



28 September 2016

Manager Strategic Planning  
Amendment C148  
Yarra Ranges Council,  
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Lilydale 3140

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**Re: Yarra Ranges Planning Scheme Amendment C148**

Dear Sir/Madam,

Thank you for the opportunity to provide comment on the proposed Yarra Ranges Planning Scheme Amendment C148, which among other things, seeks to consolidate, expand and delete new Significant Landscape Overlays within the Yarra Ranges municipality.

The National Trust is very supportive of Council's work to review, update and expand the landscape classifications by engaging Planisphere to prepare the '2020 Vision By Design' document. Planisphere is, in the National Trust's view, an industry leader in identification and assessment of significant landscapes in Victoria, and we are pleased to see this review of significant landscapes build on the pioneering work undertaken by the National Trust in the early 1980s.

The National Trust maintains files on over 300 landscapes in Victoria, including 23 classified landscapes that fall within what is now the Yarra Ranges Shire. Table 1 provides an indication of these landscapes, and how they currently correlate to the existing Significant Landscape Overlay (SLO) schedules within the Yarra Ranges Planning Scheme.

*Table 1. Table of significant landscapes classified by the National Trust, with corresponding Significant Landscape Overlay schedules currently included in the Yarra Ranges planning scheme.*

SLO Schedule	NTAV File No.	NTAV File Name/Place Name	Level of Significance
SLO5	L10107	Black Spur, Maroondah Highway	State
SLO2	L10094	Cotswold Valley	Regional
	L10100	Dandenong Ranges, Eastern Streams Region	Local
SLO3	L10099	Donna Buang Range	Regional
	L10101	Emerald Creek, Monbulk	Local
SLO17	L10102	Little Yarra Valley	Local
SLO18	L10103	Lysterfield Forest Area	Local
SLO19	L10104	Lysterfield Valley	Local
SLO8	L10105	Macclesfield Swamps	State
SLO9	L10106	Main Ridge, Dandenong Ranges	State
SLO20	L10108	Menzies Creek Valley	Local
SLO6	L10097	Northern Slopes, Dandenong Ranges	Local
SLO7	L10109	O'Shannassy Catchment	National
	L10111	Sassafras, Perrins And Ti-Tree Creeks	Local
SLO10	L10113	Sherbrooke Forest Area	State

SLO Schedule	NTAV File No.	NTAV File Name/Place Name	Level of Significance
SLO11	L10114	Silvan Agricultural Area	Regional
SLO12	L10115	Silvan-Olinda Forest Landscape	Regional
SLO13	L10110	The Patch (Small Section)	Regional
SLO4	L10120	Upper Yarra River And Environs	Regional
SLO14	L10123	Warramate Hills	Regional
SLO15	L10098	Western Face, Dandenong Ranges	Regional
	L10121	William Ricketts Sanctuary	Regional
SLO16	L10122	Yellingbo Creeks	National

The current SLOs include a decision guideline to have regard to the views of the National Trust, and we would welcome this decision guideline being retained in the proposed SLOs by inserting a similar decision guideline that recognises our long-held status in protecting the landscapes of the Yarra Ranges Shire. If this could not be accommodated, we would seek to have our concerns regarding the statements of nature, permit triggers and decision guidelines

Given the National Trust's long and sustained interest in landscape protection in the Shire, particularly in the Dandenong Ranges, we make the following comments regarding the changes proposed in Amendment C158.

### **1 THE BLACK SPUR (currently SLO5, proposed for deletion)**

With regard to deletions of Significant Landscape Overlay, the National Trust understands the intent behind the deletion of the SLO for the Black Range. We note that since classification by the National Trust, this landscape has been included in the Yarra Ranges National Park. The Black Spur is classified by the National Trust as being of State significance, and is a possible candidate for inclusion on the Victorian Heritage Register as a cultural landscape.

As stated in the Statement of Significance of the National Trust classification of The Black Spur, this landscape is of high State and Regional significance due to:

- The combination of a sensitively located, low design speed road through a magnificent forest which provides an outstanding visual experience for the traveller;
- Its accessibility for Victoria's major population centre, Melbourne, enabling a large number of people to enjoy this area;
- The historical significance of this road, generally following the Yarra Track, which has been of major importance in the settlement of this area; and,
- The scientific and educational value of the well-managed, forest catchment.

### **2 STATEMENT OF NATURE AND KEY ELEMENTS OF THE LANDSCAPE**

The National Trust is, generally speaking, comfortable with the change from more than 23 individual landscape classifications towards a consolidated SLOs that represent the six key landscape character types in the Yarra Ranges.

However, the National Trust holds some concerns that in consolidating several landscapes into one, some significant landscape character elements have been overlooked or lost from the summary of the landscape characteristics. Appendix 1 compares the current Significant Landscape Overlay statement of key elements, as found in Schedule 1 to the Significant Landscape Overlay, to the exhibited Schedule 1-6 of the Significant Landscape Overlay for the proposed amendment C148.

Appendix 1 gives an indication of some values which the National Trust submits are not as strongly represented in the new 'statements of nature'. We would be happy to go further and provide suggested changes by drafting possible minor additions or variations to the 'statements of nature' if it would assist Council officers or any future Panel. Some of our concerns regarding the inclusion of references to architectural styles, and accounting for scenic and aesthetic values are discussed in further detail below.

## **2.1 References to architectural styles**

We have some concerns that the inclusion of descriptions of historic architectural styles found within the landscape may confuse some landholders. It may inadvertently suggest that there is a desire to recreate or mimic these historic architectural styles (particularly with regard to roof pitch), when in fact the opposite is more likely to be true; modern design in muted colours or natural materials is usually far preferable in designing a new building that is sympathetic to a significant landscape.

We are concerned that noting these architectural styles within the landscape risks an interpretation that privileges these elements over the natural, cultural and aesthetic values that the Significant Landscape Overlay seeks to protect. Descriptions of the built environment in the 'Statement of nature and key elements of landscape' give specific architectural styles, such as "older buildings are influenced by 'Californian Bungalow' and 'Chalet' styles" and "Weatherboard cladding and pitched metal roofs are common". Such prescriptions could privilege and encourage certain architectural styles, which are not necessarily the desired architectural responses that reflect values of the significant landscape. Rather, the National Trust suggests that references to architecture within the landscape address the desired relationship of built form to the landscape, for example "built form is generally recessive within the landscape". Regarding built form within the landscape in this way will give potential built development clearer direction as to how their architecture is to consider its context in the landscape.

