

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1** .

DANDENONG RANGES LANDSCAPE**1.0**
01/12/2022
C148yran**Statement of nature and key elements of landscape**

The Dandenong Ranges are prominent hills close to Melbourne, with dense forested scenery and intimate fern gullies. They provide an iconic and largely uninterrupted forest backdrop to most long distance views across Melbourne's outer eastern suburbs.

Although much of the area forms part of the Dandenong Ranges National Park, extensive areas have been subdivided for residential development. Most residential areas are well integrated into the forest environment and are only apparent at close quarters creating a landscape of natural and manmade elements. Forest trees including large Mountain Ash and Messmate / Peppermint forests along with large exotic plants and trees extend into private gardens and roadway edges.

The main roads through the Dandenong Ranges are popular tourist routes taking advantage of the scenic qualities and the village character of the towns. Roads are narrow, often without kerb or channel treatments and many have plants spilling along the roadside.

Architectural styles are varied with many older buildings influenced by 'Californian Bungalow' and 'Chalet' styles constructed from the 1920's onwards.

Vistas are a combination of enclosed views shortened by the dense vegetation and long views framed by vegetation, from the ranges to Metropolitan Melbourne or the Great Dividing Range.

Several micro landscapes occur within the SLO1 area including:

- Lysterfield Forest Area - within the catchment of the Lysterfield Lake which forms a large expanse of remnant bushland which contrasts with the cleared farmland beyond. The more open Stringybark forest contrasts with the mountain forests which occur in the moister aspects of the Dandenong Ranges.
- Eastern Face of Dandenong Ranges – extends from Monbulk in the north to Ferntree Gully in the south is characterised by steep forested slopes which include areas of dry woodland and are largely part of the Dandenong Ranges National Park.
- Sherbrooke Forest – a major intact remnant of the original tall mountain forests of the Dandenong Ranges contains Mountain Ash and undisturbed fern gullies.
- Cotswold Valley – an enclosed valley forming part of the headwaters of the Monbulk Creek consisting of steeply sloping pasture and cultivated areas fringed by remnants of Mountain Ash. Prominent view from the Puffing Billy.
- Menzies Creek Valley – in the eastern foothills of the Dandenong Ranges comprises of steeply sloping land with lush pasture and pockets of dense vegetation along stream lines.

2.0
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C148yran**Landscape character objectives to be achieved**

- To retain a forest dominated landscape in which large canopy trees and understorey vegetation soften the distinction between private and public land, and provide a sense of enclosure.
- To retain the mix of indigenous, native and exotic trees which contribute to the landscape.
- To ensure that dwellings, commercial buildings and other structures are inconspicuous elements within the landscape.
- To maintain the appearance of an uninterrupted forested range as seen from Melbourne's outer eastern suburbs and other surrounding areas.
- To ensure that development is responsive to the natural characteristics of the land including slope and remnant vegetation and associated wildlife habitat.

Permit requirement

Fences

A permit is required to construct a fence.

This does not apply if the fence is both:

- Less than 1.8 metres high
- More than 75% transparent.

Vegetation

A permit is required to remove, destroy or lop:

- Native vegetation that occurs naturally in the Shire of Yarra Ranges
- A substantial tree with a trunk circumference greater than 1.1 metres (0.35 metre diameter) at a height of 1.3 metres above the ground.

This does not apply to any of the following:

- The pruning of vegetation that is undertaken to assist its health or structural soundness. No more than one third of the foliage may be removed from any individual plant
- The removal of vegetation that is dead
- The pruning of branches directly overhanging a lawfully existing building so that they are not overhanging or within 4 metres of the building
- The removal of vegetation where the base of the plant to be removed is within 4 metres of a lawfully existing building (other than a fence)
- The removal of planted windrows, woodlots or landscaping consistent with the implementation of a property management plan prepared to the satisfaction of the responsible authority
- The removal of vegetation that is one of the species listed in the *Incorporated Document Yarra Ranges Council - List of Environmental Weeds 2019*
- The removal of regrowth which has naturally established or regenerated on land lawfully cleared of naturally established native vegetation and is less than 10 years old. This exemption does not apply to land on which native vegetation has been cleared or otherwise destroyed or damaged as a result of flood, fire or other natural disaster.

Buildings and works

A permit is not required to construct a building or carry out works except for:

- A new building or extensions to an existing building where the floor area of the construction is more than 100 square metres
- Buildings or works with a height of more than 7 metres
- Buildings or works that would be within 4 metres of the trunk of a tree with a circumference greater than 1.1 metres (0.35 metre diameter) at a height of 1.3 metres above the ground.

Crop protection structures

The permit requirements of this clause do not apply to the construction of plastic covered igloos.

Application requirements

None specified.

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 guidelines are derived from *Vision 2020 by Design – A Built Environment Framework for Yarra Ranges (Shire of Yarra Ranges May 2008)*.

Building siting

- The visual impact on views from adjoining roads and other publicly accessible viewing points.
- Whether buildings are designed to reflect the topography of the site and minimise the extent of earthworks.
- How the height of buildings relates to the heights of any surrounding tree canopy and nearby development.

Building appearance

- Whether the profile of buildings breaks the skyline or ridgeline behind the building as seen from nearby roads or other publicly accessible viewing points.
- Whether external materials and finishes use muted colours and weatherboard or non reflective metal sheet cladding.
- Whether buildings on visually exposed sites such as the northern, western and southern face of the main ridge of the Dandenong Ranges use cladding materials that blend with the surrounding forest and are screened from view by existing vegetation.
- The extent of impervious areas such as yards, car parks and roads.
- Whether larger buildings are designed to disaggregate the building mass.
- Whether large scale forest style landscaping screens views of large structures with an urban from roads and other public places.

Dwellings or outbuildings

- How far dwellings and associated outbuildings are set back from the road.
- The height of dwellings and whether it responds to the topography of the site.

Vegetation

- The retention of established trees and patches of indigenous vegetation.
- The extent of vegetation removal and proposed land management improvements such as replacement vegetation.
- Whether development is sited to maintain the naturalistic flow of vegetation across private gardens, road reserves and other public spaces.
- Whether the siting and landscaping of buildings and works provides for the retention, planting and long term growth of large canopy trees.

Fence and boundary treatments

- Whether the front fence and boundary treatments avoid formal geometric landscape design, hard surfaces and hard edges in landscaping.
- Whether fences and gateways are small and constructed of light or transparent materials.

Other buildings and works

YARRA RANGES PLANNING SCHEME

- Whether earthworks will remove the option of future use of the soil resource for productive agriculture.
- Whether the proposal includes urban style road infrastructure such as concrete kerbing, paved footpaths and roundabouts.