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SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

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

TALLAROOK RANGES, CHERRY TREE RANGES AND TRAWOOL VALLEY

1.0 Statement of nature and key elements of landscape

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The Tallarook Ranges are a visually arresting landscape, featuring steep escarpments that edge a high, dissected granitic plateau. They form a scenic backdrop to the township of Tallarook and are located within the tribal lands of the Taungurung people, who have a deep and continuing connection to the country. The ranges are visible from many locations across the Shire, with the northern area (within this significant landscape) being lightly wooded, compared to the adjacent Tallarook State Forest, and significant for its granite studded slopes that rise from the surrounding undulating agricultural areas.

The alluvial floodplain of the meandering Goulburn River traverses the north-eastern edge of the Tallarook Range. The winding course of the river is marked by riparian vegetation, visible as a dense canopy of old growth trees. The National Trust classified Trawool Valley is bound by the Cherry Tree Ranges further north-east, which are visually significant for extensive folded ridgelines, prominent peaks and granite-studded slopes form the valley walls. Notable high points include Bald Hill Cone, which marks the entrance to the valley, and Mount Eaglehawk.

Stands of eucalypts are a further feature of this landscape, located along waterways and scattered throughout paddocks. Remnant vegetation also filters outviews from key viewing corridors, including the Upper Goulburn Road and the Goulburn Valley Highway, together with the Great Victorian Rail Trail that follows their paths. Outviews from these important tourist routes are highly scenic and often feature an agricultural foreground, stretching to a rise of granite studded slopes. While agricultural structures are an integral part of this picturesque rural landscape, it is important that they do not impede significant outviews or impact the upper slopes or ridgelines of the surrounding ranges.

2.0 Landscape character objectives to be achieved

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To protect and manage the landscape character and visual significance of the Tallarook Ranges, Cherry Tree Ranges and Trawool Valley.

To minimise the visual impact of development on the landscape, including views of the ranges and across the valley, from key viewing corridors that traverse the area.

To ensure that elevated hill faces and ridgelines remain free from bulky development, so that views to elevated areas reveal the natural form of topography and vegetation against the sky and are not dominated by buildings.

To ensure that development demonstrates a high standard of design and responds to the identified character and significance of the surrounding landscape.

To avoid the removal of native vegetation.

3.0 Permit requirement

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A permit is not required for the following buildings or works:

- A building used for agriculture or an alteration or extension to a building used for agriculture that is an open-sided rural structure.
- A building used for agriculture or an alteration or extension to a building used for agriculture where all the following are met:
 - The building is constructed using external materials and finishes that minimise its visibility in the landscape, such as natural timber, subdued colours, or galvanised iron;

- the total floor area of the buildings is no more than ~~150~~200 square metres;
- the building is single storey and no more than 5 metres in height above natural ground level; and,
- the building is not sited on a ridgeline, or on the upper slopes of a hill face so that it protrudes above a ridgeline.

- A water tank.

~~▪ Construction of a farm access track, that does not change the topography of the land.~~

- An alteration or extension to an existing dwelling up to 100 square metres in floor area, provided it does not increase the overall height of the building.

A permit is required to construct a fence, except for:

- ~~a~~A post and wire fence up to 1.8 metres in height.
- ~~Solid fencing below 1 metre in height.~~A fence below 1 metre in height.
- Livestock yard fencing.

A permit is required to remove, destroy, or lop any native vegetation.

A permit is not required for works or vegetation removal undertaken by a public authority relating to watercourse management; catchment management; environmental improvements; or emergency works, repairs, or maintenance.

4.0 Application requirements

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The following application requirements apply at the responsible authority's discretion to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan that proposes the use of locally appropriate species e.g., native vegetation that is a feature of the landscape character of the area, and how the affected area will be remediated after the development, with consideration of bushfire risk.
- A visual impact assessment of the proposal from key viewing corridors, especially Upper Goulburn Road, the Goulburn Valley Highway, and the Great Victorian Rail Trail, if relevant, with particular consideration of the impact of the proposal on the foreground of views, adjacent to the roadside or rail trail.

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:

- The visual impact of the buildings or works on the significance of the Tallarook Ranges, Cherry Tree Ranges and Trawool Valley.
- Whether the buildings or works are sited:
 - To avoid visually prominent locations such as ridgelines, escarpments, and elevated hill faces.
 - Among established vegetation or screened with landscaping of an appropriate native species, with consideration of bushfire risk.
 - To follow the contours and natural form of the landscape, and minimise cut and fill.
 - A sufficient distance from key viewing corridors to minimise their visual impact when viewed from the road corridor.
 - An adequate distance from watercourses.
- Whether the buildings or works are designed:
 - Using simple, pared-back building forms and design detailing.

- Utilising colours and finishes that best immerse the building within the landscape.
- Utilising building finishes that reduce distant visibility, such as dark muted tones and natural materials within the landscape, and lighter colours against the sky.
- The visible impact of the buildings or works from key viewing corridors that travel through the landscape, including Upper Goulburn Road, the Goulburn Valley Highway, and the Great Victorian Rail Trail, with particular consideration to the foreground of views, immediately adjacent to the roadside.
- The effect of removing native vegetation on the landscape character and significance of the area, and any alternative means of locating buildings or works to conserve the trees.
- ~~Whether farm access tracks or other access roads are located across the slope to minimise their visibility.~~
- *Mitchell Shire Landscape Assessment Study*, Claire Scott Planning, 2023