Appendix C: Building Heights & Setbacks Analysis
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## Criteria Matter for Consideration

### Existing landscape character

<table>
<thead>
<tr>
<th>Character Type</th>
<th>Bush Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural landscape</td>
<td>character</td>
</tr>
<tr>
<td></td>
<td>In this area the topography of the river banks rises up relatively steeply to form an undulating landscape in the wider environment. This section of the river has a strong native tree canopy and well vegetated river banks. Upstream from Fitzsimons Lane the river corridor becomes even more isolated and its environment increasingly natural in character. The area is adjoined by local parkland to the west, Lenister Farm to the east and is opposite Fitzsimons Reserve on the southern bank. The river forms a sharp concave bend, maximising views to the western end of this area.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>This area can be viewed from adjacent parkland to the west, Fitzsimons Reserve and the Main Yarra Trail on the opposite bank, the Fitzsimons Lane and Diamond Creek Trail bridges and from the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built</td>
<td>Buildings are mostly setback 80m or more, on more elevated ground and outside of the floodway. Development is low density and low scale residential. As a result of the established substantial setback from the river and heavy vegetation along its banks, buildings are not visually prominent. While in some places houses are still visible in the distance, the river corridor feels tranquil, quiet and secluded. This area has an established bushy character, in keeping with the landscape of the broader river corridor. The natural flood extent of this area has created a clear development setback pattern over time, and this has allowed space for dense planting to be established along the river's edge.</td>
</tr>
<tr>
<td>form &amp; landscape</td>
<td></td>
</tr>
</tbody>
</table>

### Future landscape directions

| Strategic context       | The site is within the Low Density Residential Zone (LDRZ), which enables low density residential development with a minimum lot size of 0.4ha. No height controls apply in this area. The site lies partly within an area of Land Subject to Inundation Overlay, which restricts development due to flooding constraints. The site is also included within the Public Acquisition Overlay (PAO2) which is allocated for potential future open space, and also limits its future development potential. |
| Desired outcomes        | Low density, bush character is maintained. Visibility of buildings from the river, adjoining parkland and the opposite bank is minimised or avoided where possible. Strong landscaped edge to river and open spaces to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as the dominant visual element in the landscape. |

### Recommendation

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommended 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: 80m setback from the closest property boundary to the Yarra river or the 50 metres AHD contour line, whichever is the greater: • is equivalent to the minimum setback of existing buildings on sites abutting the river. • reflects the established setback pattern that has been formed by the floodplain topography. • avoids further encroachment of development into river corridor. • sites building envelope so that it is away from the immediate river corridor and partly concealed from river by vegetation. • allows space for strong vegetation buffer to river.</td>
</tr>
<tr>
<td><strong>Recommended maximum building height</strong></td>
<td>A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. This approach will maintain established patterns of 1-2 storey development in the Low Density Residential Zone. 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 or are within close proximity to river’s edge and included within area recommended for management. Elevated topography allows high visibility of buildings from identified view points if located in front of the river’s crestline. Properties within the ‘river corridor experience’ area are included - approximately 250m from river’s edge. DDO extent formed by road and cadastral boundaries.</td>
</tr>
</tbody>
</table>
Existing landscape character

Character Type | Bush Residential
---|---
Natural landscape character

This area lies to the east of the confluence of the Yarra River and Diamond Creek. The river forms several sharp bends, small promontories which includes Griffith Park and Sweeneys Flats. There is an extensive network of open spaces on the southern bank, with Candlebark Park, Pettys Orchard and Tikalar Park directly opposite this area.

On the northern bank, the topography rises up gently from the river, and areas adjacent to the river are flood prone. Buildings are set on more elevated ground beyond, where the topography rises to form an undulating landscape in the wider environment. The southern banks are flat and low-lying.

This section of the river has a strong native tree canopy and well vegetated river banks. Upstream from Fitzsimons Lane the river corridor has a natural and secluded character.

Pattern of viewing

These areas can be viewed from the surrounding adjacent parkland, as well as parkland and the Main Yarra Trail on the opposite bank, and from the waterway itself.

Interaction of built form & landscape

Buildings are generally setback 60m or more from the Yarra River, reflecting the elevated land away from the river’s edge, and 30m from Diamond Creek.

Development is low scale and low density residential with a variety of outbuildings.

As a result of the established substantial setback from the river and heavy vegetation, buildings are not visually prominent.

While in some places houses are still visible in the distance, the river corridor feels tranquil, quiet and secluded. This area has an established bushy character, in keeping with the landscape of the broader river corridor.

