

14/12/2017
C150**SCHEDULE 5 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO5**.

LYSTERFIELD URBAN/RURAL TRANSITION AND LYSTERFIELD VALLEY CONTRIBUTORY AREA**1.0 Statement of nature and key elements of landscape**09/11/2006
C40

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”*.

2.0 Landscape character objective to be achieved14/12/2017
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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 and any remnant vegetation, and responds to bushfire risk.

To ensure that development recognises local views and minimises impact on views of the Dandenong Ranges, Lysterfield Valley, Lysterfield Hills and significant ridgelines.

3.0 Permit requirement14/12/2017
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A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling if:

- There is only one dwelling on the lot.
- The height of the building or works is less than 7.5 metres.
- Proposed excavation or filling is less than 1 metre in depth.
- Excavation or filling is not occurring within the Tree Protection Zone (TPZ) of vegetation that would require a permit for its removal, destruction or lopping under this clause. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter x 12. The measurement of the trunk diameter is 1.4 metres above ground.

- The external surfaces, including roofs and walls (but excluding solar panels) of all buildings are finished and maintained in non-reflective materials coloured in muted tones.

Fences

A permit is required to construct:

- A front fence, unless the fence is 1.2 metres in height or less and is more than 50 per cent transparent.
- A side fence between a building and the street, unless the fence is 1.2 metres in height or less.

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.
- 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.

4.0

Decision guidelines

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

Landscape character

- Whether the proposed development will impact upon local views and views of the Dandenong Ranges, Lysterfield Valley, Lysterfield Hills, and significant ridgelines.
- Whether the proposal promotes low intensity development which is sympathetic to the landscape qualities of the area.
- Whether larger lots are utilised when subdividing to create an appropriate transition between the Lysterfield Hills and Lysterfield Valley and the balance of the urban area.
- Whether larger lots are utilised when subdividing where there are steep slopes to increase the area available for planting to screen development and limit visual impact.
- Whether the scale, shape, bulk, design and external finishes of any building or works will impact upon the landscape qualities of the area.

- Whether street layouts follow the contours.
- Whether the alignment of roads to provide an edge to the urban area and public access to reserves, parkland and views.
- Whether development is oriented to bush and rural/pastoral spaces, rather than lining these boundaries with back fences.
- Whether the site coverage of buildings and paved areas allows adequate space for planting and retaining trees.
- Whether informal street treatments have been used to incorporate indigenous vegetation and rollover kerbing.

Finishes

- Whether the proposed development will utilise non-reflective materials maintained in muted colours that blend with the landscape on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

Height

- Whether buildings exceeding a height of 7.5 metres will have a detrimental impact on the key elements of the landscape and the landscape character objectives.

Landscaping

- Whether sufficient provision has been made for the planting of canopy trees and other vegetation, to meet the landscape character objectives.
- Whether in areas subject to bushfire risks, that sufficient provision has been made to achieve landscape character objectives having regard to vegetation management requirements.

Vegetation

- Whether vegetation will be retained and planting used, preferably indigenous or native, to screen buildings.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether noxious and environmental weeds will be removed.
- Whether the planting of noxious and environmental weeds 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 health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome does not increase bushfire risk and considers ongoing bushfire protection measures.

Building on slopes

- Whether building on slopes greater than 20% is appropriate.
- 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.

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

Botanical name	Common name
<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
<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-leafed 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>Pinus radiata</i>	Monterey (Radiata) 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>Pyracantha species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus