



**dandenong foothills
visual assessment**
short range views
lower hillside

The Avenue



Map 74 B3

Myrtle Crescent



Map 74 D2

The Avenue



Map 74 B3

View Down Victoria St from The Avenue



Map 74 B3

Project Ref: 06.064
Dwg No.: LCD-034
Date: 11.04.06
Revision: A

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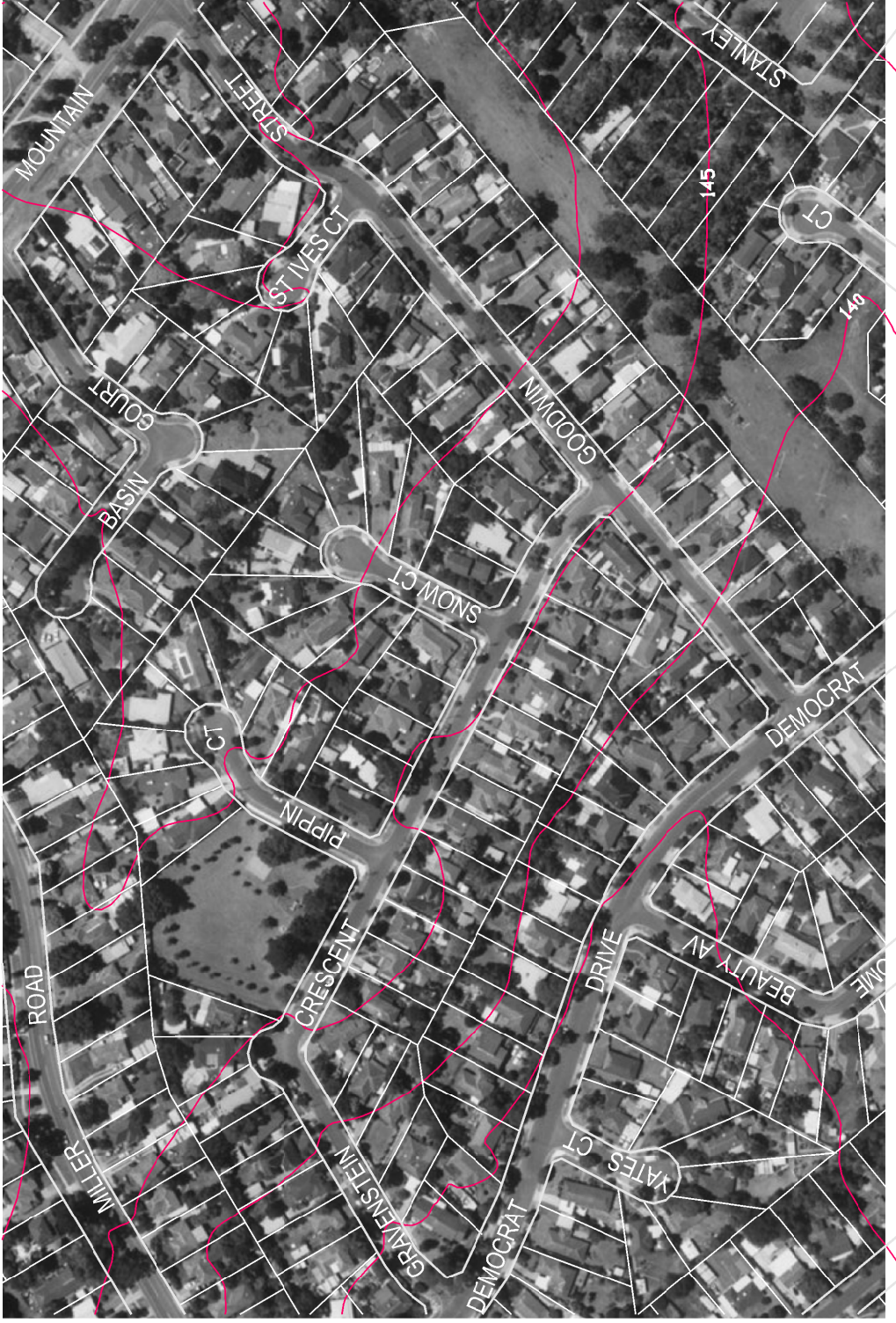
dandenong foothills visual assessment

sample site L04 slopes & valleys

Legend



contours



Project Ref: 06.064
Dwg No.: LCD-030
Scale: NTS
Date: 11.04.06
Revision: A

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Looking East towards Dandenong
from Fern Tree Gully Railway Crossing



