

14/12/2017  
C150**SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO4**.

**THE BASIN RURAL LANDSCAPE****1.0 Statement of nature and key elements of landscape**09/11/2006  
C40

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 exotic rural trees, creeks and the close backdrop of the heavily vegetated hills of the Dandenong Ranges National Park and the Doongalla State Forest.

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 the distinctive views of this pastoral landscape surrounded by bush.

This landscape is particularly sensitive to further subdivision and development.

**2.0 Landscape character objective to be achieved**14/12/2017  
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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, and responds to bushfire risk.

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.

To conserve the flora that contribute to the significance of the The Basin Rural Landscape.

To ensure that any new development is located and designed to avoid inappropriate visual intrusion or other detrimental effects on the rural area of The Basin and the key characteristics of this landscape.

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

#### 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 impacts 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 the development is harmonious with a rural area and ensures identified landscape qualities are preserved.
- Whether the scale, shape, bulk, design and external finishes of any building or works impacts upon the landscape qualities of the area.

##### Land management

- Whether the proposal will contribute to and support appropriate land management, including:
  - Limiting the impact of stock on creek corridors.
  - Limiting the impacts of introduced plants and animals on native flora and fauna.

##### 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.

##### Vegetation

- Whether vegetation will be retained and planting used 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 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>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

<b>Botanical name</b>	<b>Common name</b>
<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