Future landscape directions

Strategic context

Sites nearer to Griffith Park are included within the Low Density Residential Zone (LDRZ), which enables low density residential development with a minimum lot size of 0.4ha. Sites near Sweeneys Lane are within the Rural Conservation Zone (RC24) which provides for low intensity residential and agricultural development with a minimum lot size of 40ha. No height controls apply in this area.

In addition, the sites lie partly within an area of land included within the Land Subject to Inundation Overlay which restricts development due to flooding constraints. The sites are also partly included within the Public Acquisition Overlay (PAO2) which is allocated for potential future open space, and also limits its future development potential.

Desired outcomes

Low density, bush character is maintained.

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

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

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

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

Criteria | Matters for Consideration
---|---

**Existing landscape character**

Character Type | Bush Residential
---|---
Natural landscape character

This area lies to the east of the confluence of the Yarra River and Diamond Creek. The river forms several sharp bends, small promontories which includes Griffith Park and Sweeneys Flats. There is an extensive network of open spaces on the southern bank, with Candlebark Park, Pettys Orchard and Tikalar Park directly opposite this area.

On the northern bank, the topography rises up gently from the river, and areas adjacent to the river are flood prone. Buildings are set on more elevated ground beyond, where the topography rises to form an undulating landscape in the wider environment. The southern banks are flat and low-lying.

This section of the river has a strong native tree canopy and well vegetated river banks. Upstream from Fitzsimons Lane the river corridor has a natural and secluded character.

Pattern of viewing

These areas can be viewed from the surrounding adjacent parkland, as well as parkland and the Main Yarra Trail on the opposite bank, and from the waterway itself.

Interaction of built form & landscape

Buildings are generally setback 60m or more from the Yarra River, reflecting the elevated land away from the river’s edge, and 30m from Diamond Creek.

Development is low scale and low density residential with a variety of outbuildings.

As a result of the established substantial setback from the river and heavy vegetation, buildings are not visually prominent.

While in some places houses are still visible in the distance, the river corridor feels tranquil, quiet and secluded. This area has an established bushy character, in keeping with the landscape of the broader river corridor.

Future landscape directions

Strategic context

Sites nearer to Griffith Park are included within the Low Density Residential Zone (LDRZ), which enables low density residential development with a minimum lot size of 0.4ha. Sites near Sweeneys Lane are within the Rural Conservation Zone (RC24) which provides for low intensity residential and agricultural development with a minimum lot size of 40ha. No height controls apply in this area.

In addition, the sites lie partly within an area of land included within the Land Subject to Inundation Overlay which restricts development due to flooding constraints. The sites are also partly included within the Public Acquisition Overlay (PAO2) which is allocated for potential future open space, and also limits its future development potential.

Desired outcomes

Low density, bush character is maintained.

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

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

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

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

Criteria | Matters for Consideration
---|---

**Existing landscape character**

Character Type | Bush Residential
---|---
Natural landscape character

This area lies to the east of the confluence of the Yarra River and Diamond Creek. The river forms several sharp bends, small promontories which includes Griffith Park and Sweeneys Flats. There is an extensive network of open spaces on the southern bank, with Candlebark Park, Pettys Orchard and Tikalar Park directly opposite this area.

On the northern bank, the topography rises up gently from the river, and areas adjacent to the river are flood prone. Buildings are set on more elevated ground beyond, where the topography rises to form an undulating landscape in the wider environment. The southern banks are flat and low-lying.

This section of the river has a strong native tree canopy and well vegetated river banks. Upstream from Fitzsimons Lane the river corridor has a natural and secluded character.

Pattern of viewing

These areas can be viewed from the surrounding adjacent parkland, as well as parkland and the Main Yarra Trail on the opposite bank, and from the waterway itself.

Interaction of built form & landscape

Buildings are generally setback 60m or more from the Yarra River, reflecting the elevated land away from the river’s edge, and 30m from Diamond Creek.

Development is low scale and low density residential with a variety of outbuildings.

As a result of the established substantial setback from the river and heavy vegetation, buildings are not visually prominent.

While in some places houses are still visible in the distance, the river corridor feels tranquil, quiet and secluded. This area has an established bushy character, in keeping with the landscape of the broader river corridor.

Future landscape directions

Strategic context

Sites nearer to Griffith Park are included within the Low Density Residential Zone (LDRZ), which enables low density residential development with a minimum lot size of 0.4ha. Sites near Sweeneys Lane are within the Rural Conservation Zone (RC24) which provides for low intensity residential and agricultural development with a minimum lot size of 40ha. No height controls apply in this area.

