

12/09/2013
C122

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1** to **SLO21**.

YARRA RANGES SIGNIFICANT LANDSCAPES

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

The attractive rural landscapes of the Shire are major features which distinguish Yarra Ranges from other areas. Their protection is fundamental to retaining the Shire's unique character and appeal for residents, visitors and new businesses.

The significant landscapes of the Shire range from the spectacular mountain scenery in the east to the expansive rural plains of the Yarra Valley with its majestic mountain backdrop. They also include the slopes and enclosed valleys of the Dandenong Ranges where a harmonious balance of forest, farmland and small townships has generally been achieved.

Many of the identified landscapes have been significantly modified by human activity and, in many cases, the presence of pasture areas, intensively cultivated croplands and rural farm buildings form integral elements of the landscape. However, careful management of future development in these areas is required to ensure that the balance of natural and man made landscape elements is retained.

The Municipal Strategic Statement recognises landscape units that have been identified by the National Trust or are of local significance and which require specific protection. A description of the key elements of each of these landscapes is included in the list of significant landscapes at Clause 5.0 of this schedule.

2.0

19/01/2006
VC37

Landscape character objective to be achieved

Protect and enhance the environmental, scenic, visual, cultural and scientific values of the significant landscapes which have been identified in the Shire.

Conserve the flora and fauna and associated ecological processes that contribute to the significance of the identified landscapes.

Ensure that any new development is located and designed to avoid inappropriate visual intrusion or other detrimental effects on the key characteristics of the identified landscapes.

Protect the historic and cultural importance of the Puffing Billy Railway Line and the scenic corridor through which it passes.

3.0

12/09/2013
C122

Permit requirement

Buildings and works

A permit is not required to construct a building or construct or carry out works, if a permit is not required under the provisions of the applicable zone.

Vegetation

A permit is required to remove, destroy or lop any vegetation (whether exotic or native). This does not apply if a permit is not required under the schedule to Clause 53.

4.0**Decision guidelines**19/01/2006
VC37

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

- Alternative location options and identification of the optimum siting location.
- Whether the proposed siting and design of the building or works will:
 - Maintain the character and integrity of important viewlines.
 - Be able to be integrated with the topography and landscape features of the area.
 - Be of a form that does not dominate a ridgeline or skyline.
 - Require the minimum soil disturbance, excavation and risk of erosion.
 - Ensure a driveway access that is unobtrusive, with the length of access driveways minimised where possible.
 - Provide infrastructure and services such as drainage, water, electricity and reticulated sewerage that are unobtrusive and sensitive to the natural environment.
 - Retain significant vegetation, including mature exotic vegetation that contributes to the landscape character of the area, with no significant vegetation being removed solely for the purpose of providing a view.
 - Use subdued colours and non-reflective materials on external surfaces that complement the surrounding landscape.
 - Provide landscaping to minimise the visual impact of buildings, structures and works on the immediate locality and on the area generally as it is viewed from a distance, and include vegetation characteristic of the area in any replanting.
- The views of the National Trust of Australia (Victoria) if the land is within a 'classified' National Trust Landscape. The following landscapes are 'classified' by the National Trust:
 - SLO2 Cotswold Valley
 - SLO3 Donna Buang Range
 - SLO4 Upper Yarra River & Environs
 - SLO5 Maroondah Highway - Black Spur
 - SLO7 O'Shannassy Catchment
 - SLO10 Sherbrooke Forest
 - SLO11 Silvan Agricultural Area
 - SLO13 The Patch
 - SLO14 Warramate Hills
 - SLO15 Western Face – Dandenong Ranges
 - SLO16 Yellingbo Creeks
 - SLO21 Puffing Billy Railway Scenic Corridor
 - Within 50 metres of either bank of the Sassafra and Perrins Creek

Puffing Billy Railway Scenic Corridor

In addition to the decision guidelines outlined above, if the land is within the Puffing Billy Railway Scenic Corridor (designated as SLO21), the responsible authority must also have regard to:

- Whether the location, bulk and appearance of any proposed building or works will adversely affect the character or appearance of the corridor.
- Whether appropriate landscape treatments are proposed for buildings or works in locations that are visually exposed to the railway line.
- The impact of any use or development on the quality and character of important viewlines and panoramas from the railway line.
- Whether appropriate measures are proposed to retain and enhance the landscape character and quality of the corridor and, in particular, retain remnant vegetation and require landscaping predominantly with indigenous species.
- Any potential adverse physical or visual impact on the amenity of the corridor.
- The comments of the Emerald Tourist Railway Board if the construction or carrying out of buildings or works is likely to have an immediate and adverse impact on the visual amenity of the Puffing Billy Tourist Railway.

