01/12/2022
C148yran

SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO3** .

PUFFING BILLY RAILWAY CORRIDOR

1.0 Statement of nature and key elements of landscape

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The Puffing Billy Railway is a major tourist attraction and feature of the Dandenong Ranges. The railway is operated to provide a rural experience for visitors, based on a style and theme reminiscent of the 1930s. The Puffing Billy Railway Scenic Corridor includes those rural landscapes which are visible from the Puffing Billy Railway and are a feature of the railway's tourist appeal. The corridor contains built and natural features, including historic railway stations and other buildings, bridges, residential development and extensive vegetation, both native and exotic.

Most of the residential development within this landscape is well integrated into the forest environment and is only apparent at close quarters. Forest trees and large exotic plants extend into private gardens and roadway edges. Roads are narrow, often without kerb or channel treatments. Some pockets of cleared land are managed as grazing pasture and these reinforce the generally rural character of the area.

It is important that the cultural and scenic significance of the corridor and the viewlines from the railway are protected by ensuring that future use and development along the corridor is appropriately sited and integrated with the landscape. It is also important to recognise the significant contribution that remnant vegetation in the corridor plays in defining the character of the landscape.

2.0 Landscape character objectives to be achieved

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- To protect the historic and cultural importance of the Puffing Billy railway and the scenic corridor through which it passes.
- 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 maintain the appearance of a generally rural landscape as seen from the railway, of dense vegetation, pockets of farmland and unobtrusive buildings.
- To retain remnant vegetation in recognition of its important contribution to the landscape character of the corridor.
- To ensure that all new buildings and works are inconspicuous elements within the landscape and have only a minimal impact on views from the railway.
- To ensure that development is responsive to the natural characteristics of the land including slope and remnant vegetation and associated wildlife habitat.
- To ensure that the health of existing trees is not jeopardised by new development.

3.0 Permit requirement

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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 if the floor area of the construction is more than 100 square metres.
- buildings or works with a height of more than 7 metres
- building or works that would be within 4 metres of the trunk of any substantial tree protected under this Planning Scheme.

Crop protection structures

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

Puffing Billy Railway

The permit requirements of this clause do not apply to actions undertaken by the Emerald Tourist Railway Board (ETRB) that are associated with the normal operations of the Puffing Billy Tourist Railway on land under the control of the ETRB.

Normal operations include:

- rail infrastructure (tracks, signals, communications, station buildings, platforms, rail storage yards, workshops and storage buildings for rolling stock and equipment)
- a storage building and interpretation centre at Menzies Creek
- a café/kiosk, a gift/souvenir shop within the station building or within the storage building and interpretation centre at Menzies Creek

- a car park for Puffing Billy Tourist Railway patrons, volunteers and staff.

Normal operations exclude:

- tourist accommodation or a convention centre
- a café, restaurant, licensed premises or shop other than specified above
- a carpark associated with an activity outside normal operations.

The ETRB must seek the views of Council before constructing or carrying out any buildings or works, or removing any vegetation associated with the normal operations of the railway.

4.0 Application requirements

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None specified.

5.0 Decision guidelines

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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.

Building siting

- The visual impact on views from the railway or 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.

Building appearance

- Whether the profile of buildings breaks the skyline or ridgeline behind the building as seen from nearby roads or other publicly accessible viewpoints.
- How the height of buildings relates to the heights of any surrounding tree canopy and nearby development.
- Whether buildings are constructed using materials and finishes that harmonise with the surrounding landscape.
- Whether buildings on visually exposed sites use cladding materials that blend with the surrounding forest and are screened from view by existing vegetation
- The extent of large impervious areas such as yards, car parks and roads.
- Whether larger buildings are designed to disaggregate the building mass.
- Whether views of large structures visible from the railway, roads and other public places are screened or filtered by large scale forest style landscaping.

Dwellings and outbuildings

- The setback of dwellings and associated outbuildings from the railway and road frontages having regard to the topography and vegetation on the land.
- How the design of dwellings addresses factors such as views and outlook and protection from sun, rain and wind.
- Whether the construction of dwellings and associated outbuildings use materials that blend well into the surroundings such as timber, stone and corrugated iron.
- 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 the siting of development maintains the naturalistic flow of vegetation across private gardens, road reserves and other public spaces.
- Whether the siting and landscaping of new development provides for the retention, planting and long term growth of large canopy trees.

Fence and boundary treatments

- The front fence and boundary treatments avoiding 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

- 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.

Emerald Tourist Railway Board

- The comments of the Emerald Tourist Railway Board on any proposals that are likely to have an impact on the visual amenity of the Puffing Billy Tourist Railway.