In addition, the sites lie partly within an area of land included within the Land Subject to Inundation Overlay which restricts development due to flooding constraints. The sites are also partly included within the Public Acquisition Overlay (PAO2) which is allocated for potential future open space, and also limits its future development potential.

Desired outcomes

Low density, bush character is maintained.

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

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

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

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

Criteria | Matters for Consideration
---|---

**Recommendation**

Recommended minimum building setbacks

70m setback from closest property boundary to Yarra River:

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

30m setback from closest property to Diamond Creek:

- reflects existing development pattern and maintains low visibility of buildings from the waterways.

Recommended maximum building height

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

This approach will maintain established patterns of 1-2 storey development in the Low Density Residential Zone. It will ensure the scale of buildings sits well below the tree canopy height.

Recommended control boundary

Properties abut or are within close proximity to river’s edge and included within area recommended for management.

Elevated topography allows high visibility of buildings from identified view points if located in front of the river’s crestline.

Properties within the ‘river corridor experience’ area are included - approximately 250m from river’s edge.

DDO extent formed by road and cadastral boundaries.
Proposed Minimum Setback
Banoon, Griffith Park & Kent Hughes Roads, Eltham
Topography & Overlay Controls

Legend
- Municipal Boundary
- Cadastral Boundary
- DDO Boundary
- 1m Contours
- Setback Reference Line
- 80m Setback Line
- LSIO
- PAO
Overbank Road, North Warrandyte

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing landscape character</td>
<td></td>
</tr>
<tr>
<td>Character Type</td>
<td>Rural Environment</td>
</tr>
<tr>
<td>Natural landscape character</td>
<td>In this location the river winds tightly around conservation areas of the Laughing Waters Park on the northern bank and Longridge Park on the southern bank. Here the topography of the river banks rises steeply, continuing up to the highest ground of the study area in the wider environment beyond. The conservation areas form a densely treed landscape along the river, and together with the topography, this creates a strong sense of enclosure and isolation.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>These sites can be viewed from the conservation areas adjoining and on the opposite bank, and from the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>This area comprises heavily vegetated low density residential areas. Larger lot sizes enable a higher level of vegetation screening. Buildings are set back a minimum distance of 100m from the river, due to the steep rise of the river banks and avoidance of flood prone areas. Only occasional built form can be seen in the distance through the trees. This contributes to the strongly naturalistic and isolated character of this area.</td>
</tr>
</tbody>
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<tr>
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<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Future landscape directions</td>
<td></td>
</tr>
<tr>
<td>Strategic context</td>
<td>These sites are within the Rural Conservation Zone (RCZ4) which provides for low intensity residential and agricultural development with a minimum lot size of 40ha. No height controls apply in this area. The Land Subject to Inundation Overlay applies to the river frontage, to a varied distance ranging approximately 10m-120m, which limits development due to flooding constraints. The entire area of these sites is included within the Public Acquisition Overlay (PAO2) which is allocated for potential future open space, and also limits its future development potential.</td>
</tr>
<tr>
<td>Desired outcomes</td>
<td>Visibility of buildings from the river, adjoining parkland and the opposite bank is avoided where possible. Strong landscaped edge to the river and conservation areas to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as the dominant visual element in the landscape.</td>
</tr>
</tbody>
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<tr>
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<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendation</td>
<td></td>
</tr>
</tbody>
</table>
| Recommended minimum building setbacks | 100m setback from closest property boundary to river:  
- is equivalent to setbacks of existing buildings and avoids further encroachment of development into river corridor.  
- achieves the maximum setback possible in view of site layout and developability.  
- sites building envelope so that it is away from the immediate river corridor and will be mostly concealed from river by topography and vegetation.  
- allows substantial space for strong vegetation buffer to river. |
| Recommended maximum building height | A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands.  
This is consistent with the intent of the Rural Conservation Zone in that it will ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. |
| Recommended control boundary | Properties abut river’s edge and are within area recommended for management. Elevated topography allows high visibility of buildings from identified view points if located in front of the river’s crestline. Properties up to higher ground (approximately 350m from river’s edge) are included in control. DDO extent formed by including entire property boundaries. |
Proposed Minimum Setback
Overbank Road, North Warrandyte
Topography & Overlay Controls

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

Laughing Waters Park
Longridge Park
Overbank Road, North Warrandyte
Topography & Overlay Controls
Proposed Minimum Setback
Overbank Road Area, North Warrandyte