5.0

19/01/2006
VC37

List of significant landscapes

The following is a description of the significant landscapes within the Yarra Ranges Shire, that are covered by the Significant Landscape Overlay:

Slo no & title	Key elements of significant landscape
<p>SLO1 Bickleigh Vale Village</p>	<p>This small area of low density housing in Mooroolbark was created by the noted landscape designer, the late Edna Walling. It is recognised as one of the finest examples of a major work by Walling.</p> <p>The main feature of the landscape is the way in which the houses have been integrated with the natural environment. The appearance of the area is dominated by the large gardens comprising of a mixture of mature exotic species and indigenous vegetation.</p> <p>Access into the centre of the “village” is via Bickleigh Vale Road which is a narrow unsealed road containing dense roadside vegetation that reinforces the predominantly rural character of the area.</p> <p>The maintenance of the existing landscape values would be threatened by further subdivision and intensification of existing housing development and the failure to maintain the established garden landscape themes.</p>
<p>SLO2 Cotswold Valley</p>	<p>This landscape comprises an enclosed valley which forms part of the headwaters of the Monbulk Creek. It provides a remarkable visual diversity within a very small-scale landscape with steeply sloping pasture and cultivated areas fringed by remnants of Mountain Ash forest and Messmate/Peppermint woodlands with dense pockets of indigenous vegetation along stream lines.</p> <p>Buildings are not a significant feature of the landscape with most being small scale structures associated with rural residential and farming activities.</p> <p>This landscape area is visually prominent from the Belgrave Gembrook Road which is a major tourist route through the Dandenong Ranges. The scenic qualities of the Cotswold Valley make an important contribution to the image of the Dandenong Ranges as an attractive combination of natural and man made landscape elements.</p> <p>The retention of existing pasture and cultivated areas and protection of pockets of remnant vegetation will ensure the maintenance of the established landscape. Any new development in the area should be designed to be unobtrusive especially from the main roads through the area.</p>

Slo no & title	Key elements of significant landscape
<p>SLO3 Donna Buang Range</p>	<p>The Donna Buang Range is one of the major landforms in the Shire. It provides a mountainous backdrop to many of the Shire's best known rural vistas.</p> <p>The identified landscape area generally covers the forested western and southern slopes of the range. The dense forest on the southern slopes of the range is a dominant visual feature of the upper Yarra Valley east of Yarra Junction.</p> <p>The forested areas are also recognised as being of conservation significance as a major habitat for the native plants and animals.</p> <p>Most of this area is in public ownership and there are few visual intrusions into the expanse of the forest cover. The area does include some isolated residential development as well as limited quarrying and forestry operations.</p> <p>There is little scope for major development due to the steep slopes and relative inaccessibility of most of the area.</p> <p>The current landscape values of the area will require the maintenance of land management practices which protect the existing consistent forest cover.</p>
<p>SLO4 Upper Yarra River & Environs</p>	<p>The Upper Yarra River and Environs landscape extends from the broad flood plains south of Yarra Glen and Healesville to the confined valley at the base of the Donna Buang Range near Warburton. The landscape also includes the upper reaches of the Yarra River east of Warburton and the forested valleys immediately upstream of the Upper Yarra Reservoir.</p> <p>The flood plain areas are generally cleared and used for broadscale grazing and have a broad open rural character which is dominated by the backdrop of mountains to the north and east. The flood plain contains numerous billabongs and other wetland features although many have been degraded by past clearing and farming practices.</p> <p>The landscape area within this site generally excludes the townships.</p> <p>The upper sections of the landscape east of Warburton include extensive areas of remnant vegetation with pockets of cleared farming land on the narrow river flats.</p> <p>Much of this landscape is subject to flooding and is therefore unlikely to be subject to major development pressures. However, the open landscape character of the area makes it susceptible to visual intrusion from inappropriate development. The protection and enhancement of remnant vegetation and wetland features along the river are necessary to ensure the long term retention of the landscape values of this area.</p> <p>The mountainous and forested areas upstream of the Upper Yarra Reservoir form part of the extensive water catchment for the reservoir which is closed to public access and unsuitable for any form of development.</p>
<p>SLO5 The Black Spur</p>	<p>The Black Spur landscape consists of many kilometres of winding road along a section of the Maroondah Highway north east of Healesville. The road is an important tourist route and is one of the major gateways to the Shire.</p> <p>It provides a significant visual experience, derived from driving through a magnificent forest including sections of tall Mountain Ash forest which has mostly regenerated from the 1939 bushfires.</p> <p>The area is within the water catchment for the Maroondah Reservoir and is unlikely to be subject to any development pressures.</p>
<p>SLO6</p>	<p>This landscape applies to the steep north facing slopes of the</p>