Map 74 C3

Stewart Street



Map 65 B6

Looking South East on Miller Road



Map 65 E6

Girdwood Road Reserve



Map 65 A7



**dandenong foothills
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short range views
slopes & valleys

Project Ref: 06.064
Dwg No.: LCD-036
Date: 11.04.06
Revision: A

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sample site L01
hill transition

legend



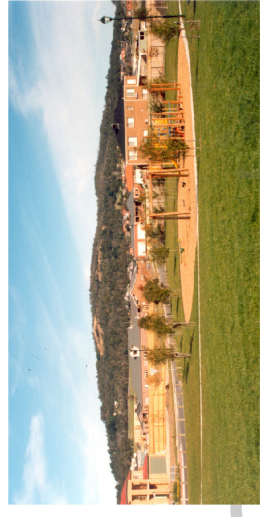
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Project Ref: 06.064
Dwg No.: LCD-027
Scale: NTS
Date: 11.04.06
Revision: A



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dandenong foothills visual assessment

sample site L05
the basin

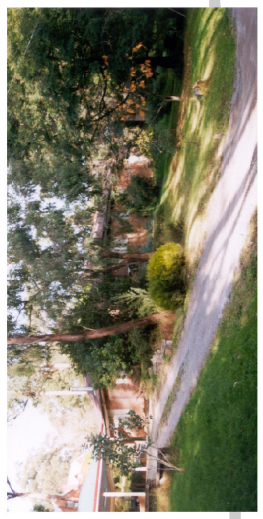
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contours



Project Ref: 06.064
Dwg No.: LCD-031
Scale: NTS
Date: 11.04.06
Revision: A

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Looking South East on Liverpool Road



Map 65 G5

Wicks Reserve



Map 65 J8

Looking South on Pavitt Lane



Map 65 J5

Looking South on Sheffield Rd



Map 65 J8



dandenong foothills visual assessment short range views the basin

Project Ref: 06.064
Dwg No.: LCD-037
Date: 11.04.06
Revision: A

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Views North West from Lysterfield Road



