 33		
	710	Y	N	N	36.7	1.11	33.1	1 : 33		
	712	Y	N	N	36.7	0.94	39.0	1 : 39		
	714 - 740	Y	N	N	36.7		Sites have negligible gradients			
							35.0	1 : 35	<-- Average across block	
- Straight down steepest slope	from 708A to 740	Y	N	N	121.8	4.15	29.3	1 : 29		
Robb St to McColl St	742	N	N	N	39.7	0.5	79.4	1 : 79	Plenty Rd is on low side of slope in most of this block	
	744	N	N	N	39.7	0.5	79.4	1 : 79		
	746	N	N	N	39.7	0.56	70.9	1 : 71		
	748	N	N	N	39.7	0.66	60.2	1 : 60		
	750	N	N	N	39.7	0.65	61.1	1 : 61		
	752 - 758	N	N	N	35.3		Sites have negligible gradients			
	760 (& 27 McColl St)	N	N	N	35	0.68	51.5	1 : 51		Gradient measured to Plenty Rd, not McColl St.
							67.1	1 : 67		<-- Average across block
McColl St to Chaley St	762	N	N	N	68.9	2.91	23.7	1 : 24		
	764	N	N	N	57.2	2.5	22.9	1 : 23		
	766	N	N	N	41.3	1.69	24.4	1 : 24		
							23.7	1 : 24	<-- Average across block	
Chaley St to Dorrington Ave	768	N	N	N	39.3	1.83	21.5	1 : 21		
	770	N	N	N	43.1	2.31	18.7	1 : 19		
	772	N	N	N	64.1	3.78	17.0	1 : 17		
	774	N	N	N	51.5	3.12	16.5	1 : 17		
	776	N	N	N	24.9	1.78	14.0	1 : 14		
							17.5	1 : 18	<-- Average across block	
Dorrington Ave to Albert St	778	N	N	N	47.9	3.5	13.7	1 : 14		
	780	N	N	N	38.9	3	13.0	1 : 13		
	782	N	N	N	37.7	3.5	10.8	1 : 11		
	219 Albert St	N	N	N	41.6	3.64	11.4	1 : 11		
	217 Albert St	N	N	N	42.5	4.37	9.7	1 : 10		
	213 Albert St	N	N	N	40.3	4.5	9.0	1 : 9		
							11.3	1 : 11	<-- Average across block	
- west side of Plenty Rd, sites with HOs or HOs in vicinity										
Thomas St to Wood St	519	Y	Y	Y (side)	33.6	0.5	67.2	1 : 67		
	523 - 535	Y	Y	Y (side)			Sites have negligible gradients			
	537	Y	Y	Y (side)	45.2	0.57	79.3	1 : 79		
	539 - 541	Y	Y	Y (side)	47.7	0.8	59.6	1 : 60		
						68.7	1 : 69	<-- Average across block		
Tyler St to Frier Ave	210 - 216 Tyler St	Y	N	Y (rear)	36.7	0.63	58.3	1 : 58	Plenty Rd is on low side of slope in this block	
	206 - 208 Tyler St	Y	N	Y (rear)	37.6	1.01	37.2	1 : 37		
	645 - 647	Y	N	Y (rear)	38.11	1.22	31.2	1 : 31		
	649	Y	N	Y (rear)	37.2	1.6	23.3	1 : 23		
	651	Y	N	Y (rear)	36.9	1.67	22.1	1 : 22		
	653	Y	N	Y (rear)	36.9	1.97	18.7	1 : 19		
	655	Y	N	Y (rear)	36.9	1.91	19.3	1 : 19		
	657	Y	N	Y (rear)	36.9	1.85	19.9	1 : 20		
	659	Y	N	Y (rear)	36.9	2.16	17.1	1 : 17		
	661	Y	N	Y (rear)	36.9	2.41	15.3	1 : 15		
	663	Y	N	Y (rear)	36.9	2.55	14.5	1 : 14		
	665	Y	N	Y (rear)	36.9	2.71	13.6	1 : 14		
	667	Y	N	Y (rear)	36.9	3.04	12.1	1 : 12		
	669	Y	N	N	34.8	2.65	13.1	1 : 13		
	671	Y	N	N	32	2.39	13.4	1 : 13		
							21.9	1 : 22		<-- Average across block