Slo no & title	Key elements of significant landscape
<p>Northern Slopes – Dandenong Ranges</p>	<p>Dandenong Ranges. Although much of this area is in private ownership substantial areas of remnant vegetation have been retained.</p> <p>The intrusion of low density residential development has modified its character sufficiently to require consideration of this area as a distinctly separate unit from the western slopes of the Range. Despite this development, the appearance of continuous forest cover is largely maintained when the area is viewed from a distance.</p> <p>Sections of this area have been extensively subdivided in the past although it is generally unsuitable for further development due to steep slopes and high fire hazard.</p> <p>Sensitive siting and design of any new development in the area will be required to avoid landscape values being degraded by visual intrusion especially as seen from viewing points to the north.</p>
<p>SLO7 O’Shannassy Catchment</p>	<p>The densely forested catchment of the O’Shannassy River is located on the south eastern slopes of the Donna Buang Range.</p> <p>The forest communities within this area are particularly significant because they have never been logged and were largely unaffected by the 1939 bushfires which burnt out extensive areas of similar habitat. Consequently these communities provide wildlife habitat conditions which are uncommon and are considered to be of national botanical and zoological significance.</p> <p>The area is part of an extensive, linked system of water catchments and is unlikely to be subject to any development pressures.</p>
<p>SLO8 Macclesfield Swamp</p>	<p>The Macclesfield swamps are significant local features of the rural landscape in the Macclesfield-Yellingbo area.</p> <p>The identified landscape comprises three distinct wetland sites. These three sites include remnants of the original wetland habitats which existed in the area east of the Dandenong Ranges but have mostly been drained and cleared for grazing purposes.</p> <p>These remnant wetland areas provide important wildlife habitats and include areas which form part of the only remaining habitat of the endangered Helmeted Honeyeater.</p> <p>Development within and near these wetland areas will need to be carefully managed to avoid further deterioration through loss of vegetation, increased human activity and changes to drainage conditions.</p>
<p>SLO9 Main Ridge - Dandenong Ranges</p>	<p>This area comprises the cluster of small townships located in the main central ridge of the Dandenong Range. The landscape of this area is characterised by a unique combination of low density residential areas set amidst many large and mature gardens of exotic plants, pockets of rural land and remnants of the original Mountain Ash forests and fern gullies.</p> <p>The area includes many panoramic viewing points with vistas to the ranges to the east and across the Melbourne metropolitan area to the west. The townships within the area comprise only small commercial centres which have generally retained a “village” character.</p> <p>The Dandenong Ranges are an important visual, environmental and recreational resource for not only the local community, but for Melbourne and the State in general. The area is a major focus for tourist activities and its appearance is important in defining the overall image of the Dandenong Ranges as an attractive visitor destination.</p> <p>The protection of the diverse landscape elements of this area would be compromised by further intensification of residential development, the spread of commercial land uses outside established town centres</p>

