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## SCHEDULE 6 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO6**.

### MOUNT PIPER

#### 1.0 Statement of nature and key elements of landscape

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Mount Piper is a solitary quartz-capped peak with a visually striking conical form that rises out of the surrounding plains to the west of Broadford. It is located within the tribal lands of the Taungurung people who have a deep and continuing connection to the landscape. Mount Piper is a prominent and highly visible feature in both close range and long-range views and is highly valued by the local community as an ‘icon of the Shire’. It is a regionally significant landscape feature.

Mount Piper is sited within a nature conservation reserve and is blanketed with a mosaic of Box Ironbark Forest. It is an island of bushland that contrasts with the surrounding agricultural plains. Mount Piper is also home to rare and significant fauna including the coconut ant. The extent of significance includes the setting, or the landscape that immediately surrounds Mount Piper, and development within this curtilage has the potential to impact the character and significance of the feature itself. The setting forms the middleground of panoramic views available from the summit of Mount Piper. These outviews sweep across broad valley plains to the Tallarook Ranges and Mount Disappointment foothills to the east and extend to the Mount William Range and granitic uplands in the west.

When viewed from a distance, the distinctive triangular silhouette of Mount Piper and darker texture of tree cover is starkly dissimilar to the surrounding landscape. The peak of Mount Piper is visible above rooflines and treetops in the Broadford urban areas, providing a visual connection to the broader landscape setting of the town. The natural landmark is a feature of views from Kilmore–Broadford Road, signifying approach to the township. As the township of Broadford expands towards the base of Mount Piper it will become increasingly important to maintain a vegetated buffer between the landscape feature and the township, and to facilitate low density development at the edge of the settlement that increases the coverage of native vegetation to the south and west of Mount Piper, to reduce the visual impact of urban encroachment.

#### 2.0 Landscape character objectives to be achieved

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To protect and manage the landscape character and significance of the predominantly forested, iconic formation of Mount Piper.

To minimise the visual impact of development on Mount Piper, including outviews from the summit, and views towards the landscape feature from key road corridors and the township of Broadford.

To maintain the form and appearance of Mount Piper as a distinctive landmark in the Shire.

To protect the native bushland coverage that characterises Mount Piper and increase the coverage of native vegetation to the south-east of the feature, at its interface with Broadford.

To ensure that any development that occurs at or near the base of Mount Piper does not impact the visual significance of the landscape feature.

#### 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 square metres;
  - the building is single storey and no more than 5 metres in height above ground level; and,
  - the building is sited away from the break of slope of Mount Piper.
- A water tank.
  - Construction of a farm access track that does not change the topography of the land.

A permit is not required for works undertaken by a public authority relating to watercourse management; environmental improvements; emergency works; repairs or maintenance; a temporary structure; a sign that meets the requirements of Clause 52.05-10; artwork; solar panels or services normal to an existing building or structure; or the installation of simple, non-structural infrastructure such as ground level pathways, park furniture, or similar.

A permit is required to construct a fence, except for post and wire fencing up to 1.8 metres in height.

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

#### 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 the Mount Piper summit, and adjacent road corridors, especially Broadford-Kilmore Road, Jeffreys Lane and Three Chain Road, as relevant.

#### 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 Mount Piper, its bushland coverage and landscape setting.
- Whether non-residential buildings or works are sited:
  - To avoid visually prominent locations such as the upper slopes of Mount Piper.
  - 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, to avoid cut and fill to the surface of Mount Piper.
- Whether the buildings or works are designed:
  - Using simple, pared-back building forms and design detailing.
  - Utilising colours and finishes that best immerse the buildings and works 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 when viewed from the summit of Mount Piper; from nearby road corridors including Broadford-Kilmore Road, Jeffreys Lane and Three Chain Road; and from nearby public reserves.
- The effect of removing remnant vegetation on the landscape character and significance of Mount Piper and its setting, and any alternative means of locating buildings or works to conserve the vegetation.
- Whether farm access tracks or other access roads are located across the slope to minimise their visibility.
- Whether low density residential development at the base of Mount Piper:
  - Includes a reduced building footprint allowing space between buildings for views to the landscape feature.
  - Maximises permeability on site to allow for the establishment of native vegetation to increase bushland coverage and to soften the visual impact of dwellings and outbuildings.
  - Minimises building height and bulk so as not to visually overwhelm the landscape setting of the feature.
- *Mitchell Shire Landscape Assessment Study*, Claire Scott Planning, 2023