Zoning

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

Laughing Waters Park
Longridge Park

0m 100m
Proposed Minimum Setback
Cooks Crescent, North Warrandyte

Context

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

Warrandyte State Park
### Cooks Crescent, North Warrandyte

**Criteria** | **Matters for Consideration**
--- | ---
**Existing landscape character**<br>Character Type | Bush Residential<br>Natural landscape character | In this location the river winds around the conservation areas of the Warrandyte State Park on the southern bank, with the northern banks remaining densely vegetated. The Stony Creek tributary runs into the Yarra in this location. Here the topography of the river banks on both sides rises steeply, continuing up to the highest ground of the study area in the wider environment beyond. The conservation areas form a densely treed landscape along the river, and together with the topography, this creates a strong sense of enclosure and isolation.<br><br>Pattern of viewing | These sites can be viewed from informal trails on the northern bank, the State Park on the opposite bank, and from the waterway itself.<br><br>Interaction of built form & landscape | This area comprises low density residential sites within a bush setting. Buildings are set back approximately 60-80m from the river, beyond a strip of flood prone conservation land along the river’s edge. Views to buildings are filtered through heavy vegetation. This contributes to the strongly naturalistic and isolated character of this area.<br><br>Future landscape directions<br>Strategic context | These sites are within the within the Low Density Residential Zone (LDRZ), which enables low density residential development with a minimum lot size of 0.4ha. No height controls apply in this area. The Land Subject to Inundation Overlay applies to the river frontage and along Stony Creek, to a varied distance, which limits development due to flooding constraints. One site is included within the Public Acquisition Overlay (PAO) which is allocated for potential future open space, and also limits its future development potential.<br><br>Desired outcomes | Low density, bush character is maintained. Visibility of buildings from the river, adjoining parkland and the Warrandyte State Park on the opposite bank is avoided where possible. Strong landscaped edge to the river and conservation areas to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element in the landscape.<br><br>**Criteria** | **Matters for Consideration**
--- | ---
**Recommendation**<br>Recommended minimum building setbacks | Buildings will be setback from the river beyond the boundary of Public Conservation & Resource Zoned land, therefore a minimum setback distance is not specified.<br><br>Recommended maximum building height | A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. This is consistent with the intent of the Low Density Residential Zone in that it will ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands.<br><br>Recommended control boundary | Properties are within close proximity to the river’s edge and are within area recommended for management. Elevated topography allows high visibility of buildings from identified view points if located in front of the river’s crestline. Properties up to higher ground (approximately 350m from river’s edge) are included in control. DDO extent formed by including entire property boundaries.
Proposed Minimum Setback
Browns Road Area, North Warrandyte

Context
Browns Road Area, North Warrandyte

Criteria | Matters for Consideration
---|---
Existing landscape character | Bush Residential
Character Type | In this location the river winds around conservation areas of the Warrandyte State Park on the opposite, western bank.
Natural landscape | On the eastern bank the topography rises up steeply from the river’s edge to form high ridgelines beyond. The steep riverbanks are densely vegetated, creating a scenic backdrop to Warrandyte State Park on the opposite bank. Land on the western bank within the State Park rises more gradually from the river’s edge.
Character Type | The river banks are densely treed on both sides of the river, and together with the relatively steep topography, this creates a strong sense of enclosure and isolation.
Pattern of viewing | This area can be viewed from the Warrandyte State Park on the opposite bank and from the waterway itself.
Interaction of built form & landscape | This area comprises heavily vegetated low density residential areas. Larger lot sizes enable a higher level of vegetation screening. Buildings are set back a minimum distance of 80m from the river, due to the steep rise of the river banks. While some built form may be visible at the river’s edge, buildings are mostly screened by heavy native vegetation. This contributes to the strongly naturalistic and isolated character of this area.
Future landscape directions | This area is within the Low Density Residential Zone (LDRZ), which provides for low density residential development with a minimum lot size of 0.4ha. No height controls apply in this area.
Strategic context | The Land Subject to Inundation Overlay applies to the river frontage, to a varied distance of around 15m from the river’s edge.
Desired outcomes | Low density, bush character is maintained.
Visibility of buildings from the river, adjoining parkland and the Warrandyte State Park on the opposite bank is avoided where possible.
Strong landscaped edge to the river and conservation areas to screen views to buildings is maintained.
Further encroachment of built form into the river corridor is avoided.
Tree canopy is retained and enhanced as dominant visual element in the landscape.