Slo no & title	Key elements of significant landscape
	<p>and the development of inappropriate commercial development which does not reflect the established character of the townships.</p> <p>Effective management of the substantial exotic and native vegetation will also be required to ensure the ongoing protection of the unique character of the area.</p>
<p>SLO10 Sherbrooke Forest Area</p>	<p>Sherbrooke Forest comprises a major intact remnant of the original tall mountain forests of the Dandenong Ranges.</p> <p>The restricted distribution of Mountain Ash in the Dandenong Ranges and the occurrence of some relatively inaccessible and undisturbed fern gullies make this area of high botanical significance, whilst also providing an important wildlife habitat.</p> <p>The forest is traversed by a number of major tourist routes and is a heavily used recreational resource.</p> <p>Future management of the forest will need to ensure that its scenic and conservation values are not prejudiced by intensive visitor facilities or the effects of new development on adjoining areas.</p>
<p>SLO11 Silvan Agricultural Area</p>	<p>The Silvan Agricultural area covers an extensive area of rolling foothills east of the main ridge of the Dandenong Ranges.</p> <p>The extent of the area is largely defined by the presence of deep red soils which have traditionally supported a wide range of intensive horticultural practices including fruit and berry crops and wholesale nursery production.</p> <p>The patchwork of cultivated farmland and pockets of dense vegetation, framed by the surrounding ranges, is a major landscape feature of the Shire.</p> <p>Apart from the area's high scenic value, the area represents one of the few remaining intensively farmed agricultural areas relatively close to metropolitan Melbourne. It continues to be an important economic resource for the region.</p> <p>The maintenance of intensive farming activities is essential in retaining the established landscape character of the area. Changes in production techniques have increased the number of horticultural structures such as igloos and glasshouses and future development will require sensitive siting and design to minimise visual impacts.</p>
<p>SLO12 Silvan – Olinda Forest</p>	<p>The Silvan-Olinda forest covers an extensive area of native forest of the north eastern slopes and foothills of the Dandenong Ranges.</p> <p>The area includes Messmate and Peppermint forest communities which are typical of the drier and lower slopes of the ranges. Much of the forest area is remote from the main centres of residential development and tourist activity and is largely undisturbed. It is therefore of considerable conservation value as wildlife habitat.</p> <p>The Silvan Reservoir which is located within this area, is a key feature of many views into the area. It characterises this landscape, and differentiates it from other forested areas.</p> <p>The land is mostly in public ownership and is unlikely to be subject to major development pressures although the retention of the existing vegetation cover will be necessary to ensure the protection of its scenic and conservation values.</p>
<p>SLO13 The Patch</p>	<p>The Patch landscape is situated within a sheltered valley on the south-eastern side of the Dandenong Ranges. It is a predominantly rural landscape in a picturesque setting of cultivated croplands and rolling pastures framed by the adjoining forested slopes of the Dandenong Ranges.</p> <p>The area extends eastward to include undulating farmland that retains</p>

Slo no & title	Key elements of significant landscape
	<p>a strong rural character in an area which has largely been developed for more intensive residential and horticultural activities. Much of the landscape is visible from viewing points in the Dandenong Ranges and it is a prominent rural landscape feature of the area.</p> <p>Changes in production techniques have increased the number of horticultural structures such as igloos and glasshouses. Future development will require sensitive siting and design to minimise visual impacts.</p>
<p>SLO14 Warramate Hills</p>	<p>The Warramate Hills comprise an isolated range of forested hills which are flanked by the broad flood plain of the Yarra River. The hills form a prominent landscape feature which is conspicuous from many parts of the Yarra Valley.</p> <p>Much of the forested hillsides were previously cleared for grazing but have been allowed to regenerate. They now form part of an important area which is visually, botanically and zoologically significant, as it contains a substantial block of native vegetation within a largely cleared pastoral area.</p> <p>Most of this land is included in the Yarraloch Conservation Reserve although margins of the hills include some cleared farm land and pockets of rural residential development.</p> <p>Further intrusion of additional rural residential development and loss of remnant vegetation would detract from the conservation and scenic value of the area.</p>
<p>SLO15 Western Face: Dandenong Ranges</p>	<p>The western face of the Dandenong Ranges extends in a broad band from Montrose in the north to Ferntree Gully in the south.</p> <p>The western face is visible from many parts of the Melbourne metropolitan area and beyond and dominates the skyline of Melbourne's outer eastern suburbs.</p> <p>The western face is characterised by very steep forested slopes which include many areas of dry woodland on the exposed aspects. It contains an extensive area of intact native bushland which provides an important habitat for rare plant and animal communities and now forms part of the Dandenong Ranges National Park.</p> <p>Large areas of the western face were previously subdivided for residential development but remained undeveloped due to severe physical and servicing constraints. The area is highly susceptible to bush fires and extensive areas of subdivided land have been brought back into public ownership.</p> <p>Some of the lower slopes in the Montrose area have been developed with houses although the appearance of a continuous forest cover has generally been retained.</p> <p>Further residential development on the lower slopes would detract from the important scenic value of the western face unless the existing native vegetation cover is maintained.</p>
<p>SLO16 Yellingbo Creeks</p>	<p>The Yellingbo Creeks landscape includes a series of linear reserves of riparian vegetation of the streamlines of parts of the Woori Yallock, Cockatoo and Sheep Station Creeks.</p> <p>The riparian vegetation around the Yellingbo Creek supports a range of plant communities and wildlife habitats in an area where there has been broadscale clearing for agriculture. The vegetation in this area is of national significance as it comprises much of the remaining habitat of the endangered Helmeted Honeyeater.</p> <p>The linear nature of these areas leaves them vulnerable to disturbance from inappropriate land use and development on adjoining land.</p>