## **2.2 Scenic and aesthetic values as experienced within significant landscapes**

The diverse landscapes of the Yarra Ranges are highly valued in Victoria for their scenic and aesthetic qualities, and are attractive to tourists and residents alike. Scenic and aesthetic values are captured in the current Schedule to the Significant Landscape Overlay, such as SLO2 Cotswold Valley, which states:

*"This landscape comprises an enclosed valley which forms part of the headwaters of the Monbulk Creek. It provides a remarkable visual diversity with a very small-scale landscape."*

*"This landscape area is visually prominent from the Belgrave Gembrook Road which is a major tourist route through the Dandenong Ranges."*

Such statements are not adequately captured by the proposed replacement SLO1 Dandenong Ranges Landscape. The National Trust of Australia (Victoria)'s published brochure 'The National Trust and Victorian Landscapes' (see attached) clearly describes the value of scenic qualities of landscapes as reflecting "important cultural themes of Victoria's history, but are collectively valued by the community as being integral to their cultural heritage." Taking account of scenic and aesthetic values from *within* the landscape is important as it recognises the experience of people both living within, and visiting the municipality. Dr. Juliet Bird describes this quality of landscape succinctly: "The significance of a landscape is a human construct: there is no such thing as fundamental significance outside of human experience" (cited in the 'National Trust Landscape Lab 2013 Discussion Paper').

Giving descriptions of scenic values and visually prominent locations within a landscape provide clear guidelines for significant view-lines and sites that need to be taken into account when accessing permit applications within Significant Landscapes. Accounting for these locations specifically will allow them to be protected in the future.

### **2.3 Agricultural and horticultural structures**

When comparing the 2008 Planisphere report, 2020 Vision By Design with the proposed Amendment, the National Trust noted that some references by Planisphere to the threat posed by the dominance of horticultural structures in the landscape have not been addressed by the current amendment, which in many instances notes that horticultural structures are a part of the landscape.

We note that the addition of large horticultural structures (such as poly-tunnels and greenhouses) have been increasingly required, by businesses operating in the Yarra Ranges Shire. However, currently these structures are subject to a permit which ensures that they always have a landscaping plan in place to soften and screen these structures from view as much as possible. The exhibited Amendment should be strengthened to ensure a permit is required for the insertion of large agricultural or horticultural structures, so that Council can work with landholders on siting and design that minimises the impact of these structures on the landscape. We accept that agricultural and horticultural sheds are now a necessary part of the landscape of the Yarra Ranges, but we do not accept that they could be considered to add to the historic or scenic character of the landscape.

## **3 PERMIT REQUIREMENTS**

### **3.1 Fencing**

The existing SLOs trigger a permit for any fence over 1.2 metres in height, and this should be sustained in the new Schedules – not the 1.8 metres height exhibited. We submit that a 1.5 metre tall colorbond fence can be a significant insertion into the significant landscapes of the Yarra Ranges Shire, and a permit should be required for any fence over 1.2 metres, less than 75% transparent.

### **3.2 Crop protection structures**

For similar reasons, we do accept that seasonal structures may be required, but we submit that the permit exemption for hail netting and seasonal crop protection should not be extended to include plastic covered igloos.

### **3.3 Buildings and works**

The National Trust queries the permit exemptions for buildings and works less than 7 metres in height or 100 square metres in floor area. We would have expected these exemptions to vary between landscapes such as the heavily forested and steep valleys of the Yarra Ranges and Dandenong Ranges, and the open plains of the Yarra Valley. Buildings seven metres in height can be two storeys tall (or one storey with a steep pitched roof) which, poorly sited and designed in unsympathetic materials, could have a significant visual impact on the landscape. The same is true for buildings less than 100 square metres in floor area. This permit exemption should be lowered or deleted.

In the National Trust's experience responding to referrals for permit applications within the Yarra Ranges Shire, replacements of existing dwellings are common; small, ageing weatherboard farmhouses are demolished and replaced with new dwellings and associated outbuildings. We understand that these replacements do not trigger a permit under the Green Wedge Zone. The National Trust submits that all new buildings within the SLO should be subject to the requirements of the SLO, and not dependent on another clause of the scheme triggering a permit requirement first.

### **4 Decision guidelines**

The National Trust is supportive of providing more detailed guidance for landholders in interpreting the expectations for design in areas subject to SLOs, but would like to see some strengthening of the measures to protect views and vegetation. The Planisphere 2008 report provides detailed design guidelines, and we submit these (or equivalent) should be adopted in full.

With regard to vegetation, we are also concerned to see that vegetation protection is proposed to be removed from the LPPF, relying only on the state planning policy for biodiversity and the Environmental Significance Overlay, where it applies. In a municipality with such high natural values, the National Trust would expect that it warrants inclusion in the LPPF.

In summary, the National Trust takes the view that the cultural, historic and aesthetic landscape values of the Yarra Ranges Shire deserve recognition and protection by the local planning scheme, and the new controls should defend these landscapes as strongly as the existing controls given the exceptional landscape qualities of the municipality.

Should you have any questions regarding the above, please don't hesitate to contact me directly on 03 9656 9823.

Kind regards,

A handwritten signature in cursive script, appearing to read 'Apley'.

Anna Foley  
Acting Senior Manager, Advocacy and Conservation

**Attachment 1:** Comparative analysis of current and proposed SLO statements of nature

Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
<p><b>SLO2 Cotswold Valley</b></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. 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>	<p><b>SLO1 Dandenong Ranges Landscape</b></p> <p>The Dandenong Ranges are prominent hills close to Melbourne, with dense forested scenery and intimate fern gullies that have attracted day trippers ever since white settlement. They provide an iconic and largely uninterrupted forest backdrop to most long distance views across Melbourne’s outer eastern suburbs.</p> <p>Although much of the area forms part of the Dandenong Ranges National Park, there are also extensive areas that have been subdivided for residential development. Most residential areas are well integrated into the forest environment and are only apparent at close quarters. Forest trees and large exotic plants extend into private gardens and roadway edges. Roads are narrow, often without kerb or channel treatments. Architectural styles are varied although many of the older buildings are influenced by ‘Californian Bungalow’ and ‘Chalet’ styles constructed from the 1920’s onwards. Weatherboard cladding and pitched metal roofs are common.</p> <p>Vistas are a combination of enclosed views shortened by the dense vegetation and long views framed by vegetation, from the ranges to Metropolitan Melbourne or the Great Dividing Range.</p>	<ul style="list-style-type: none"> <li>- Visual diversity within very small-scale landscape</li> <li>- Steely sloping pasture</li> <li>- Cultivated areas fringed by remnants of Mountain Ash forest and Messmate/Peppermint woodlands</li> <li>- Dense pockets of indigenous vegetation along stream lines</li> <li>- Landscape visually prominent from Belgrave Gembrook Road</li> <li>- Major tourist route</li> <li>- Scenic qualities of Cotswold Valley</li> <li>- Combination of natural and man-made landscape elements</li> <li>- Built form is generally recessive</li> <li>- Addition of scenic views/qualities from within landscape</li> <li>- Remove prescribed architectural styles</li> </ul>
<p><b>SLO3 Donna Buang Range</b></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><b>SLO4 Ranges Valleys Landscape</b></p> <p>The valleys of both the Yarra River upstream of Millgrove and the Little Yarra River are enclosed by steep forested slopes with a consistent backdrop of towering ranges.</p>	<ul style="list-style-type: none"> <li>- Mountainous backdrop to rural vistas</li> <li>- Remove prescribed architectural styles</li> </ul>

Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
	<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. 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>Throughout much of these landscapes dense tall forest spreads from the ranges down into the valley floor across private land. The distinction between public and private land is often blurred by the vegetation and fencing is usually low and transparent or non-existent. Parts of the valley floor have been cleared for grazing pasture and there are some pockets of orchards and other forms of intensive agriculture. Residential settlements are generally set amidst dense bushland with some occasional exotic gardens and trees. The forested slopes of the ranges form a landscape edge to cleared areas and settlements with exotic gardens.</p> <p>The built form of rural development in this landscape is characterised by farm houses set in open paddocks with dwellings sited on sloping land amongst the trees and in dense native bushland. Building architecture includes a range of styles mostly dating from the 1920's onwards. Many newer buildings have adopted long and low 'ranch' style structures as well as vertical timber and some more contemporary flat roof designs. There is a medium grain of subdivision with lot sizes generally between 5 hectares and 10 hectares.</p>	<ul style="list-style-type: none"> <li>- Dense forest on southern slopes of Donna Buang Range is a dominant visual feature of the upper Yarra Valley</li> <li>- Forested areas of conservation significance as major habitat for native plants and animals</li> <li>- Consistent forest cover</li> <li>- Few visual intrusions into expansive forest cover</li> </ul>
<p><b>SLO3 Donna Buang Range</b></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><b>SLO6 Rolling hills and Bushy Agriculture Landscape</b></p> <p>The Rolling Hills and Bushy Agricultural Landscape covers broad areas of pleasantly undulating land with a mountain backdrop. It includes the lower</p>	<ul style="list-style-type: none"> <li>- Specific reference to Donna Buang Range</li> </ul>



Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
	<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. 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>foothills of the Great Dividing Range north of the Yarra River and the elevated areas south of the river extending from the Warramate Hills through Seville and Wandin towards Macclesfield and Yellingbo in the south.</p> <p>This landscape comprises mostly farmland although it includes many patches of remnant vegetation. It generally has a coarse grain of subdivision with lot sizes mostly between 10 and 20 hectares. Lots are divided into an irregular grid network with lot boundaries often being based on natural features. Properties are generally clearly defined by rural post and wire fencing or shelterbelts. The road pattern is irregular.</p> <p>Much of the landscape is managed as grazing pasture although there are substantial areas of vineyards, pockets of orchards, and some other more intensively cultivated areas. Crop protection structures such as hail netting and igloos are prevalent in some of these areas.</p> <p>Most houses are well set back from major roads. Building architecture within this landscape is from a range of styles and eras. Farm houses are often large sprawling structures with rural design elements such as verandahs. Houses are often clustered with farm sheds and partly screened by trees. Winery complexes, often adopting contemporary design styles are a feature of the winegrowing areas.</p> <p>Views are commonly to a mid range of rolling hills with the Great Dividing Range frequently</p>	<ul style="list-style-type: none"> <li>- Dense forest a dominant visual feature of upper Yarra Valley east of Yarra Junction</li> <li>- Forested areas of conservation significance as major habitat for native plants and animals</li> <li>- Consistent forest cover</li> <li>- Public ownership</li> <li>- Few visual intrusions into expansive forest cover</li> <li>- Remove prescribed architectural styles</li> </ul>

Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
		silhouetted across the horizon as a backdrop to longer distance views.	
<b>SLO4 Upper Yarra River &amp; Environs</b>	<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. 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. The landscape area within this site generally excludes the townships. 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. 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</p>	<p><b>SLO2 Open Valley Landscape</b> The Yarra River floodplain and its environs comprise a landscape of mostly open pastoral plains with distant views to the surrounding ranges. The expanses of pasture are divided by roads and shelterbelts in a very broad grid pattern. Shelter belts often contain exotic conifer species with planted native species in some areas. Some roadsides and drainage lines contain bushland remnants and more recent plantings of native species. Occasional free standing remnant trees are scattered through some areas. A depleted strip of degraded riparian vegetation lines the Yarra River while its network of billabongs has been largely denuded. There is a low density of subdivision with lot sizes generally between 20 and 60 hectares. Farm houses are widely dispersed, mostly located well back from roads and often partially screened by planted trees. Some of the larger farms include sheds and other outbuildings that are clustered with the house. Older homesteads are mostly located on the valley floor while many newer and typically larger houses have been built on higher slopes to take advantage of views. The architectural styles of these houses are varied although there are a number of long and low ranch style dwellings. Recent developments have included some large tourist oriented developments associated with vineyards and golf</p>	<ul style="list-style-type: none"> <li>- Specific reference to sites of significance</li> <li>- Remove prescriptive architectural styles</li> <li>- Billabongs and wetland features</li> <li>- Landscape generally excludes the townships</li> <li>- Extensive areas of remnant vegetation with pockets of cleared farming land</li> <li>- Mountainous and forested areas</li> </ul> <p>Questions</p> <ul style="list-style-type: none"> <li>- Encouraging planting of exotic conifers over native species?</li> <li>- Large tourist orientated developments?</li> <li>- protection and enhancement of billabongs and wetland features?</li> </ul>

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	<p>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>courses, although these remain generally inconspicuous in the broader landscape.</p> <p>The major tourist routes of the Maroondah and Melba Highways pass through this landscape.</p> <p>There are few readily accessible elevated viewpoints offering vistas of this landscape.</p>	
<p><b>SLO4</b> <b>Upper Yarra River &amp; Environs</b></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.</p> <p>The flood plain contains numerous billabongs and other wetland features although many have been degraded by past clearing and farming practices. 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</p>	<p><b>SLO4 Ranges Valleys Landscapes</b></p> <p>The valleys of both the Yarra River upstream of Millgrove and the Little Yarra River are enclosed by steep forested slopes with a consistent backdrop of towering ranges.</p> <p>Throughout much of these landscapes dense tall forest spreads from the ranges down into the valley floor across private land. The distinction between public and private land is often blurred by the vegetation and fencing is usually low and transparent or non-existent. Parts of the valley floor have been cleared for grazing pasture and there are some pockets of orchards and other forms of intensive agriculture. Residential settlements are generally set amidst dense bushland with some occasional exotic gardens and trees. The forested slopes of the ranges form a landscape edge to cleared areas and settlements with exotic gardens.</p> <p>The built form of rural development in this landscape is characterised by farm houses set in open paddocks with dwellings sited on sloping land amongst the trees and in dense native bushland. Building architecture includes a range of styles mostly dating from the 1920's onwards.</p>	<ul style="list-style-type: none"> <li>- Specific reference to sites of significance</li> <li>- Remove prescriptive architectural styles</li> <li>- Billabongs and wetland features</li> <li>- Landscape generally excludes the townships</li> <li>- Extensive areas of remnant vegetation with pockets of cleared farming land</li> <li>- Mountainous and forested areas</li> </ul>