Map 74 C8

Views East from Lysterfield Road



Map 74 C8

View East from Wellington Road



Map 83 B3

Lysterfield Park off Wellington Road



Map 83 G6



**dandenong foothills
visual assessment**
short range views
lysterfield valley

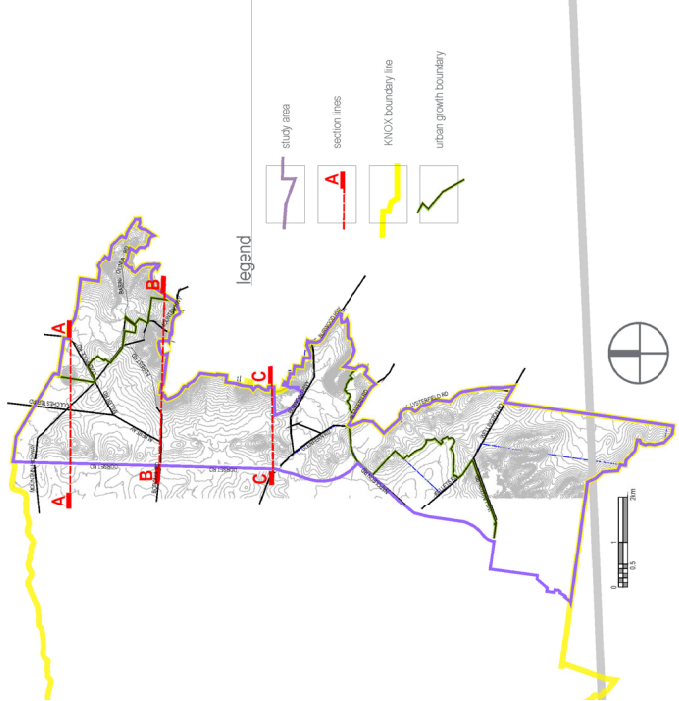
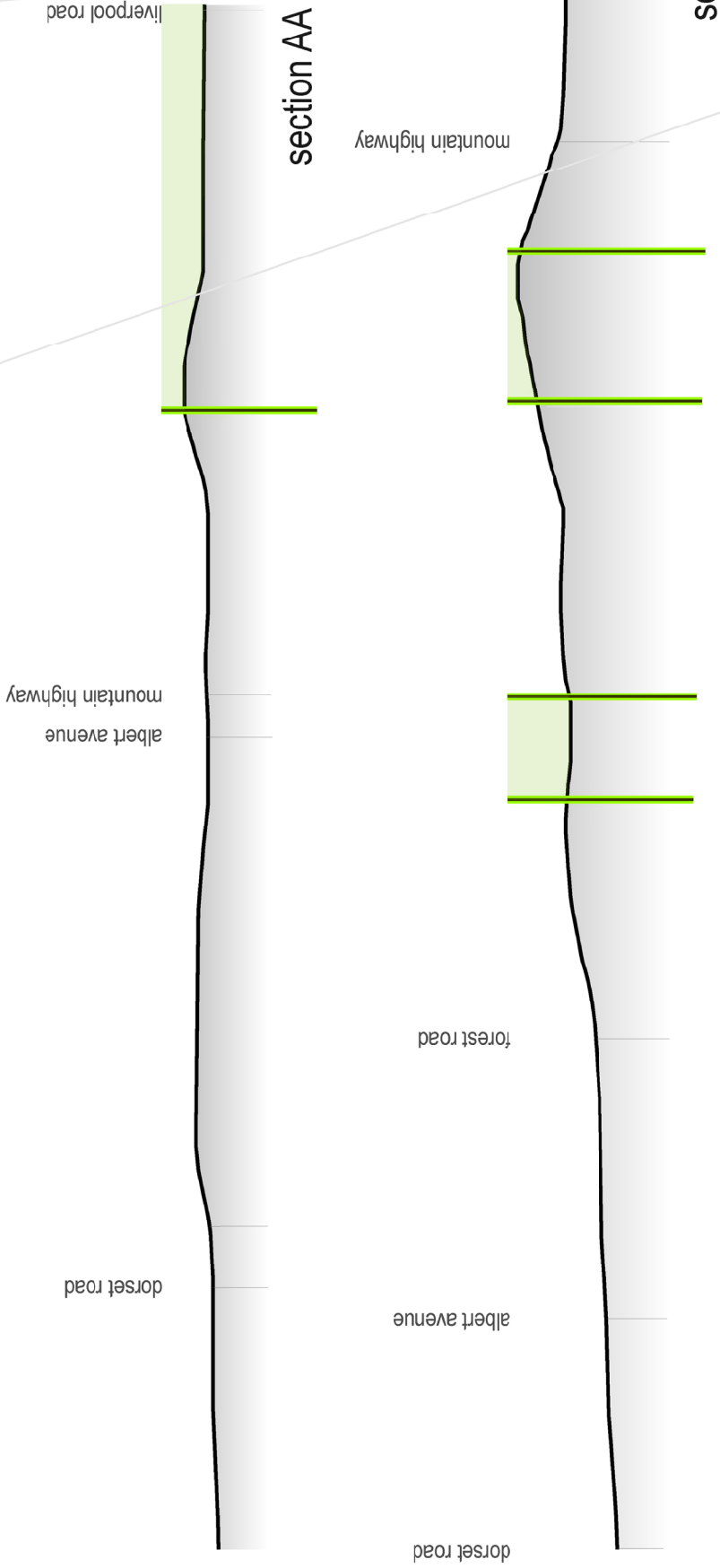
Project Ref: 06.064
Dwg No.: LCD-038
Date: 11.04.06
Revision: A

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dandenong foothills visual assessment

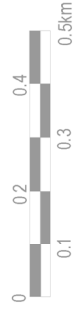
sections



legend

- study area
- section lines
- KNOX boundary line
- urban growth boundary

Project Ref: 06.064
 Dwg No.: LCD-040
 Scale: NTS
 Date: 10.04.06
 Revision: B



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6.2 preferred future

The preceding analysis of the Dandenong Foothills and investigation into the role between the broader municipality of Knox and the rising foothills to the east has provided some insight into the considerable sensitivities and development pressures experienced within the sector. While the existing state of planning and design controls ensure that the foothills as a whole are recognised in policy and intent, there is much small scale redevelopment, subdivision, vegetation removal and dwelling extension with the potential to compromise the existing values of the precinct.