Criteria | Matters for Consideration
---|---
Recommended minimum building setbacks | 80m setback from closest property boundary to river:
- is equivalent to setbacks of existing buildings and avoids further encroachment of development into river corridor.
- achieves the maximum setback possible in view of site layout and developability.
- sites building envelope so that it is away from the immediate river corridor and will be mostly concealed from river by topography and vegetation.
- allows substantial space for strong vegetation buffer to river.
Recommended maximum building height | A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands.
This approach will maintain established patterns of 1-2 storey development in the Low Density Residential and Urban Floodway Zone. 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.
Elevated topography allows high visibility of buildings from identified view points if located in front of the river’s crestline.
Properties up to higher ground (approximately 350m from river’s edge) are included.
DDO extent formed by including entire property boundaries.
Legend
- Municipal Boundary
- Setback Reference Line
- 50-80m Setback Line
- Cadastral Boundary
- LSIO
- PAO
- DDO Boundary
- 1m Contours

Proposed Minimum Setback
Browns Road Area, North Warrandyte
Topography & Overlay Controls
Proposed Minimum Setback
Browns Road Area, North Warrandyte
Zoning

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- PCRZ
- PPRZ
- LDRZ
- RDZ
- UFZ
- DDO Boundary
### Bradleys Lane, North Warrandyte

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing landscape character</strong></td>
<td><strong>Bush Residential</strong></td>
</tr>
<tr>
<td>Natural landscape character</td>
<td>In this location the river winds in a series of tight bends creating a peninsula. The topography rises steeply on its northern and southern sides to form a high ridgeline above the Warrandyte township; Bradleys Lane runs along this elevated ridgeline. On the eastern side, land rises more gently from the river's edge. The riverbanks are densely vegetated, creating a scenic backdrop to the township. Buildings are visible perched atop this ridgeline amongst the trees. Opposite the heart of the township, these buildings are quite distinct. The steep topography and heavy vegetation create a strong sense of enclosure for this part of the river.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>This area can be viewed from the Warrandyte State Park on the opposite bank of the northern side of the peninsula, the Warrandyte township on the opposite bank to the south of the peninsula and from waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>This area comprises heavily vegetated low density residential areas. Larger lot sizes enable a higher level of vegetation screening. Buildings are set back an average distance of 100m from the river, due to the steep rise of the river banks. Built form is visible along the ridgeline of Bradleys Lane. On the southern side of the peninsula, urban development meets the river’s edge - for the first time since its inner urban context. Here, the historic buildings and bushy setting of the Warrandyte township create a unique character.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Future landscape directions</th>
<th><strong>Strategic context</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>This area is within the Low Density Residential Zone (LDRZ), which provides for low density residential development with a minimum lot size of 0.4ha. No height controls apply in this area. The Land Subject to Inundation Overlay applies to the river frontage, to a varied distance of between 10m-200m from the river’s edge.</td>
<td></td>
</tr>
<tr>
<td>Desired outcomes</td>
<td>Low density, bush character is maintained.</td>
</tr>
<tr>
<td></td>
<td>Visibility of buildings from the river, and the Warrandyte State Park, township and bridge on the opposite bank is avoided where possible.</td>
</tr>
<tr>
<td></td>
<td>Strong landscaped edge to the river and conservation areas to screen views to buildings is maintained.</td>
</tr>
<tr>
<td></td>
<td>Further encroachment of built form into the river corridor is avoided.</td>
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<tr>
<td></td>
<td>Tree canopy is retained and enhanced as dominant visual element in the landscape.</td>
</tr>
</tbody>
</table>

### Criteria Matters for Consideration

<table>
<thead>
<tr>
<th>Recommendation</th>
<th><strong>Minimum building setbacks</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommended</strong></td>
<td>80m from closest property boundary to river:</td>
</tr>
<tr>
<td></td>
<td>• enables a consistent setback standard to be set in this area with varied lot lines.</td>
</tr>
<tr>
<td></td>
<td>• reflects the setbacks of existing buildings.</td>
</tr>
<tr>
<td></td>
<td>• while further encroachment of development into river corridor is generally unlikely due to slope of land, structures could be 'perched' on the slope.</td>
</tr>
<tr>
<td></td>
<td>• achieves the maximum setback possible in view of site layout and developability.</td>
</tr>
<tr>
<td></td>
<td>• sites building envelope so that it is away from the immediate river corridor and will sit atop the ridgeline, towards the road frontage, with ample space for screening vegetation to river.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th><strong>Maximum building height</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. This approach will maintain established patterns of 1-2 storey development in the Low Density Residential Zone. It will ensure the scale of buildings sits well below the tree canopy height.</td>
</tr>
</tbody>
</table>

| Recommended control boundary | Properties abut river’s edge and are within area recommended for management. Steeply elevated topography allows high visibility of buildings from identified view points. Entire ‘peninsula’ is highly visible and included in DDO boundary. DDO extent formed by including entire property boundaries. |
Proposed Minimum Setback
Bradleys Lane, North Warrandyte