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	<p>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>Many newer buildings have adopted long and low 'ranch' style structures as well as vertical timber and some more contemporary flat roof designs. There is a medium grain of subdivision with lot sizes generally between 5 hectares and 10 hectares.</p>	
<p><b>SLO4</b> <b>Upper Yarra River &amp; Environs</b></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. 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. The landscape area within this site generally excludes the townships. 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><b>SLO6 Rolling Hills and Bushy Agricultural Landscape</b></p> <p>The Rolling Hills and Bushy Agricultural Landscape covers broad areas of pleasantly undulating land with a mountain backdrop. It includes the lower foothills of the Great Dividing Range north of the Yarra River and the elevated areas south of the river extending from the Warramate Hills through Seville and Wandin towards Macclesfield and Yellingbo in the south.</p> <p>This landscape comprises mostly farmland although it includes many patches of remnant vegetation. It generally has a coarse grain of subdivision with lot sizes mostly between 10 and 20 hectares. Lots are divided into an irregular grid network with lot boundaries often being based on natural features. Properties are generally clearly defined by rural post and wire fencing or shelterbelts. The road pattern is irregular. Much of the landscape is managed as grazing pasture although there are substantial areas of</p>	<ul style="list-style-type: none"> <li>- Specific reference to sites of significance</li> <li>- Remove prescriptive architectural styles</li> <li>- Billabongs and wetland features</li> <li>- Landscape generally excludes the townships</li> <li>- Mountainous and forested areas</li> </ul>

Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
	<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>vineyards, pockets of orchards, and some other more intensively cultivated areas. Crop protection structures such as hail netting and igloos are prevalent in some of these areas.</p>	
<p><b>SLO5</b> <b>The Black Spur</b></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. 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>Deleted</p>	<ul style="list-style-type: none"> <li>- Important tourist route</li> <li>- Major gateway to the Shire</li> <li>- Significant visual experience</li> <li>- Magnificent forest including sections of tall Mountain Ash</li> </ul>
<p><b>SLO6</b> <b>Northern Slopes –</b></p>	<p>This landscape applies to the steep north facing slopes of the Dandenong Ranges. Although much of this area is in private ownership substantial areas of remnant vegetation have been retained.</p>	<p><b>SLO1 Dandenong Ranges Landscape</b> The Dandenong Ranges are prominent hills close to Melbourne, with dense forested scenery and intimate fern gullies that have attracted day</p>	<ul style="list-style-type: none"> <li>- Northern slopes distinctly separate landscape character from the</li> </ul>

Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
<b>Dandenong Ranges</b>	<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>trippers ever since white settlement. They provide an iconic and largely uninterrupted forest backdrop to most long distance views across Melbourne’s outer eastern suburbs.</p> <p>Although much of the area forms part of the Dandenong Ranges National Park, there are also extensive areas that have been subdivided for residential development. Most residential areas are well integrated into the forest environment and are only apparent at close quarters. Forest trees and large exotic plants extend into private gardens and roadway edges. Roads are narrow, often without kerb or channel treatments.</p> <p>Architectural styles are varied although many of the older buildings are influenced by ‘Californian Bungalow’ and ‘Chalet’ styles constructed from the 1920’s onwards. Weatherboard cladding and pitched metal roofs are common.</p> <p>Vistas are a combination of enclosed views shortened by the dense vegetation and long views framed by vegetation, from the ranges to Metropolitan Melbourne or the Great Dividing Range.</p>	<p>Western slopes – residential development</p> <ul style="list-style-type: none"> <li>- Scenic values and views from within landscape</li> <li>- Substantial areas of remnant vegetation</li> <li>- Appearance of continuous forest cover</li> </ul>
<b>SLO7 O’Shannassy Catchment</b>	<p>The densely forested catchment of the O’Shannassy River is located on the south eastern slopes of the Donna Buang Range. 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.</p>		

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	<p>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><b>SLO8 Macclesfield Swamp</b></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><b>SLO6 Rolling Hills and Bushy Agricultural Landscape</b></p> <p>The Rolling Hills and Bushy Agricultural Landscape covers broad areas of pleasantly undulating land with a mountain backdrop. It includes the lower foothills of the Great Dividing Range north of the Yarra River and the elevated areas south of the river extending from the Warramate Hills through Seville and Wandin towards Macclesfield and Yellingbo in the south.</p> <p>This landscape comprises mostly farmland although it includes many patches of remnant vegetation. It generally has a coarse grain of subdivision with lot sizes mostly between 10 and 20 hectares. Lots are divided into an irregular grid network with lot boundaries often being based on natural features. Properties are generally clearly defined by rural post and wire fencing or shelterbelts. The road pattern is irregular.</p> <p>Much of the landscape is managed as grazing pasture although there are substantial areas of vineyards, pockets of orchards, and some other more intensively cultivated areas. Crop protection structures such as hail netting and igloos are prevalent in some of these areas.</p>	<ul style="list-style-type: none"> <li>- Specific reference to sites of significance – including Macclesfield Swamp</li> <li>- Remnant wetlands</li> <li>- Only remaining habitat of the endangered Helmeted Honeyeater</li>   <li>- Distinction between farmland and Macclesfield Swamp not captured in statement.</li> <li>- Encouragement of crop protection structures and igloos as key to landscape?</li> </ul>

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<p><b>SLO9</b> <b>Main Ridge</b> – <b>Dandenong Ranges</b></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 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</p>	<p><b>SLO1 Dandenong Ranges Landscape</b></p> <p>The Dandenong Ranges are prominent hills close to Melbourne, with dense forested scenery and intimate fern gullies that have attracted day trippers ever since white settlement. They provide an iconic and largely uninterrupted forest backdrop to most long distance views across Melbourne’s outer eastern suburbs.</p> <p>Although much of the area forms part of the Dandenong Ranges National Park, there are also extensive areas that have been subdivided for residential development. Most residential areas are well integrated into the forest environment and are only apparent at close quarters. Forest trees and large exotic plants extend into private gardens and roadway edges. Roads are narrow, often without kerb or channel treatments.</p> <p>Architectural styles are varied although many of the older buildings are influenced by ‘Californian Bungalow’ and ‘Chalet’ styles constructed from the 1920’s onwards. Weatherboard cladding and pitched metal roofs are common.</p> <p>Vistas are a combination of enclosed views shortened by the dense vegetation and long views framed by vegetation, from the ranges to Metropolitan Melbourne or the Great Dividing Range.</p>	<ul style="list-style-type: none"> <li>- Pockets of rural land</li> <li>- Remnant Mountain Ash and fern gullies</li> <li>- Village character of townships with small commercial centres</li> <li>- Main Ridge major focus for tourist activities and its appearance is important in defining the overall image of the Dandenong Ranges as an attractive visitor destination</li> <li>- Visual, environmental and recreational resource at local, and state level</li> <li>- Diverse landscape elements</li> </ul>



