

19/01/2006
VC37**SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO2

YARRA VALLEY BACKDROP**1.0**19/01/2006
VC37**Statement of nature and key elements of landscape**

The Yarra River and its open spaces are one of Melbourne's most important natural assets and is of recreational, great historical and environmental significance. Viewing points of the valley include those looking out from the 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 Yarra Valley Backdrop area provides a visual backdrop to the Yarra River and its floodplains. The character of the Yarra Valley Backdrop varies from the suburban parts of Bulleen and Lower Templestowe, to the 'semi-rural' parts of Templestowe, Lower Templestowe and Warrandyte. Development in the Yarra Valley Backdrop area can exert a significant degree of visual intrusion on the experience of visitors to the Yarra River and its environs. The Yarra Valley Backdrop areas are at risk of losing their distinctive sense of place through inappropriate development.

Key features that adversely affect the landscape and visual quality of the valley include the Eastern Freeway, unscreened residential areas, dominant sporting buildings, industrial structures and transmission lines. Warrandyte is a particularly sensitive area close to the Yarra River with a strong visual connection.

2.019/01/2006
VC37**Landscape character objectives to be achieved**

To protect areas along the Yarra River and within nearby parkland from visual intrusion caused by the inappropriate siting or appearance of buildings and works.

To encourage development in keeping with the character and appearance of the area.

To protect and enhance the vista from the river, its banks and nearby parkland.

To protect adjoining parkland and its flora and fauna from drainage and effluent wastes.

To encourage development consistent with The Middle Yarra Concept Plan - Burke Road to Watsons Creek, December 1993.

To protect and enhance a sense of remoteness in the Yarra Valley.

3.019/01/2006
VC37**Permit requirement**

A permit is not required to construct a dwelling unless any of the following apply:

- The height of any part of a wall is more than 8 metres above the natural surface level of the ground directly below it.
- The height of any part of a wall is 8 metres above the natural surface level of the ground directly below it and the pitch of the roof is more than 45 degrees.
- Any part of the building is more than 12 metres above the natural surface of the ground directly below that part.

4.019/01/2006
VC37**Decision guidelines**

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The Middle Yarra Concept Plan - Burke Road to Watsons Creek, December 1993.
- Whether the location, bulk, outline and appearance of the building or works will be in keeping with or enhance the vista from the river.
- The need to ensure adequate screening of buildings and works when viewed from:
 - The river or its banks.
 - Within the boundaries of the Yarra Valley Parklands or Warrandyte State Park.
- The need to encourage building design which is in keeping with the character of the area by:
 - Ensuring that buildings are sited parallel with site contours on land with an average slope greater than 1 in 10.
 - Keeping the height of all buildings and structures to a minimum.
- The need for exterior building colours and materials to be non-reflective and blend with the natural environment. (Preferred colours for roofs are dark, non-reflective grey, brown, olive green or black.)
- The need for all cut and fill batters to be of a gradient less than 1 in 5 and revegetated immediately following construction.
- The desirability of limiting retaining walls to not more than 1.5 metres above ground level.
- The desirability of requiring at least 50 per cent of sites to comprise a pervious surface such as retained native vegetation, a garden or lawn.
- The views of Parks Victoria.