Legend

- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
- PCRZ
- LDRZ
- RCZ
- RDZ
Proposed Minimum Setback
Research Warrandyte Road, North Warrandyte

Context

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
### Research Warrandyte Road

#### Criteria Matters for Consideration

<table>
<thead>
<tr>
<th>Existing landscape character</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Character Type</strong></td>
<td>Bush Residential</td>
</tr>
<tr>
<td><strong>Natural landscape character</strong></td>
<td>On the northern banks of the river, topography rises up steeply to form high ridgelines above the Warrandyte township. The steep riverbanks in this section are densely vegetated, creating a scenic backdrop to the township. Buildings are visible perched atop this ridgeline amongst the trees. Opposite the heart of the township, these buildings are quite distinct.</td>
</tr>
<tr>
<td><strong>Pattern of viewing</strong></td>
<td>This area can be viewed from the Warrandyte township on the opposite bank and from the waterway itself.</td>
</tr>
<tr>
<td><strong>Interaction of built form &amp; landscape</strong></td>
<td>In this area the topography of wider environment is distinctly hilly and reaches the highest ground of the study area. This creates the sense of the river being an enclosed space. This area comprises heavily vegetated low density residential areas. Larger lot sizes enable a higher level of vegetation screening. Buildings are set back an average distance of 50m from the river, due to the steep rise of the river banks. While some built form may be visible at the river’s edge, buildings are mostly screened by heavy native vegetation.</td>
</tr>
</tbody>
</table>

#### Future landscape directions

| Strategic context | The area is within the Low Density Residential Zone (LDRZ), which provides for low density residential development with a minimum lot size of 0.4ha. No height controls apply in this area. The Land Subject to Inundation Overlay applies to the river frontage, to a distance of approximately 15m from the river’s edge. |
| Desired outcomes | Low density, bush character is maintained. Visibility of buildings from the river and the opposite bank is avoided where possible. Strong landscaped edge to the river and conservation areas to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element in the landscape. |

#### Criteria Matters for Consideration

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Matters for Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommended minimum building setbacks</strong></td>
<td>50m from closest property boundary to river:</td>
</tr>
<tr>
<td></td>
<td>• Enables a consistent setback standard to be set in this area with varied lot lines.</td>
</tr>
<tr>
<td></td>
<td>• Reflects the setbacks of existing buildings.</td>
</tr>
<tr>
<td></td>
<td>• While further encroachment of development into river corridor is generally unlikely due to slope of land, structures could be ‘perched’ on the slope.</td>
</tr>
<tr>
<td></td>
<td>• Achieves the maximum setback possible in view of site layout and developability.</td>
</tr>
<tr>
<td></td>
<td>• Sites building envelope so that it is away from the immediate river corridor and will sit atop the ridgeline, towards the road frontage, with ample space for screening vegetation to river.</td>
</tr>
<tr>
<td><strong>Recommended maximum building height</strong></td>
<td>A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. This approach will maintain established patterns of 1-2 storey development in the Low Density Residential Zone. It will ensure the scale of buildings sits well below the tree canopy height.</td>
</tr>
<tr>
<td></td>
<td>A maximum height is recommended to be applied to the Urban Floodway Zone sites. This reflects also the established pattern of 1-2 storey development in the industrial areas and allows a degree of flexibility in development on the UFZ sites.</td>
</tr>
<tr>
<td><strong>Recommended control boundary</strong></td>
<td>Properties abut river’s edge and are within area recommended for management. Steeply elevated topography allows high visibility of buildings from identified view points. Properties up to higher ground (approximately 350m from river’s edge) are included. DDO extent formed by including entire property boundaries.</td>
</tr>
</tbody>
</table>
Proposed Minimum Setback
Research Warrandyte Road, North Warrandyte

Topography & Overlay Controls

Legend
- Municipal Boundary
- Setback Reference Line
- 50m Setback Line
- Cadastral Boundary
- LSIO
- PAO
- DDO Boundary
- 1m Contours
Proposed Minimum Setback
Osborne Road, North Warrandyte