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	ensure the ongoing protection of the unique character of the area.		
<b>SLO10 Sherbrooke Forest</b>	<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><b>SLO1 Dandenong Ranges Landscape</b></p> <p>The Dandenong Ranges are prominent hills close to Melbourne, with dense forested scenery and intimate fern gullies that have attracted day trippers ever since white settlement. They provide an iconic and largely uninterrupted forest backdrop to most long distance views across Melbourne’s outer eastern suburbs.</p> <p>Although much of the area forms part of the Dandenong Ranges National Park, there are also extensive areas that have been subdivided for residential development. Most residential areas are well integrated into the forest environment and are only apparent at close quarters. Forest trees and large exotic plants extend into private gardens and roadway edges. Roads are narrow, often without kerb or channel treatments.</p> <p>Architectural styles are varied although many of the older buildings are influenced by ‘Californian Bungalow’ and ‘Chalet’ styles constructed from the 1920’s onwards. Weatherboard cladding and pitched metal roofs are common.</p> <p>Vistas are a combination of enclosed views shortened by the dense vegetation and long views framed by vegetation, from the ranges to Metropolitan Melbourne or the Great Dividing Range.</p>	<ul style="list-style-type: none"> <li>- Scenic values and views from within landscape, including major tourist routes</li> <li>- Remove prescriptive architectural styles</li> <li>- Remnant tall mountain forests</li> <li>- Scenic and conservation values</li> </ul>
<b>SLO11</b>	<p>The Silvan Agricultural area covers an extensive area of rolling foothills east of the main ridge of the Dandenong Ranges.</p>	<p><b>SLO5 Red Soil Intensive Farming Landscape</b></p> <p>The Red Soil Intensive Farming Landscape is located between the forest of the Silvan</p>	<ul style="list-style-type: none"> <li>- High scenic values</li> </ul>

Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
<b>Silvan Agricultural Area</b>	<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. 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. 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>Reservoir reserve to the west and the native bushland areas along the Woori Yallock Creek and Cockatoo Creek to the east. It comprises a patchwork of small field enclosures with varying colours and textures, spread over an intimate sequence of hills and valleys. The deep red soil is a defining characteristic of the area.</p> <p>The landscape creates a sense of enclosure with views foreshortened by remnant vegetation patches and the rolling topography. There are occasional views through to the main ridge of the Dandenong Ranges and to the Great Dividing Range.</p> <p>It is a working landscape of predominantly cultivated land including orchards, vineyards, vegetables and flower farms. Farm homesteads and associated farm buildings are scattered throughout the area and are generally located back from the road and are partly screened by trees. Glasshouses and igloos associated with intensive horticultural production are a prominent feature of some parts of the landscape.</p>	<ul style="list-style-type: none"> <li>- Few remaining intensively farmed agricultural areas close to metropolitan Melbourne</li> <li>- Maintenance of intensive farming activities essential in retaining established landscape character</li>   <li>- Encouragement of crop protection structures and igloos as key to landscape?</li> </ul>
<b>SLO 12 Silvan – Olinda Forest</b>	<p>The Silvan-Olinda forest covers an extensive area of native forest of the north eastern slopes and foothills of the Dandenong Ranges. 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</p>	<p><b>SLO1 Dandenong Ranges Landscape</b></p> <p>The Dandenong Ranges are prominent hills close to Melbourne, with dense forested scenery and intimate fern gullies that have attracted day trippers ever since white settlement. They provide an iconic and largely uninterrupted forest backdrop to most long distance views across Melbourne's outer eastern suburbs. Although much of the area forms part of the Dandenong Ranges National Park, there are also</p>	<ul style="list-style-type: none"> <li>- Specific reference to sites of significance, such as Silvan Reservoir</li> <li>- Messmate and Peppermint forest typical of drier and lower slopes of ranges</li> <li>- Remote and largely undisturbed</li> <li>- Considerable conservation value</li> <li>- Scenic values and views from within landscape</li> </ul>

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	<p>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>extensive areas that have been subdivided for residential development. Most residential areas are well integrated into the forest environment and are only apparent at close quarters. Forest trees and large exotic plants extend into private gardens and roadway edges. Roads are narrow, often without kerb or channel treatments.</p> <p>Architectural styles are varied although many of the older buildings are influenced by 'Californian Bungalow' and 'Chalet' styles constructed from the 1920's onwards. Weatherboard cladding and pitched metal roofs are common.</p> <p>Vistas are a combination of enclosed views shortened by the dense vegetation and long views framed by vegetation, from the ranges to Metropolitan Melbourne or the Great Dividing Range.</p>	<ul style="list-style-type: none"> <li>- Public ownership</li> <li>- Remove prescribed architectural styles</li> </ul>
<p><b>SLO13</b> <b>The Patch</b></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 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><b>SLO1 Dandenong Ranges Landscape</b></p> <p>The Dandenong Ranges are prominent hills close to Melbourne, with dense forested scenery and intimate fern gullies that have attracted day trippers ever since white settlement. They provide an iconic and largely uninterrupted forest backdrop to most long distance views across Melbourne's outer eastern suburbs.</p> <p>Although much of the area forms part of the Dandenong Ranges National Park, there are also extensive areas that have been subdivided for residential development. Most residential areas are well integrated into the forest environment and are only apparent at close quarters. Forest trees and large exotic plants extend into private</p>	<ul style="list-style-type: none"> <li>- Sheltered valley</li> <li>- Rural landscape in picturesque setting</li> </ul>