Slo no & title	Key elements of significant landscape
	<p>Any future development should avoid the introduction of additional human activity into the area and should be designed to prevent alterations to the drainage patterns.</p> <p>Retention and continued rehabilitation of the native vegetation in the area will also be required to maintain the landscape and conservation values of the area.</p>
<p>SLO17 Little Yarra Valley</p>	<p>The Little Yarra Valley comprises a broad pastoral landscape which is enclosed by forested hills which narrows into an area of tall mountain forests.</p> <p>The northern end of the Valley is characterised by undulating farmland with an attractive open woodland of remnant Stringybark trees with pockets of remnant bushland. The more sheltered upper reaches of the valley include areas of orchard production. A number of small rural townships are scattered along the valley.</p> <p>The forested areas of the valley and surrounding hills sustain a range of plant communities and wildlife habitats. Sections of these forest areas are also important for both timber harvesting and recreational activities.</p> <p>The long term retention of the rural character of the Upper Yarra Valley will require the maintenance of agricultural activities in the cleared areas and careful management to ensure that timber harvesting operations are unobtrusive and other development is designed to minimise visual impacts.</p>
<p>SLO18 Lysterfield Forest Area</p>	<p>The Lysterfield Forest is located on the low hills to the south of the main ridge of the Dandenong Ranges. Most of the forest is located within the catchment of Lysterfield Lake, a former water supply reservoir.</p> <p>The forest forms part of a large expanse of remnant bushland which, although fragmented in places, provides an important ecological link with the forest areas in the Dandenong Ranges.</p> <p>The open Stringybark forest is of a different character to the tall mountain forests of the moister aspects in the Dandenongs and it provides an attractive contrast to the surrounding cleared farming land and nearby suburban development.</p> <p>Most of the forest area is reserved for conservation purposes, although further subdivision and fragmentation of bushland remnants on the margins of the area would detract from its significance.</p>
<p>SLO19 Lysterfield Valley</p>	<p>Lysterfield Valley is a mostly attractive pastoral landscape which forms part of a “green wedge” between the suburban areas of Rowville and Dandenong North, and the more urbanised Ferntree Gully-Belgrave ridge of the Dandenongs.</p> <p>The landscape is centred on the enclosed valley of the Monbulk Creek which contains open pasture with cultivated croplands on sections of the creek flats. The attractive rural character of the valley forms an important visual transition between the urban areas to the west and the more elevated and forested slopes of the Dandenongs.</p> <p>The unique character of the landscape would be sensitive to any further fragmentation or additional development.</p>
<p>SLO20 Menzies Creek Valley</p>	<p>The Menzies Creek Valley is located in the eastern foothills of the Dandenong Ranges. It comprises steeply sloping land with lush pasture and pockets of dense vegetation along stream lines.</p> <p>The valley is highly visible from the Belgrave-Gembrook Road and the Puffing Billy Railway Line and it is recognised as one of the most scenic tourist routes in the Dandenong Ranges.</p>

Slo no & title	Key elements of significant landscape
	<p>Much of the area has been cleared and limited residential development has been established. Additional development would require sensitive siting and design to avoid significant intrusion into the predominantly rural landscape.</p>
<p>SLO21 Puffing Billy Railway Scenic Corridor</p>	<p>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.</p> <p>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.</p> <p>The Corridor contains built and natural features, including historic railway stations and other buildings, bridges, residential development and remnant vegetation, both native and exotic.</p> <p>It is important that the cultural and scenic significance of the Corridor and 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 Corridor.</p>