Importantly, the preferred future for the foothills should not seek to maintain the status quo with respect to landscape and environmental effects. It has been recognised through analysis that the broad area of land known as the foothills, from The Basin, to Ferntree Gully and Lysterfield Park appears in many different guises and formats. There is a strong mandate and opportunity to unify the foothills, and like the Ranges behind, form part of a relatively consistent belt of land reflecting a dedicated natural urban setting. While the foothills is made up of many parts, the careful management of subdivision size, development scale, site coverage and above all vegetation protection and retention will ensure that the place can evolve sensitively as one.

Given the dual intent to blend the different parts of the foothills together as an intact landscape setting, and at the same time highlight to subtle distinctions between different sectors, the following strategic objectives are proposed:

- Protect and enhance the metropolitan landscape significance of the Dandenong Foothills and maintain uninterrupted view lines from within the municipality and vantage points in metropolitan Melbourne by ensuring that all buildings and works are sensitively designed and sited to sit below the dominant tree canopy height.
- Promote the maintenance and improvement of the continuous closed tree canopy by ensuring enough open space within new development for the retention of existing canopy vegetation and growth of new canopy vegetation.
- Maintain the low density residential character of the landscape areas by ensuring that subdivision patterns and preferred lot size areas are retained.
- Protect The Basin and the Lysterfield Valley and its hills as rural environments.
- Ensure new buildings, works and landscaping within The Basin and the Lysterfield Valley and its hills, protect the physical and visual amenity of the open pastoral setting.

The achievement of these objectives may be realised by a series of mechanisms, namely planning scheme controls which can be triggered by a need for a planning permit. Based on analysis, the key controllable development factors that may assist in achieving the above goals are:

- Management and limitation of site coverage across individual parcels,
- Limitations to the size of lots in subdivision,
- Management of building scale and height,
- Control on building materials and finishes,
- Protection of vegetation of established size in private domain,



6.2.1 upper hillside

The upper hillside slopes of the dandenong foothills appear as treed slopes rising above the suburbs. The upper foothills are highly visible from the long range and recognised as a scenic backdrop of metropolitan significance, forming part of the slopes of the Dandenong Ranges. The western face of the Dandenong Ranges is recognised by the National Trust as a significant landscape. As a green edge containing the City, the Dandenongs and their foothills have an iconic significance for Melbourne, and are essential to the image of the City of Knox as a city in a unique landscape setting. Key elements of this landscape are:

- The visual dominance of vegetation including large native trees and understorey plants and the often continuous flow of vegetation across residential blocks and roadways.
- The way in which the majority of development blends in with the vegetation and the hillsides appear to be tree covered even when developed with houses.
- Houses tucked into the hilly landscape with colours that blend with the landscape.
- The steeply rising terrain and ridges that demarcate local view.

The preferred future for upper hillside areas seeks to maintain and strengthen the special natural landscape sense of place of the elevated belt. Special care needs to be taken to ensure that development is sited and designed so as to maintain the landscape character of the area and near and distant view lines. The landscape character of this area depends on protection and rejuvenation of indigenous vegetation (both canopy and understorey), and limiting the visibility of buildings, roads, signs and lighting.

The following precinct objectives are proposed:

- To protect and enhance the visual, natural and cultural heritage values of the foothills landscape.
- To protect landscapes from visual intrusion due to the inappropriate siting, design or materials of buildings and works and advertising signs.
- To encourage siting, design and landscaping of buildings and works that responds to the landscape significance of the area.
- To protect the appearance of the foothills of the Dandenong Ranges, particularly when viewed from the west, as treed slopes rising above the suburbs.
- To maintain vegetation as a key element of the foothills landscape.