Context

Legend
- Municipal Boundary
- Setback Reference Line
- Mandatory Minimum Setback Line
- Cadastral Boundary
- DDO Boundary
### Criteria | Matters for Consideration
--- | ---
**Existing landscape character** |  
**Character Type** | Bush Residential & Rural Environment  
**Natural landscape character** | On the northern banks of the river, topography rises up steeply to form a high ridgeline. The steep riverbanks in this section are densely vegetated. Buildings are visible perched atop this ridgeline amongst the trees. Here, the river forms tight bends around the dense bushland setting of the Warrandyte State Park, on the opposite bank. The river has a more secluded and isolated character in this location.  
**Pattern of viewing** | This area can be viewed from the surrounding areas of the Warrandyte State Park, rural properties on the opposite bank, and from the waterway itself.  
**Interaction of built form & landscape** | In this area the topography of wider environment is distinctly hilly and reaches the highest ground of the study area. This creates the sense of the river being an enclosed space. This area comprises heavily vegetated low density residential areas. Larger lot sizes enable a higher level of vegetation screening. Buildings are set back varied distances from the river, ranging from 40m-160m, due to the steep rise of the river banks and the varied course of the river. While some built form may be visible at the river’s edge, buildings are mostly screened by heavy native vegetation. Development on these sites is located on the higher ground, outside of the LSIO extent creating a clear development setback pattern over time. The natural flood extent of this area has created a clear development setback pattern over time, and this has allowed space for dense planting to be established along the river’s edge.  
**Future landscape directions** |  
**Strategic context** | This area is within the Low Density Residential Zone (LDRZ), which provides for low density residential development with a minimum lot size of 0.4ha. No height controls apply in this area. The Land Subject to Inundation Overlay applies to the river frontage, to a distance of approximately 15m from the river’s edge. Some sites in this area are also located within the Rural Conservation Zone (RCZ3) which allows for low intensity residential and agricultural development with a minimum lot size of 8ha. No height controls apply to this area.  
**Desired outcomes** | Low density and rural, bush character is maintained. Visibility of buildings from the river and the opposite bank is avoided where possible. Strong landscaped edge to the river and conservation areas to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element in the landscape.

#### Recommendation

**Recommended minimum building setbacks**  
- **80m** from closest property boundary to river or, as relevant, the 43m or 69m (AHD) contour (whichever the greater):  
  - enables a consistent setback standard to be set in this area with varied lot lines.  
  - reflects the preferred future setbacks of existing buildings (noting that one building is set close to the river and that this precedent would not be encouraged).  
  - achieves the maximum setback possible in view of site layout and developability.  
  - sites building envelope so that it is away from the immediate river corridor, with ample space for screening vegetation to river.  
  - sites development in close proximity to Osborne Road  
  - reflects extent of LSIO.  

The Osborne Peninsula is partly covered by the Urban Floodway Zone (UFZ) and lies within an extensive area of land included within the Land Subject to Inundation Overlay (LSIO), both of which restrict future development due to flooding constraints. As a result, no further mandatory setback has been applied in this location.

**Recommended maximum building height**  
A mandatory maximum height of **8m** (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. This approach will maintain established patterns of 1-2 storey development in the Low Density Residential Zone and will protect areas in the LDRZ in close proximity to the river and adjoining parklands. 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. Steeply elevated topography allows high visibility of buildings from identified view points. Properties up to higher ground (approximately 350m from river’s edge) are included. DDO extent formed by including entire property boundaries.
### Criteria Matters for Consideration

#### Existing landscape character

<table>
<thead>
<tr>
<th>Character Type</th>
<th>Bush Residential &amp; Rural Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural landscape character</td>
<td>On the northern banks of the river, topography rises up steeply to form a high ridgeline. The steep riverbanks in this section are densely vegetated. Buildings are visible perched atop this ridgeline amongst the trees. Here, the river forms tight bends around the dense bushland setting of the Warrandyte State Park, on the opposite bank. The river has a more secluded and isolated character in this location.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>This area can be viewed from surrounding public land and recreational trails on the northern bank, the Warrandyte State Park on the opposite bank, and from the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>In this area the topography of wider environment is distinctly hilly and reaches the highest ground of the study area. This creates the sense of the river being an enclosed space. This area comprises heavily vegetated low density residential areas and a small area of rural conservation. Larger lot sizes enable a higher level of vegetation screening. Buildings are set back varied distances from the river, ranging between 60-200m, due to the steep rise of the river banks, and the large allotments of varied configurations. While some built form may be visible at the river’s edge, buildings are mostly screened by heavy native vegetation.</td>
</tr>
</tbody>
</table>

#### Future landscape directions

| Strategic context | This area is within the Low Density Residential Zone (LDRZ), which provides for low density residential development with a minimum lot size of 0.4ha. No height controls apply in this area. Some sites are also located within the Rural Conservation Zone (RCZ4) which allows for which provides for low intensity residential and agricultural development with a minimum lot size of 40ha. No height controls apply to this area. The Land Subject to Inundation Overlay applies to the river frontage, to a distance of approximately 20m from the river’s edge, and along a gully within adjoining parkland. |
| Desired outcomes   | Low density and rural, bush character is maintained. Visibility of buildings from the river and the opposite bank is avoided where possible. Strong landscaped edge to the river and conservation areas to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element in the landscape. |

### Criteria

#### Matters for Consideration

| Recommendation | 120m setback from closest property boundary to river:  
- avoids visibility of development into river corridor.  
- reflects existing development patterns and the remote character of the river.  
- still allows for developability given large area of sites.  
- allows substantial space for strong vegetation buffer to river. |
| Recommended maximum building height | A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. This is consistent with the intent of the LRDZ and RCZ4 and 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. Elevated topography allows high visibility of buildings from identified view points. Properties up to higher ground (approximately 500m from river’s edge) and within wider, rural landscape setting are included. DDO extent formed by including entire property boundaries. |
Proposed Minimum Setback
Menzies Road - North, Kangaroo Ground
Context

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

Warrandyte State Park
### Menzies Road - North, Kangaroo Ground

#### Criteria Matters for Consideration

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</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 river’s topography is varied in this location, with steep rises and low-lying areas on both sides, as it winds its way around the dense bushland setting of the Warrandyte State Park on the opposite bank. The river has a more secluded and isolated character in this location. The area is largely cleared for rural activity, with a heavy screen of trees remaining along the river’s edge.</td>
</tr>
<tr>
<td>Pattern of viewing</td>
<td>This area can be viewed from adjoining public land along the river’s edge, the Warrandyte State Park on the opposite bank, and from the waterway itself.</td>
</tr>
<tr>
<td>Interaction of built form &amp; landscape</td>
<td>In this area the topography of wider environment is distinctly hilly and reaches the highest ground of the study area. This creates the sense of the river being an enclosed space. This area comprises heavily vegetated low density residential areas and a small area of rural conservation. Larger lot sizes enable a higher level of vegetation screening. Buildings are set back varied distances from the river, ranging between 60-200m, due to the steep rise of the river banks, and the large allotments of varied configurations. While some built form may be visible at the river’s edge, buildings are mostly screened by heavy native vegetation.</td>
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#### Future landscape directions

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<tbody>
<tr>
<td>Strategic context</td>
<td>These sites are within the Rural Conservation Zone (RCZ4) which provides for low intensity residential and agricultural development with a minimum lot size of 40ha. No height controls apply in this area. The Land Subject to Inundation Overlay (LSIO) applies to the river frontage, to a varied distance ranging approximately 20m-80m, which limits development on some sites due to flooding constraints.</td>
</tr>
<tr>
<td>Desired outcomes</td>
<td>Rural, bush character is maintained. Visibility of buildings from the river and the opposite bank is avoided where possible. Strong landscaped edge to the river and conservation areas to screen views to buildings is maintained. Further encroachment of built form into the river corridor is avoided. Tree canopy is retained and enhanced as dominant visual element in the landscape.</td>
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<td><strong>Recommended minimum building setbacks</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 120m setback from closest property boundary to river: avoids visibility of development into river corridor. reflects existing development patterns and the remote character of the river. still allows for developability given large area of sites. allows substantial space for strong vegetation buffer to river.</td>
</tr>
<tr>
<td><strong>Recommended maximum building height</strong></td>
<td>A mandatory maximum height of 8m (9m on a sloping site) is recommended for these sites to ensure the scale of buildings sits well below the tree canopy height within this area in close proximity to the river and adjoining parklands. This is consistent with the intent of the RCZ4 and 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 river’s edge and are within area recommended for management. Elevated topography allows high visibility of buildings from identified view points. Properties up to higher ground (approximately 500m from river’s edge) and within wider, rural landscape setting are included. DDO extent formed by including entire property boundaries.</td>
</tr>
</tbody>
</table>