

10/09/2015  
C120**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO1**.

**LYSTERFIELD VALLEY AND LYSTERFIELD HILLS RURAL LANDSCAPE****1.0**09/11/2006  
C40**Statement of nature and key elements of landscape**

The National Trust Classification Report (L355 2/3/1981) describes the character of the Lysterfield Valley as follows:

*“Lysterfield Valley is an attractive pastoral landscape which forms part of a “green wedge” between the suburban areas of Rowville and Dandenong North and the urbanised Ferntree Gully-Belgrave ridge of the Dandenongs. For many visitors the Lysterfield Valley forms the major “gateway” to the Dandenongs from the metropolitan area. The excellent views of this landscape from Glenfern Road and Mount Morton highlight its importance as a buffer between urban and rural areas and as a visual transition between the metropolitan suburbia and the elevated and forested slopes of the Dandenongs.*

*Extensive clearing of native vegetation in the past has exposed the bold hills and steep slopes of the Valley landform particularly in the east.*

*The major attraction of this landscape is its simplicity of colour, shape and texture in contrast to the forested areas to the south and south-east, the suburban development to the west and the forest residential character of Belgrave.”*

*The area is of significance according to this report “due to its attractive landscape character and its importance as a buffer between Metropolitan Melbourne and the Dandenong Ranges”.*

The landscape is centred on the enclosed Monbulk Creek Valley. Monbulk Creek Valley is 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 this openness contrasting with the treed slopes of the Dandenong Ranges. The character of this landscape is unique and is particularly sensitive to further subdivision and development.

**2.0**09/11/2006  
C40**Landscape character objectives to be achieved**

- To protect the broad scale 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 contribute 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.

**3.0**10/09/2015  
C120**Permit requirement****Fences**

A permit is required to construct a fence unless the fence is of post and wire construction, is 1.2 metres in height or less and is more than 75% open construction.

**Vegetation**

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- Monterey (Radiata) Pine (*Pinus radiata*). This exemption does not apply where the tree is part of a row of three (3) or more trees.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
  - Pruning or lopping of the trunk of a tree or shrub.
  - Vegetation within a road or railway reserve.

**Extraction of stone**

A permit is not required to construct or carry out works associated with extraction of stone in accordance with a Licence issued under the Extractive Industries Development Act 1995 and/or the *Extractive Industries (Lysterfield) Act 1986*.

**4.0**10/09/2015  
C120**Decision guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate:

***Landscape character***

- Whether the proposed development will impact upon the views of the valley from the surrounding area, particularly the Dandenong Ranges and significant ridgelines.
- Whether the proposal promotes low intensity development which is sympathetic to the landscape qualities of the area.
- Whether development is appropriate above the 115 metre AHD contour.

- Whether the proposed development and proposed landscaping are compatible with a rural area.
- Whether the proposed development and proposed landscaping will ensure that identified landscape qualities are preserved.
- Whether all power and communications cables will be placed underground.

***Land management***

- Whether the proposed development will contribute to and support appropriate land management.

***Finishes***

- Whether the proposed development will utilise non-reflective materials coloured and maintained in muted tones of green or brown on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

***Vegetation***

- Whether vegetation will be retained and planting used to screen buildings.
- Whether habitats for native fauna, including wildlife corridors, will be identified and protected, and strengthened or created.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether noxious and environmental weeds will be removed.
- Whether invasive exotics will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.

***Building on slopes***

- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.
- Where an area is subject to bushfire risk, that trees are planted having regard to these risks and the associated vegetation management controls that may apply to the site.

***Fences***

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

**Table 1 – Species exempt from permit under Part 3.0 above**

<b>Botanical name</b>	<b>Common name</b>
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Sallow Wattle

Botanical name	Common name
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i> ), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracanthus species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus