

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO2**

YARRA VALLEY SIGNIFICANT LANDSCAPE AREA**1.0 Statement of nature and key elements of landscape**

The Yarra Valley has some outstanding landscape characteristics which make it a prime scenic asset to Melbourne. The area of landscape significance extends from the river to the higher ridgelines.

The landscape provides the visual backdrop to the river and adjoining parkland. Viewing points include those from the river itself, looking out from riverside parklands, from walking and bicycle tracks, from adjacent hillsides looking into and across the river, and from roads crossing or passing along the valley.

The special visual character of the area arises from its varied landforms, meandering river, wetlands and vegetation and the way buildings fit harmoniously into the landscape. Despite the variety of land uses within the area the dominance of the natural environment over urban land uses creates a strong consistent character throughout the valley. The residential areas are generally located in well treed settings with scenic views of the riverine landscape. However, the valley is in transition, with new growth as well as change in established suburban areas. These areas could lose their distinctive sense of place as part of a well treed riverine environment unless adequate planning steps and development controls are introduced.

2.0 Landscape character objectives to be achieved

- To protect areas along and within the Yarra River valley environs from visual intrusion caused by the inappropriate siting or appearance of buildings and works, or lack of screening vegetation.
- To encourage development in keeping with the character and appearance of the area.
- To protect and enhance the skyline vista when viewed from the river, its banks, nearby parklands, bicycle trails, the Yarra Boulevard and scenic viewpoints from within the valley environs.
- To encourage development consistent with either the relevant Yarra River Concept Plan or any incorporated plan approved for the area.

3.0 Permit requirement

The requirement for a permit to construct a building or construct or carry out works includes a sign, fence and roadworks and associated street furniture.

A permit is not required to construct or carry out any of the following:

- Buildings or works in a residential, Public Use or Public Park and Recreation zone if they are 6 metres or less above ground level.
- Buildings or works shown in an incorporated plan which applies to the land.
- Works carried out by or behalf of a public land manager under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995 and the Forests Act 1958.

- Works carried out by or on behalf of Melbourne Parks and Waterways under the Water Industry Act 1994, the Water Act 1989 and the Crown Land (Reserves) Act 1978.
- Works carried out by the floodplain management authority.
- Routine repairs or maintenance to existing buildings or works. This does not include increasing the height of a levee bank, embankment or road.
- Post and wire and rural type fencing.
- Underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land and are in accordance with plans prepared to the satisfaction of the responsible authority.
- A television or radio antenna, provided it is not a satellite dish.
- Telephone or power lines provided they do not involve the construction of towers or poles.

A permit is required to remove, destroy or lop any vegetation other than the following:

- A tree with a trunk circumference of less than 0.35 metre at a height of one metre above the ground level and which is less than 6 metres high.
- Pruning (including vegetation overhanging a dwelling or within 2 metres of a dwelling).
- Pruning a tree to assist its regeneration.
- A dead, dying or dangerous tree.
- Removal, destruction or lopping to prevent damage to service infrastructure in the opinion of the responsible authority.
- Removal of environmental weeds.
- The pruning or removal of a tree or root pruning to prevent damage to works when in the opinion of the responsible authority damage to a pipeline, electricity or telephone transmission line cable or other service has occurred or is likely to occur.
- The felling or removal by or for the Public Transport Corporation of any tree, wood or vegetation on any land within a distance of 60 metres from either side of the railway line or may obstruct a view of a signal box from any portion of the railway line.

4.0 Decision guidelines

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

- The existing development of the area.
- As appropriate, the Lower Yarra (Punt Road to Dights Falls) Concept Plan 1986, the Middle Yarra River Concept Plan (Dights Falls to Burke Road) 1990 or the Middle Yarra Concept Plan (Burke Road to Watsons Creek) 1993.
- Whether the proposal is consistent with any incorporated plan for the land.
- Whether the location, bulk, outline and appearance of the building or works will be in keeping with or enhance the skyline when viewed from the river, its banks, the Yarra Boulevard, nearby parklands, trails and scenic viewpoints within the valley environs.
- The need for vegetation retention or planting which will screen buildings and structures from views from the river, its banks, the Yarra Boulevard, nearby parklands, trails, and scenic viewpoints within the river valley environs and to ensure that screen planting is maintained to the satisfaction of the responsible authority.

- Whether the location, bulk, outline and appearance of the building or works will be in keeping with or enhance the character and appearance of the area as a river valley environs, including:
 - The need to control the height of all buildings and structures.
 - The need for ridge-lines on buildings to be responsive to the site contours on land with an average slope greater than 1 in 10.
 - The need for building roofs to have an appropriate pitch.
 - The need for exterior building colours and materials to be non-reflective and blend with the natural colour of the surrounding environment.
- The need to retain natural features and vegetation, including tree canopy, which contribute to the visual character of the river valley environment.
- Whether the vegetation on the site makes a significant contribution to the environment because of the size of the particular trees.
- Any proposed landscape plan or agreement to replant areas of vegetation on the site and the need for a planting program to be implemented to the satisfaction of the responsible authority.
- The views of Parks Victoria, as appropriate.

5.0 Reference documents

The Lower Yarra (Punt Road to Dights Falls) Concept Plan 1986

The Middle Yarra River Concept Plan (Dights Falls to Burke Road) 1990

The Middle Yarra Concept Plan (Burke Road to Watsons Creek) 1993

Lower Yarra River Landscape Guidelines 1988

Lower Yarra River Urban Design Guidelines 1992

Carr, J Yugovic and K. Robinson, 1992, 'Environmental Weed Invasions in Victoria' Department of Conservation and Environment and Ecological Horticulture Pty Ltd, Melbourne