Design Control techniques:

- Strengthened local policy
- Design and development overlays (subdivision and site coverage)
- Significant landscape overlays (development form, visual impact)
- Vegetation protection overlays (protection of existing canopy cover)

6.2.2 lower hillside

The lower hillside precincts are less sensitive than the elevated upper hillside slopes above, but a more proximate to the public roads, activity centres and related vantage points. As such it is the first face of foothill development and one that must be closely guarded. As an established residential area there must also be room for incremental growth that does not compromise the important landscape values, in particular in the rises east of Dorset Road and Forest Road.



The preferred future for lower hillside areas seeks to maintain and strengthen the special natural landscape sense of place in the context of an established residential setting. The proximity of Dorset, Forest and Napoleon Roads to these elevated rises required great care in siting of new residential development. While most land in the precinct has already been subdivided and developed, further subdivision, vegetation removal and projecting building forms on slope has the potential to compromise the precinct's inherent place values. Importantly, a seamless merging between upper and lower hillside landscapes must be maintained.

The following precinct objectives are proposed:

- To protect and enhance the visual, natural and cultural heritage values of the foothills landscape.
- To protect landscapes from visual intrusion due to the inappropriate siting, design or materials of buildings and works and advertising signs.
- To encourage siting, design and landscaping of buildings and works that responds to the landscape significance of the area.
- To protect the appearance of the foothills of the Dandenong Ranges, particularly when viewed from the west, as treed slopes rising above the suburbs.
- To ensure that new development is inconspicuous in the context of the broader foothills landscape
- To maintain vegetation as a key element of the foothills landscape.

Design Control techniques:

- Strengthened local policy
- Design and development overlays (subdivision, site coverage, building form, materials/ finish)
- Significant landscape overlays (development form, visual impact)
- Vegetation protection overlays (protection of existing canopy cover)

6.2.3 slopes & valleys

The slopes and valleys comprising recessive garden suburban development at the base of the Dandenong Ranges are visually sensitive area due to their proximity to slopes of the Dandenong Ranges. While these broad areas are well developed and evolving, their role within the broader Ranges setting is defined by their notable mixed landscape cover and its relatively low density and site coverage. The key elements of this landscape are:

- Areas of mature street trees and contributory private gardens
- Significant views to the Dandenong Ranges and important local views.
- The visual dominance of vegetation in many areas
- The usually gently sloping terrain leading to minor peaks and troughs.
- The areas role as an extension of the Dandenong Ranges
- The open nature of development and the location at the threshold with the upper and lower foothills areas.



The preferred future for this precinct seeks to ensure that new development is sited and designed so as to maintain the landscape character of the area, protecting view lines and retaining and planting vegetation to ensure a vegetated character consistent with the upper and lower foothills area is maintained and developed. Successful merging with the upper and lower foothill setting is key.

The following precinct objectives are proposed:

- To recognise the environmental and visual sensitivity of residential areas at the foothills of the Dandenong Ranges.
- To ensure that development is compatible with the scale and character of existing development at the foothills of the Dandenongs.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain, services and any remnant vegetation.
- To maintain vegetation as a key element of the foothills landscape.
- To encourage substantial new public and private landscape in new development.

Design Control techniques:

- Strengthened local policy
- Design and development overlays (subdivision, site coverage, building form, site plantings)
- Significant landscape overlays (development form, visual impact)
- Vegetation protection overlays (protection of existing canopy cover)

6.2.4 hill transition

This hill transition precinct is particularly challenging in that its present condition is not sympathetic to or consistent with any part of the foothill or Ranges setting. As a new built suburban setting its only 'link' with the adjoining natural condition is its evenly rising topography. Given the age of the estates it is unlikely that redevelopment of any land is likely in the immediate terms, however new form may emerge to the south.

The preferred future for the precinct focuses on building a better landscape quality within both the private and public domain and managing any future building height to ensure that further erosion of the landscape quality of the setting is minimised. At the boundary of Lysterfield Park and the Monbulk Valley, gentle transitions in subdivision size, building form and design treatment are necessary, so as to ensure that a 'hard' edge to the City is not formed.

The following precinct objectives are proposed:

- To recognise the environmental and visual sensitivity of residential areas at the edge of the Lysterfield Valley and Lysterfield Hills.
- To ensure that development is compatible with the scale of development and landscape character of the Lysterfield Valley and Lysterfield Hills
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain, services and any remnant vegetation.
- To ensure development recognises local views and minimises impact on views of the Dandenong Ranges, Lysterfield Valley, Lysterfield Hills, and significant ridgelines.
- To ensure that a sense of transition in development scale and form is achieved to the edge.