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	<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>gardens and roadway edges. Roads are narrow, often without kerb or channel treatments. Architectural styles are varied although many of the older buildings are influenced by 'Californian Bungalow' and 'Chalet' styles constructed from the 1920's onwards. Weatherboard cladding and pitched metal roofs are common. Vistas are a combination of enclosed views shortened by the dense vegetation and long views framed by vegetation, from the ranges to Metropolitan Melbourne or the Great Dividing Range.</p>	
<p><b>SLO13</b> <b>The Patch</b></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 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. 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><b>SLO5 Red Soil Intensive Farming Landscape</b></p> <p>The Red Soil Intensive Farming Landscape is located between the forest of the Silvan Reservoir reserve to the west and the native bushland areas along the Woori Yallock Creek and Cockatoo Creek to the east. It comprises a patchwork of small field enclosures with varying colours and textures, spread over an intimate sequence of hills and valleys. The deep red soil is a defining characteristic of the area.</p> <p>The landscape creates a sense of enclosure with views foreshortened by remnant vegetation patches and the rolling topography. There are occasional views through to the main ridge of the Dandenong Ranges and to the Great Dividing Range.</p> <p>It is a working landscape of predominantly cultivated land including orchards, vineyards,</p>	<p>- Encouragement of crop protection structures and igloos as key to landscape?</p>

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		<p>vegetables and flower farms. Farm homesteads and associated farm buildings are scattered throughout the area and are generally located back from the road and are partly screened by trees. Glasshouses and igloos associated with intensive horticultural production are a prominent feature of some parts of the landscape.</p>	
<p><b>SLO14 Warramate Hills</b></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. 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><b>SLO6 Rolling Hills and Bushy Agricultural Landscape</b></p> <p>The Rolling Hills and Bushy Agricultural Landscape covers broad areas of pleasantly undulating land with a mountain backdrop. It includes the lower foothills of the Great Dividing Range north of the Yarra River and the elevated areas south of the river extending from the Warramate Hills through Seville and Wandin towards Macclesfield and Yellingbo in the south.</p> <p>This landscape comprises mostly farmland although it includes many patches of remnant vegetation. It generally has a coarse grain of subdivision with lot sizes mostly between 10 and 20 hectares. Lots are divided into an irregular grid network with lot boundaries often being based on natural features. Properties are generally clearly defined by rural post and wire fencing or shelterbelts. The road pattern is irregular.</p> <p>Much of the landscape is managed as grazing pasture although there are substantial areas of vineyards, pockets of orchards, and some other more intensively cultivated areas. Crop protection structures such as hail netting and igloos are prevalent in some of these areas.</p>	<ul style="list-style-type: none"> <li>- Regenerated forested hillsides formerly cleared for grazing</li> <li>- Visually, botanically and zoologically significant</li> <li>- Specific reference to sites of significance, such as substantial block of native vegetation in Warramate Hills and Yarraloch Conservation Reserve.</li> </ul>

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<p><b>SLO15</b> <b>Western Face: Dandenong Ranges</b></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><b>SLO1 Dandenong Ranges Landscape</b></p> <p>The Dandenong Ranges are prominent hills close to Melbourne, with dense forested scenery and intimate fern gullies that have attracted day trippers ever since white settlement. They provide an iconic and largely uninterrupted forest backdrop to most long distance views across Melbourne’s outer eastern suburbs.</p> <p>Although much of the area forms part of the Dandenong Ranges National Park, there are also extensive areas that have been subdivided for residential development. Most residential areas are well integrated into the forest environment and are only apparent at close quarters. Forest trees and large exotic plants extend into private gardens and roadway edges. Roads are narrow, often without kerb or channel treatments.</p> <p>Architectural styles are varied although many of the older buildings are influenced by ‘Californian Bungalow’ and ‘Chalet’ styles constructed from the 1920’s onwards. Weatherboard cladding and pitched metal roofs are common.</p> <p>Vistas are a combination of enclosed views shortened by the dense vegetation and long views framed by vegetation, from the ranges to Metropolitan Melbourne or the Great Dividing Range.</p>	<ul style="list-style-type: none"> <li>- Removal of prescribed architectural styles</li> <li>- Steep forested slopes and dry woodland</li> <li>- Intact native bushland providing important habitat for rare plant and animal communities</li> <li>- Public ownership</li> <li>- Appearance of continuous forest cover</li> </ul>

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<p><b>SLO16 Yellingbo Creeks</b></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. 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><b>SLO5 Red Soil Intensive Farming Landscape</b></p> <p>The Red Soil Intensive Farming Landscape is located between the forest of the Silvan Reservoir reserve to the west and the native bushland areas along the Woori Yallock Creek and Cockatoo Creek to the east. It comprises a patchwork of small field enclosures with varying colours and textures, spread over an intimate sequence of hills and valleys. The deep red soil is a defining characteristic of the area.</p> <p>The landscape creates a sense of enclosure with views foreshortened by remnant vegetation patches and the rolling topography. There are occasional views through to the main ridge of the Dandenong Ranges and to the Great Dividing Range.</p> <p>It is a working landscape of predominantly cultivated land including orchards, vineyards, vegetables and flower farms. Farm homesteads and associated farm buildings are scattered throughout the area and are generally located back from the road and are partly screened by trees. Glasshouses and igloos associated with intensive horticultural production are a prominent feature of some parts of the landscape.</p>	<ul style="list-style-type: none"> <li>- Specific reference to sites of significance – including Yellingbo Creeks</li> <li>- Only remaining habitat of the endangered Helmeted Honeyeater</li> <li>- Series of linear reserves of riparian vegetation of streamlines</li> <li>- Riparian vegetation around Yellingbo Creek supports range of plant communities and wildlife habitats</li> <li>- Vegetation of national significance in Yellingbo Creeks area</li> <li>- Retention and continued rehabilitation of native vegetation in habitat important to maintain landscape and conservation values of the Yellingbo Creeks.</li> <li>- Distinction between farmland and Yellingbo Creeks not captured in statement.</li> <li>- Encouragement of crop protection structures and igloos as key to landscape?</li> </ul>
<p><b>SLO16 Yellingbo Creeks</b></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</p>	<p><b>SLO6 Rolling Hills and Bushy Agricultural Landscape</b></p> <p>The Rolling Hills and Bushy Agricultural Landscape covers broad areas of pleasantly undulating land with a mountain backdrop. It includes the lower foothills of the Great Dividing Range north of the Yarra River and the elevated areas south of the</p>	<ul style="list-style-type: none"> <li>- Specific reference to sites of significance – including Yellingbo Creeks</li> <li>- Only remaining habitat of the endangered Helmeted Honeyeater</li> </ul>

