

04/05/2017
C113**SCHEDULE 6 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO6**

Frankston South – Sweetwater Creek Fringe Area**1.0**04/05/2017
C113**Statement of nature and key elements of landscape**

The Municipal Strategic Statement and the Neighbourhood Character Study recognise the importance of the Sweetwater Creek as a landscape and environmental feature of the Frankston South area. The Frankston City Neighbourhood Character Study identifies the importance of vegetation and the relationship between the buildings and the landscape to the character of the broader areas beyond the creek. The area covered by this overlay has a character that is partly derived from the density of trees and other vegetation and the setting of residential development within these trees. It is intended that this area will have a character in which trees dominate the streetscapes and skyline. The use of native and indigenous vegetation is encouraged in order to complement and enhance the visual and environmental qualities of the area whilst also recognising the contribution of large deciduous trees to the area.

2.004/05/2017
C113**Landscape character objective to be achieved**

- To retain and encourage the planting and retention of trees in keeping with the preferred neighbourhood character of the Frankston South area.
- To ensure that development is sensitive to the presence and contribution of existing vegetation.
- To ensure that the health of existing trees is not jeopardised by new development.

3.004/05/2017
C113**Permit requirement****Buildings and Works**

A permit is required to construct a front fence.

A permit is not required:

- To construct a building or construct or carry out works outside the Tree Protection Zone of any substantial tree. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk 12 times the diameter of the trunk except where:
 - The measured radius is less than 5 metres, in which case the radius must be 5 metres; or
 - The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point when it meets natural ground level.

A substantial tree is defined as vegetation including indigenous and where appropriate, Australian native large old trees and trees with hollows that has a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.

- To construct buildings where the total area of all buildings at ground level is less than 40 per cent of the site.

Vegetation removal

A permit is required to remove, destroy or lop any substantial tree except where:

- The vegetation is an environmental weed specified in Table 1 to this schedule.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.

Note: Pruning of a tree is defined as removing branches (or occasionally roots) from a tree or plant using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.

Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.

4.0

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Decision guidelines

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

- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.
- The need to ensure new buildings and works, including driveways fit within the landscape.
- Whether the style and height of any front fence is consistent with existing fences, where fences are commonly provided in the street.
- The need for additional landscaping and screen planting to maintain the existing and preferred landscape qualities identified in the Neighbourhood Character Study.
- The extent to which the proposal maintains the vegetation dominated streetscapes and vistas.
- The guidelines and principles of Australian Standard 4970-2009 – Protection of Trees on Development Sites.

Table 1 Major environmental weed species

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

	Species	Common name
	<i>Acacia baileyana</i>	Cootamundra Wattle
	<i>Acacia elata</i>	Cedar Wattle
	<i>Acacia floribunda</i>	White Sallow Wattle
	<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+	<i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
	<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
	<i>Asparagus asparagoides</i>	Bridal Creeper
	<i>Asparagus scandens</i>	Asparagus fern
C	<i>Calycotoma spinosa</i>	Spiny Broom
	<i>Buddleia dysophyllus</i>	Buddleia
C	<i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C	<i>Cirsium vulgare</i>	Spear Thistle
	<i>Coprosma repens</i>	Mirror-bush

	Species	Common name
	<i>Coprosma robusta</i>	Large Coprosma
	<i>Cortaderia jubata/selloana</i>	Pampas Grass
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn
	<i>Crocosmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea ssp. Africana</i>	African Olive
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort

	Species	Common name
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagitatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana</i> cv. 'Bulbillifera'	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.