Design Control techniques:

- Strengthened local policy
- Design and development overlays (varied subdivision, site coverage, site plantings per location)
- Significant landscape overlays (development form, visual impact)
- Neighbourhood Planting programme/ street tree initiatives

6.2.5 the basin

The Basin rural landscape is centred on the area north of the intersection of Mountain Highway and Basin-Olinda Road. The landscape is a pastoral landscape of rolling green hills, containing indigenous and typical exotic rural trees, creeks and the close backdrop of the heavily vegetated hills of the Dandenong Ranges National Park and the Doongalla State Forest.

The preferred future for this precinct seeks to ensure that the open pastoral setting is reinforced and that a suitable transition is achieved to both the National Park to the east and south and the varied residential sectors to the south and west. While outside the Urban Growth Boundary, special care needs to be taken to ensure that development within the precinct is sited and designed so as to maintain the landscape character of the area and the distinctive views of this pastoral landscape surrounded by bush. This landscape is particularly sensitive to further subdivision and development.

The following precinct objectives are proposed:

- To recognise the environmental and visual sensitivity of this rural area at the foot of the Dandenong Ranges.
- To ensure that development is compatible with the scale and character of existing development.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain, creeks and any remnant vegetation.
- To protect the pastoral landscape character of The Basin.
- To retain vegetation that contributes to the landscape qualities of the area.
- To protect and enhance the scenic, visual, cultural and environmental values of The Basin.
- Conserve the flora and fauna and associated ecological processes that contribute to the significance of the landscape of The Basin.
- Ensure that any new development is located and designed to avoid inappropriate visual intrusion or other detrimental effects on rural area of The Basin and the key characteristics of this landscape.

Design Control techniques:

- Strengthened local policy
- Dedicated policy relating to rural use and activity in Basin
- Significant landscape overlays (development form, visual impact)
- Vegetation protection overlays (protection of existing canopy cover)



6.2.6 lysterfield valley

The landscape is centred on the enclosed Monbulk Creek Valley and the southern extension incorporating the Lysterfield Park and Churchill National Park. It encompasses a broad a diverse landscape made up open rolling hills, natural bush slopes, modified parklands and sparse rural and agricultural lands. The most prominent part of the precinct is the Monbulk Creek Valley, where the urban area has given way to rural, and no indication exists of the proximity of the suburbs. Views within the valley are of rolling rural landscapes that are mainly pastoral. Hills on either side of the valley are bare or very lightly treed, with the openness contrasting with the treed slopes of the Dandenong Ranges. The character of this landscape is unique and is be particularly sensitive to subdivision and development. The area is of significance according to the National Trust which notes that it is distinguishable “due to its attractive landscape character and its importance as a buffer between Metropolitan Melbourne and the Dandenong Ranges”.

The preferred future for this precinct must again build on the land’s environmental quality and ensure that encroachment by residential or rural residential development is limited. While substantial controls exist over the land as a function of its parkland declaration, the incursion of new buildings on rural land, or inappropriate agricultural uses that compromise the intact quality of the valley is strongly discouraged.

The following precinct objectives are proposed:

- To protect the broadscale pastoral landscape character and the open, bold hillsides of the Lysterfield Valley.
- To retain vegetation that contributes to the landscape qualities of the area.
- To protect and enhance the scenic, visual, cultural and environmental values of the Lysterfield Valley, including the contrast between this area and the forested slopes of the Dandenong Ranges.
- To conserve the flora and fauna and associated ecological processes that contributes to the landscape significance of the Lysterfield Valley.
- To ensure that development is located and designed to avoid inappropriate visual intrusion or other detrimental effects on the Lysterfield Valley and the key characteristics of the Valley’s landscape.
- To ensure the development and operation of rural or agricultural activities does not compromise the integrity of the Valley setting.

Design Control techniques:

- Strengthened local policy
- Dedicated policy relating to rural use and activity in Lysterfield Valley
- Design and development overlays (varied subdivision, site coverage, site plantings per location)
- Significant landscape overlays (development form, visual impact)
- Vegetation protection overlays (protection of existing canopy cover)