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	<p>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. The linear nature of these areas leaves them vulnerable to disturbance from inappropriate land use and development on adjoining land. 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. 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>river extending from the Warramate Hills through Seville and Wandin towards Macclesfield and Yellingbo in the south.</p> <p>This landscape comprises mostly farmland although it includes many patches of remnant vegetation. It generally has a coarse grain of subdivision with lot sizes mostly between 10 and 20 hectares. Lots are divided into an irregular grid network with lot boundaries often being based on natural features. Properties are generally clearly defined by rural post and wire fencing or shelterbelts. The road pattern is irregular. Much of the landscape is managed as grazing pasture although there are substantial areas of vineyards, pockets of orchards, and some other more intensively cultivated areas. Crop protection structures such as hail netting and igloos are prevalent in some of these areas.</p>	<ul style="list-style-type: none"> <li>- Series of linear reserves of riparian vegetation of streamlines</li> <li>- Riparian vegetation around Yellingbo Creek supports range of plant communities and wildlife habitats</li> <li>- Vegetation of national significance in Yellingbo Creeks area</li> <li>- Retention and continued rehabilitation of native vegetation in habitat important to maintain landscape and conservation values of the Yellingbo Creeks.</li>   <li>- Distinction between farmland and Yellingbo Creeks not captured in statement.</li> </ul>
<p><b>SLO17</b> <b>Little Yarra Valley</b></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. The forested areas of the valley and surrounding hills sustain a range of plant communities and wildlife habitats. Sections of these forest areas</p>	<p><b>SLO4 Ranges Valleys Landscapes</b></p> <p>The valleys of both the Yarra River upstream of Millgrove and the Little Yarra River are enclosed by steep forested slopes with a consistent backdrop of towering ranges.</p> <p>Throughout much of these landscapes dense tall forest spreads from the ranges down into the valley floor across private land. The distinction between public and private land is often blurred by the vegetation and fencing is usually low and transparent or non-existent. Parts of the valley floor have been cleared for grazing pasture and there are some pockets of orchards and other forms of intensive agriculture. Residential</p>	<ul style="list-style-type: none"> <li>- Attractive open woodland of remnant Stringybark trees with pockets of remnant bushland</li> <li>- Rural character</li> <li>- Forested areas of Little Yarra Valley and surrounding hills sustain range of plant communities and wildlife habitats</li> <li>- Sections of Little Yarra Valley sustain timber harvesting and recreational activities</li> </ul>



Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
	<p>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>settlements are generally set amidst dense bushland with some occasional exotic gardens and trees. The forested slopes of the ranges form a landscape edge to cleared areas and settlements with exotic gardens.</p> <p>The built form of rural development in this landscape is characterised by farm houses set in open paddocks with dwellings sited on sloping land amongst the trees and in dense native bushland. Building architecture includes a range of styles mostly dating from the 1920's onwards. Many newer buildings have adopted long and low 'ranch' style structures as well as vertical timber and some more contemporary flat roof designs. There is a medium grain of subdivision with lot sizes generally between 5 hectares and 10 hectares.</p>	
<p><b>SLO17</b> <b>Little Yarra Valley</b></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. The forested areas of the valley and surrounding hills sustain a range of plant communities and wildlife habitats. Sections of these forest areas</p>	<p><b>SLO6 Rolling Hills and Bushy Agricultural Landscape</b></p> <p>The Rolling Hills and Bushy Agricultural Landscape covers broad areas of pleasantly undulating land with a mountain backdrop. It includes the lower foothills of the Great Dividing Range north of the Yarra River and the elevated areas south of the river extending from the Warramate Hills through Seville and Wandin towards Macclesfield and Yellingbo in the south.</p> <p>This landscape comprises mostly farmland although it includes many patches of remnant vegetation. It generally has a coarse grain of subdivision with lot sizes mostly between 10 and 20 hectares. Lots are divided into an irregular grid</p>	<ul style="list-style-type: none"> <li>- Attractive open woodland of remnant Stringybark trees with pockets of remnant bushland</li> <li>- Rural character</li> <li>- Forested areas of Little Yarra Valley and surrounding hills sustain range of plant communities and wildlife habitats</li> <li>- Sections of Little Yarra Valley sustain timber harvesting and recreational activities</li> </ul>

Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
	<p>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>network with lot boundaries often being based on natural features. Properties are generally clearly defined by rural post and wire fencing or shelterbelts. The road pattern is irregular. Much of the landscape is managed as grazing pasture although there are substantial areas of vineyards, pockets of orchards, and some other more intensively cultivated areas. Crop protection structures such as hail netting and igloos are prevalent in some of these areas.</p>	<ul style="list-style-type: none"> <li>- Encouragement of crop protection structures and igloos as key to landscape?</li> </ul>
<p><b>SLO18</b> <b>Lysterfield Forest Area</b></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. 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><b>SLO1 Dandenong Ranges Landscape</b></p> <p>The Dandenong Ranges are prominent hills close to Melbourne, with dense forested scenery and intimate fern gullies that have attracted day trippers ever since white settlement. They provide an iconic and largely uninterrupted forest backdrop to most long distance views across Melbourne’s outer eastern suburbs. Although much of the area forms part of the Dandenong Ranges National Park, there are also extensive areas that have been subdivided for residential development. Most residential areas are well integrated into the forest environment and are only apparent at close quarters. Forest trees and large exotic plants extend into private gardens and roadway edges. Roads are narrow, often without kerb or channel treatments. Architectural styles are varied although many of the older buildings are influenced by ‘Californian Bungalow’ and ‘Chalet’ styles constructed from the 1920’s onwards. Weatherboard cladding and pitched metal roofs are common.</p>	<ul style="list-style-type: none"> <li>- Specific reference to sites of significance – including Lysterfield Forest Area, located within the catchment of Lysterfield Lake, a former water supply reservoir.</li> <li>- Lysterfield Forest forms part of large expanse of remnant bushland</li> <li>- Ecological importance</li> <li>- Open Stringybark forest provides distinctive contrast from the tall mountain forests of the moister aspects of the Dandenongs</li> <li>- Contrast between forested areas and cleared farmland and suburban development</li> <li>- Retention of bushland remnants important</li> <li>- Removal of prescribed architectural styles</li> </ul>

Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
		<p>Vistas are a combination of enclosed views shortened by the dense vegetation and long views framed by vegetation, from the ranges to Metropolitan Melbourne or the Great Dividing Range.</p>	
<p><b>SLO19</b> <b>Lysterfield Valley</b></p>	<p>Lyserfield 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. 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><b>SLO1 Dandenong Ranges Landscape</b></p> <p>The Dandenong Ranges are prominent hills close to Melbourne, with dense forested scenery and intimate fern gullies that have attracted day trippers ever since white settlement. They provide an iconic and largely uninterrupted forest backdrop to most long distance views across Melbourne’s outer eastern suburbs.</p> <p>Although much of the area forms part of the Dandenong Ranges National Park, there are also extensive areas that have been subdivided for residential development. Most residential areas are well integrated into the forest environment and are only apparent at close quarters. Forest trees and large exotic plants extend into private gardens and roadway edges. Roads are narrow, often without kerb or channel treatments.</p> <p>Architectural styles are varied although many of the older buildings are influenced by ‘Californian Bungalow’ and ‘Chalet’ styles constructed from the 1920’s onwards. Weatherboard cladding and pitched metal roofs are common.</p> <p>Vistas are a combination of enclosed views shortened by the dense vegetation and long views framed by vegetation, from the ranges to</p>	<ul style="list-style-type: none"> <li>- Pastoral landscape</li> <li>- Enclosed valley of Monbulk Creek</li> <li>- Attractive rural character transition between urban areas and elevated forested slopes of the Dandenongs which should be retained</li>   <li>- Removal of prescribed architectural styles</li> </ul>

Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
		Metropolitan Melbourne or the Great Dividing Range.	
<b>SLO19 Lysterfield Valley</b>	<p>Lyserfield 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. 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><b>SLO6 Rolling Hills and Bushy Agricultural Landscape</b></p> <p>The Rolling Hills and Bushy Agricultural Landscape covers broad areas of pleasantly undulating land with a mountain backdrop. It includes the lower foothills of the Great Dividing Range north of the Yarra River and the elevated areas south of the river extending from the Warramate Hills through Seville and Wandin towards Macclesfield and Yellingbo in the south.</p> <p>This landscape comprises mostly farmland although it includes many patches of remnant vegetation. It generally has a coarse grain of subdivision with lot sizes mostly between 10 and 20 hectares. Lots are divided into an irregular grid network with lot boundaries often being based on natural features. Properties are generally clearly defined by rural post and wire fencing or shelterbelts. The road pattern is irregular. Much of the landscape is managed as grazing pasture although there are substantial areas of vineyards, pockets of orchards, and some other more intensively cultivated areas. Crop protection structures such as hail netting and igloos are prevalent in some of these areas.</p>	<ul style="list-style-type: none"> <li>- Pastoral landscape</li> <li>- Enclosed valley of Monbulk Creek</li> <li>- Attractive rural character transition between urban areas and elevated forested slops of the Dandenongs which should be retained</li> </ul> <ul style="list-style-type: none"> <li>- Encouragement of crop protection structures and igloos as key to landscape?</li> </ul>

Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
<p><b>SLO20</b> <b>Menzies Creek Valley</b></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. 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><b>SLO1 Dandenong Ranges Landscape</b></p> <p>The Dandenong Ranges are prominent hills close to Melbourne, with dense forested scenery and intimate fern gullies that have attracted day trippers ever since white settlement. They provide an iconic and largely uninterrupted forest backdrop to most long distance views across Melbourne’s outer eastern suburbs.</p> <p>Although much of the area forms part of the Dandenong Ranges National Park, there are also extensive areas that have been subdivided for residential development. Most residential areas are well integrated into the forest environment and are only apparent at close quarters. Forest trees and large exotic plants extend into private gardens and roadway edges. Roads are narrow, often without kerb or channel treatments.</p> <p>Architectural styles are varied although many of the older buildings are influenced by ‘Californian Bungalow’ and ‘Chalet’ styles constructed from the 1920’s onwards. Weatherboard cladding and pitched metal roofs are common.</p> <p>Vistas are a combination of enclosed views shortened by the dense vegetation and long views framed by vegetation, from the ranges to Metropolitan Melbourne or the Great Dividing Range.</p>	<ul style="list-style-type: none"> <li>- Specific reference to sites of significance – including Menzies Creek Valley which is highly visible from the Belgrave-Gembrook Road and the Puffing Billy Railway Line</li> <li>- Scenic tourist route</li> <li>- Predominantly rural landscape</li> </ul>
<p><b>SLO21</b> <b>Puffing Billy Railway</b></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</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</p>	

Original SLO	Original SLO Key elements of significant landscape	C148 Statement of nature and key elements of landscape	Suggested values added
<p><b>Scenic Corridor</b></p>	<p>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>	<p>theme reminiscent of the 1930s. 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. The corridor contains built and natural features, including historic railway stations and other buildings, bridges, residential development and extensive vegetation, both native and exotic. Most of the residential development within this landscape is well integrated into the forest environment and is only apparent at close quarters. Forest trees and large exotic plants extend into private gardens and roadway edges. Roads are narrow, often without kerb or channel treatments. Some pockets of cleared land are managed as grazing pasture and these reinforce the generally rural character of the area.</p> <p>It is important that the cultural and scenic significance of the corridor and the 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 landscape.</p>	

## Notes

- Reference to architectural styles in statement of nature and key elements of landscape (proportion of in statement/privileging of built environment in statement)
- References to large scale developments eg winery buildings in statement of nature and key elements of landscape (proportion of in statement/privileging of built environment in statement)
- Statements regarding plot sizes – servicing the green wedge zones more than significant landscape values?
- Additional landscape characters – look through classifications?
- **SLO6 Rolling hills and Bushy Agriculture Landscape** – relationship between these two landscape values? Eg Donna Buang Range is included – how does this sit alongside agricultural landscape – no reference to agriculture in original statement.

## Black Spur

The National Trust recommends that The Black Spur retains its own separate SLO in the amendment. Like the Puffing Billy Railway which is retaining its separate SLO, this landscape is also a main tourist route and a major gateway to the shire. While the Black Spur is located within a catchment area, the Planning Scheme should recognise and protect the cultural and social significance of this landscape.

### National Trust Classification - Statement of significance:

The Maroondah Highway - Black Spur is of high State and regional significance due to:

- . The combination of a sensitively located, low design speed road through a magnificent forest which provides an outstanding visual experience for the traveller;
- . Its accessibility for Victoria's major population centre, Melbourne, enabling a large number of people to enjoy this area;
- . The historical significance of this road, generally following the Yarra Track, which has been of major importance in the settlement of this area;
- . The scientific and educational value of the well-managed, forest catchment.

The character of the road and forest has changed dramatically since the early Yarra Track. The only known remaining section of the track (part of the "Cumberland Walk" between the Cumberland and the Cora Lyn falls) is now an avenue of closely spaced tree ferns in two rows, approximately 4 metres apart, which have grown from the tree fern logs that were cut and laid in corduroy fashion to form the road.

Today the tall forests, generally dominated by Mountain Ash or Manna Gum, with tree ferns clustered in the gullies provide the predominant character of this scenic road. Glimpses of distant horizons filtered through tree trunks tantalize the eye. Magnificent panoramic views of the surrounding forested mountains are available from the Dom Dom Saddle and of the Maroondah Reservoir from the scenic lookout above the Reservoir.

The former Fernshaw township site features delightful plantings of exotic trees providing an attractive contrast, particularly during autumn, to the dark green native forest.

Within the mountain areas the ephemeral influences of the weather can be very dramatic in their effects ranging from the whiteness from early morning frost warming in the pale sunlight; the mid-summer sun filtering through the tree tops making the tree ferns appear almost luminescent; the swirls of mist and cloud around the dark, lush wetness of the forest in winter.