SUMMERHILL VILLAGE NEIGHBOURHOOD CENTRE

- north side of Plenty Rd

Boldrewood Pde to Barwon Ave	799	Y	N	N	40.8	1.68	24.3	1 : 24	Plenty Rd is on low side of slope in this block
	801	N	N	N	41.8	1.83	22.8	1 : 23	
	803	N	N	N	43.9	2	22.0	1 : 22	
	805	N	N	N	43.5	1.77	24.6	1 : 25	
	807	N	N	N	44.1	1.59	27.7	1 : 28	
	809	Y	N	N	43.5	1.5	29.0	1 : 29	
							25.1	1 : 25	<-- Average across block

Barwon Ave to Erskine Ave	811	N	N	N	46.4	1	46.4	1 : 46	Plenty Rd is on low side of slope in this block
	813	N	N	N	44.6	1	44.6	1 : 45	
	815	N	N	N	44.3	0.73	60.7	1 : 61	
	817	N	N	N	44.3	0.77	57.5	1 : 58	
	819	N	N	N	44.1	0.69	63.9	1 : 64	
	821	N	N	N	44	Site has negligible gradient			
							54.6	1 : 55	<-- Average across block

Erskine Ave to Loddon Ave	823	N	N	N	38.8	Site has negligible gradient			
	825	N	N	N	43.2	0.64	67.5	1 : 68	
	827	N	N	N	45.6	0.5	91.2	1 : 91	
	831	N	N	N	42.4	1.35	31.4	1 : 31	
	833	N	N	N	40.6	1.5	27.1	1 : 27	
							54.3	1 : 54	<-- Average across block

- Straight down steepest slope	diagonal 833 to 831	N	N	N	55.6	3	18.5	1 : 19
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Loddon Ave to Nicholson Ave	835	N	N	N	44.9	2.33	19.3	1 : 19	
	839	N	N	N	44.8	2.28	19.6	1 : 20	
	841	N	N	N	44.3	2.5	17.7	1 : 18	
	843	N	N	N	44.3	2.5	17.7	1 : 18	
	845	N	N	N	43.3	2.5	17.3	1 : 17	
							18.3	1 : 18	<-- Average across block

- Straight down steepest slope	diagonal 841 to 839	N	N	N	57.2	4	14.3	1 : 14
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Nicholson Ave to Reservoir HS	847	N	N	N	44.5	2.5	17.8	1 : 18	
	849	N	N	N	44.4	2.36	18.8	1 : 19	
	851	N	N	N	43.9	2	22.0	1 : 22	
	853	N	N	N	42.9	1.73	24.8	1 : 25	
							20.8	1 : 21	<-- Average across block

- Straight down steepest slope	diagonal 851 to 849	N	N	N	60.8	4	15.2	1 : 15
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- south side of Plenty Rd

Albert St to CT Barling Park	800 (800A)	Y	N	N	33.8	5	6.8	1 : 7	Measured from physical boundary with Plenty Rd - GIS shows property boundary extending into Plenty Rd.
	820	N	N	N	69.1	6	11.5	1 : 12	
	830	N	N	N	112.8	4.63	24.4	1 : 24	
	850	N	N	N	182.3	4.5	40.5	1 : 41	
	(down Plenty Rd slope) 850	N	N	N	256	10	25.6	1 : 26	
	870	N	N	N	20.3	3.5	5.8	1 : 6	Plenty Rd is on low side of slope for this site

LANCASTER GATE

- north side of Plenty Rd

Darebin Creek to Snake Gully Dr	895 - 907	Y (899 - 907)	N	N	33	1.14	28.9	1 : 29
	along slope 917 - 935	Y (931 - 935)	N	N	80.9	3.7	21.9	1 : 22
	diagonal 937 - 953	Y	N	N	89.2	4.5	19.8	1 : 20
	959 - 975	N	N	N	102.2	4	25.6	1 : 26
	979	N	N	N	Sites have negligible gradients			
	987 - 995	N	N	N	Sites have negligible gradients			

997 - 999	N	N	N			Sites have negligible gradients		
1001 - 1053	N	N	N			Sites have negligible gradients		
along slope 1083 - 1089	N	N	N	162	8.5	19.1	1 : 19	
(Smorgy's site) 1091	N	N	N	110.9	3	37.0	1 : 37	
(Smorgy's site along slope) 1091	N	N	N	155.6	7.5	20.7	1 : 21	