

05/04/2012
C80**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

CORAL AVENUE AND POINT AVENUE, BEAUMARIS**1.0**05/04/2012
C80**Statement of nature and key elements of landscape**

The high level of vegetation cover and bushland character of these two streets have influenced building style and form, as well as position on site and front boundary treatment. The distinct landscape characteristics of this area make it significant and unique within the local area. The landscape character contributes to the context and setting of the remnant indigenous bushland of heritage significance in the coastal reserve area in Beach Road, accessed via Coral Avenue and Point Avenue.

Buildings are generally of a contemporary style and are concealed amongst native vegetation, with little impact on the streetscape. Roadways remain unsealed, and verges are lined with bushy native vegetation. Streetscape vegetation has the appearance of flowing across the public and private domains due to the lack of front fences or presence of permeable front fences. Front and side setbacks are large, allowing bushy native vegetation and canopy trees to surround dwellings.

2.005/04/2012
C80**Landscape character objective to be achieved**

To retain the dominance of vegetation cover in keeping with the bush character environment.

To maintain and enhance the setting, context and heritage significance of the adjoining remnant indigenous bushland.

To ensure that buildings and works retain an inconspicuous profile and do not dominate the landscape.

To ensure building and impervious surface site coverage is minimised.

To ensure that a reasonable proportion of a lot is free of buildings to provide for the planting of canopy trees and substantial vegetation.

To encourage the planting of indigenous species.

To encourage the use of materials and finishes that blend with the landscape.

To encourage the use of vegetation as an alternative to front fencing, or where fencing is preferred, low to medium height open style front fences.

3.005/04/2012
C80**Permit requirement**

A permit is required to remove, destroy or lop a tree. This does not apply to:

- Vegetation that is less than 2 metres high or has a single trunk circumference of less than 0.5 metre at a height of 1 metre above ground level.
- The pruning of vegetation to remove that part of any branch which overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- A tree which is dead or dying to the satisfaction of the responsible authority.

A permit is not required to construct a building, or construct or carry out works provided all the following requirements are met:

- The total area covered by buildings does not exceed 40 per cent of the site area; and
- The works, comprising hard surfaced and impervious areas (including tennis courts and swimming pools, but excluding buildings) are less than 15 per cent of the site area; and
- The building is less than 8 metres in height; and
- The building is to be constructed in materials that are of a subdued colour and non-reflective; and
- The buildings and works will not diminish the dominance of the vegetation cover of the site; and
- The buildings and works are set back more than 4 metres from any vegetation that requires a permit to remove, destroy or lop.

A permit is not required to construct a fence provided the following requirements are met:

- The fence is less than 0.5 metres in height; or
- The fence is less than 1.2 metres in height and is constructed of visually permeable material.

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Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The landscape plan accompanying the application, which should detail existing vegetation, vegetation to be removed and proposed planting, including a planting schedule which has an emphasis on the use of native species.
- Whether the proposed buildings or works retain an inconspicuous profile and do not dominate the landscape. In particular, ensuring that buildings follow the contours of the site, avoid visually dominant elevations and are designed so as retain the visual dominance of the tree canopy and existing native vegetation cover.
- Whether the proposed buildings or works will retain the sense of space and openness of the streetscape.
- Whether the proposed building is adequately set back from the frontage, at least one side boundary and the rear boundary to accommodate existing and proposed vegetation, particularly large canopy trees.
- The impact of the proposed development on the conservation of trees.
- The impact of the proposed development on natural ground levels and drainage patterns which may have a detrimental impact on the health and viability of surrounding trees.
- The prevailing style and height of front fences in the street.

Before deciding on an application to remove, lop or destroy a tree, the responsible authority must consider, as appropriate:

- The species of vegetation, its age, health and growth characteristics.
- The location of the vegetation on the land and its contribution to the site, neighbourhood and streetscape character.
- Whether the tree is isolated or part of a grouping.
- The potential to achieve an average density of one tree reaching a height of over 15 metres to each 200 square metres of site area.
- The availability of sufficient unencumbered land to provide for replacement planting.

- The impact of the tree on the structural integrity of existing buildings including foundations.
- Other options for further replanting on the site.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.

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Reference documents

Bayside Neighbourhood Character Review Study - Stage 2 Final Report, Planisphere, July 2008 (Revised August 2011).