

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

MOUNTAIN RANGES AND FEATURES.**Statement of nature and key elements of landscape**

The Macedon Ranges form a significant natural landmark feature of Victoria. They provide for recreation, tourism, forestry, and water catchments. They also contain a large collection of gardens which represents an important cultural asset at a national level and must be protected. The ranges also represent a prime conservation and recreational tourism resource for the Melbourne region. The key elements of these landscape features are Mount Macedon, the Cobaw Range, Mount Bullengarook and Hanging Rock.

Mount Macedon

The Macedon Massif rises abruptly from the rolling plains of Gisborne and surrounding areas as a major physical and cultural feature in the landscape region. The Massif was formed through volcanic action during the Pliocene Era, which resulted in an early erosion surface known as the Baw Baw surface. The natural beauty of Macedon Massif is significant as an area of spectacular physical qualities and dense vegetation within a sea of pastoral development.

Cobaw Range

A low mountain range with exposed granite boulder outcrops and some steep slopes covered by forest, some of which has been harvested. The forest character is of trunk forms and high enclosing canopies. The outcrop is an important forested backdrop to local rural areas.

Mount Bullengarook

This unit is one of uplands, being a buttress of Pliocene gravel base extending southwards from Mount Macedon between deep-forested gorges.

Although the southern upland area is cleared for farming with a pasture surface, the link with the natural landscape is strong, with forested road verges of the central spine of the unit and layers of low-forested ridges in the background gullies.

The interface between the uplands and the forested gorges where cleared velvet smooth pasture lands plummet into forested gorges is most dramatic promoting in viewers sensations of excitement, amazement and appreciation.

There is a feeling of containment to the unit due to the separation of the place by the forested gorges to the east and west and by the hill forms of Mount and Little Bullengarook. The aesthetic attributes of the landscape and their evocative force in the southern section of the landscape unit have high value.

Hanging Rock

Hanging Rock is a spectacular feature of steeply-sided rock pinnacles rising to a height of 100 metres from the comparatively flat surrounding countryside. The vegetation of the Rock areas consists of pockets of woodland close to the rock. This woodland phases out into grassy woodland and grassy plains beyond the reservoir which have been cleared for sheep grazing.

Associated with the vegetation are the faunal habitats. The rock area supports a range of wildlife including koalas.

Hanging Rock is awe inspiring when viewed from a distance and from the foreground. It evokes in viewers a sense of wonder as well as a strong sensation of mystery due to its strange form and numerous caverns.

It is a strong landmark within the Macedon Ranges landscape and has been a tourist destination for in excess of 100 years.

2.0
Historic
30/04/2021
VC185

Landscape character objectives to be achieved

To preserve and enhance significant landscape features.

To promote the siting and design of buildings and works including the choice of building materials, that are responsive to the landscape character of the site.

3.0
Historic
30/04/2021
VC185

Permit requirement

None specified.

4.0
Historic
10/09/2021
C131macr

Application requirements

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application to the satisfaction of the responsible authority:

- A plan of the key landscape character unit as defined in the "Macedon Ranges Cultural Heritage and Landscape Study – June 1994" indicating the location of the site.
- A plan identifying the existing and proposed buildings and points of vehicle access to the site. This plan must also indicate the size, bulk and colour of any proposed buildings.
- A design response statement that demonstrates how the design and development has responded to the landscape feature.
- A landscape plan including number, location and species of existing and proposed vegetation.

5.0
Historic
30/04/2021
VC185

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent of tree clearing and earthworks and whether there is a more suitable alternative siting to minimise the impact on the environment.
- The "Macedon Ranges Cultural Heritage and Landscape Study – June 1994".
- The threat of soil erosion and land slip from the proposed works.
- The need to minimise the impact on prominent ridgelines from proposed buildings and works.
- Whether the proposal is located on land where slope is greater than 20 per cent.
- The need to site and design any proposed structure to minimise visual intrusion including methods such as landscaping, and tree planting to screen the buildings and works.
- Whether access roads should be located across slope to minimise visual intrusion of the road.
- The "Hanging Rock Strategic Plan, 2018".
- The "Macedon Ranges Statement of Planning Policy, 2019".