08/07/2021
C189yran

# SCHEDULE 23 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO23** .

Yarra Ranges is committed to preserving the unique areas of the Shire identified in Clause 14.01-2 including the Dandenong Ranges and Upper Yarra Valley.

The Upper Yarra and Dandenong Ranges Authority established under the *Upper Yarra Valley and Dandenong Ranges Authority Act 1976* prepared the Regional Strategy Plan, enabling increased protection for the special features and character of the region. The Regional Strategy Plan historically provided the basis for protection of the unique character of many residential areas of the Shire. This Schedule, further informed by the Shire of Yarra Ranges Neighbourhood Character Study, seeks to preserve and enhance these special residential areas.

## 1.0
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## Statement of nature and key elements of landscape

The landscape significance of the following areas is attributed to the quality of environment, its setting and relationship to the broader landscapes some of which have National Trust classification. Classified landscapes in these areas include: The Silvan Agricultural Area and the Upper Yarra and Environs.

The visual effect of large trees both native and exotic makes a significant contribution to the neighbourhood character of these areas. All the following areas share varying sized blocks allowing development to integrate within its surrounding landscape and providing views between dwellings.

Vegetation and buildings in streamside areas play a significant role in the broader catchment and should address the principles of ecologically sustainable development for the Upper Yarra River Catchment.

### Chirnside Park

Chirnside Park was originally a grazing area and is set against a rural backdrop of surrounding hills and paddocks. Housing was developed primarily in the 1970's and as a result, many mature trees of both native and exotic species exist within its established gardens and contribute significantly to the character of the area.

### Coldstream

A small settlement, Coldstream is a pocket of suburban style dwellings surrounded by a broad rural agricultural area. Developed over a 40 year period, scattered large exotic and native trees provide canopy, and a sense of the connection to the landscape of the surrounding Yarra Valley.

### Healesville

Healesville has a strong country town feeling with well treed private gardens and public areas. These landscapes integrate well with the surrounding backdrop of mountains, wooded hills and farmland.

### Kilsyth/ Mooroolbark

Residential development in these suburbs has occurred over a 60 year period resulting in a sense of openness and well established gardens. The mature trees which occur widely in these areas link them to the treed backdrop of the Dandenongs Ranges.

### Lilydale

These residential areas are characterised by established or new/establishing gardens of both native and exotic plants. Large trees provide the backdrop to the surrounding landscape of low hills, undulating pastoral landscapes to the south and north and heavily wooded Dandenong Ranges in the east.

### Mt Evelyn

This is a foothill area where suburban development integrates into an environmental setting. Remnants of dry forest remain and other mature trees blend into the landscape backdrop of the Dandenong Ranges.

**Yarra Glen**

Residential development in Yarra Glen spans from the 1880's to recent development. Residential areas contain a mix of mature trees both exotic and native which occur throughout the residential areas. These trees and the town's location in the Yarra Valley with a backdrop of the Christmas Hills contribute to the country town atmosphere.

**Yarra Junction** enjoys a spacious country town feel of buildings set into a wider landscape of the Upper Yarra Valley. Large blocks and low level often exotic gardens with remnant native trees sit in a landscape that includes rolling paddocks and treed hillsides rising up from the valley.

The key elements of all these landscapes are:

- A visual dominance of vegetation, including large mature native and indigenous trees
- Limited building height in relation to tree canopy
- Vistas through development to hills, canopy trees and the surrounding rural landscapes.

## 2.0 Landscape character objective to be achieved

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- To recognise and conserve the environmental and visual sensitivity of residential areas of the Dandenong Ranges foothills and the Yarra Valley.
- To ensure all development is sensitively designed and sited having regard to the natural physical features of the land, including slope, the presence of existing vegetation and view lines.
- To retain mature trees which make a significant contribution to the landscape character of the neighbourhood areas.
- To protect vegetation of significance, natural beauty, interest and importance.
- To protect and preserve the riparian areas along waterways.

## 3.0 Permit requirement

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### Vegetation

A permit is required to remove, destroy or lop any substantial tree. A substantial tree is defined as having a diameter at breast height (DBH) greater than 0.26 metres at 1.3 metres above the ground. (Equivalent to 0.8 metres circumference).

This does not apply:

- If the lopping of vegetation is undertaken to assist its regeneration or
- If the vegetation is dead or
- To the partial removal of branches directly overhanging dwellings, garages or outbuildings so that they are not overhanging or within 2 metres of the buildings or
- If the base of the tree to be removed is within 2 metres of a building or
- If the species appears in the Incorporated Document *Yarra Ranges Council - List of Environmental Weeds 2019.*

### Buildings and Works

A permit is not required to construct a building or carry out works provided the following requirements are met:

- The buildings and works are at least 10 metres from a designated stream
- The buildings and works are at least 10 metres from a designated open Melbourne Water drain.

## 4.0 Decision guidelines

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Before deciding on an application, the responsible authority must consider as appropriate:

- Whether the proposal satisfies the statement of the key elements of the landscape and character objectives of this schedule
- Whether the removal of trees relates to a development proposal allowing the vegetation removal to be assessed in the context of development
- Whether the removal of trees is necessary if no development is proposed
- The extent to which the proposal maintains the dominant trees within the streetscapes and locality
- If the removal of vegetation will adversely impact on the natural environment of the adjacent watercourse
- The extent to which dominant trees remain within the streetscapes and locality.

## 5.0 Background Documents

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Yarra Ranges Council - List of Environmental Weeds 2019.