

21/02/2013  
C54**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

**SIGNIFICANT LOW DENSITY RESIDENTIAL LANDSCAPE AREAS****1.0 Statement of nature and key elements of landscape**21/02/2013  
C54

These low density residential areas have visual, landscape and environmental values. They are diverse in terms of topography, site layout, vegetation cover, road treatment and built form. The topography ranges from undulating land to steep slopes, prominent ridgelines and deep gullies. Key elements of the landscape include the natural character, native and exotic vegetation, panoramic views and watercourses that contribute to the 'sense of place'.

These areas form an attractive backdrop against surrounding urban land, and generally the visual impacts of housing and development are softened by vegetation cover. The landscape and environmental charm of these areas offers choice for people who are seeking a more spacious and attractive lifestyle setting.

Within these low density residential areas Victorian native vegetation and larger planted trees that are native to Australia are important for their habitat value in addition to their contribution to the landscape character of the area. Large exotic trees also provide landscape value and contribute to a 'sense of place.'

Built form should seek to be subordinate to the landscape and avoid the loss of canopy trees. The landscape characteristics need to be properly managed to ensure that the distinctive features of these areas are protected and enhanced.

**2.0 Landscape character objectives to be achieved**21/02/2013  
C54

To encourage development that is in keeping with the vegetated character of the area and is sympathetic to the existing built form.

To ensure that development responds to the area's landscape and environmental characteristics, including topography, vegetation and waterways.

To ensure that the visual impact of development is minimised.

To minimise the visual impact of earthworks on the landscape.

To minimise the impacts of site run-off and soil erosion on the landscape.

To promote the retention and establishment of vegetation.

To avoid, minimise and offset the removal of Victorian native vegetation.

To maintain the treed character of the low density residential areas.

To ensure that adequate setbacks are provided to enable the retention and planting of screen shrubs and large canopy trees as part of any development.

**3.0 Permit requirement**21/02/2013  
C54**Buildings and works**

A permit is not required to construct a dwelling provided:

- The site coverage of the building does not exceed 15 per cent when combined with the area of any existing buildings on the land.
- No part of the building is more than 8 metres in height above the natural surface level of the ground directly below that part.
- No part of the building is closer than 5 metres to a side or rear boundary not abutting a road.
- No part of the building is closer than 10 metres to any boundary abutting a road.
- The external building finishes and colours are non-reflective and blend with the natural landscape to the satisfaction of the responsible authority.
- Any outbuilding has an area of less than 50 square metres.

A permit is not required for a domestic rainwater tank(s) with a total capacity of not more than 10,000 litres provided that works are not carried out within the dripline of any vegetation requiring a permit for its removal and the tank(s) is (are) non-reflective.

A permit is not required to construct or carry out works associated with the construction of a dwelling provided:

- The works do not exceed 1 metre in height or depth above or below natural ground level.
- The import or export of excavated material to or from the land does not exceed 50 cubic metres.
- That no works are carried out within the dripline of any vegetation requiring a permit for removal.
- The area of the works does not exceed 100 square metres.
- No works are carried out over an easement.

A permit is not required for the minimum extent of earthworks necessary to remove warrens for the purpose of vermin control provided the works area is reinstated back to natural ground level and no vegetation requiring a permit for its removal is removed or destroyed.

## **Vegetation**

A permit is required to remove, destroy or lop:

- Victorian native vegetation.
- An Exotic or Australian native tree that has either:
  - A trunk circumference of more than 0.35 metre measured at a height of 1.3 metres above natural ground level.
  - A height of more than 6 metres.
- A dead eucalypt tree that is both:
  - More than 20 metres from a building (excluding fences) to the base of the trunk.
  - Greater than 1 metre in circumference, measured at a height of 1.3 metres above natural ground level.

A permit is not required for:

- Dead vegetation, other than a dead eucalypt tree as specified above.
- The pruning of an Exotic or Australian native tree for regeneration or ornamental shaping.

- A tree with its trunk within two metres of the roof (including eaves) of an existing building used for accommodation.
- Any species listed as exempt from a permit requirement in the Table to this Schedule.

The term Victorian native vegetation means '*Plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses*'.

The term Australian native tree(s) means '*Tree(s) that are indigenous to Australia (other than Victorian native vegetation)*'.

The term Exotic tree(s) means '*Tree(s) that are not indigenous to Australia*'.

## 4.0

### Application requirements

21/02/2013  
C54

#### Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority:

- A site analysis as described in the *Development Guide for Areas of Environmental and Landscape Significance, 2011* with a written statement as to how the proposal responds to the site analysis.
- A site plan (drawn to scale) including:
  - Dimensions of any existing building envelope with setbacks to all boundaries.
  - The setbacks of buildings and works to all boundaries.
  - The location, extent and type of vegetation on the site.
  - Accurate and detailed existing and proposed finished site levels.
  - The location, proposed gradient and finished level at the top and toe of all batters.
  - Cross sections to illustrate the extent of cut and fill.
  - Details of retaining walls including height, materials and if required, drainage.
  - The location, gradient and camber of driveways and any associated earthworks.
  - The location, depth and width of proposed underground services and trenches.
  - The location, type and size of any effluent disposal system including any effluent envelope.
  - The location of any easements.
- Full building elevations detailing wall height above natural ground level and overall height above natural ground level.
- Floor plan including finished floor levels.
- The proposed external building finishes and colours.
- Measures to be undertaken to minimise environmental impacts during the construction period, including soil conservation, waterway and vegetation protection measures.

#### Vegetation

An application to remove, destroy or lop vegetation must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority, including:

For Victorian native vegetation, a Net Gain assessment including:

- A site plan (drawn to scale) showing:
  - The boundaries of the site.
  - The location and extent of vegetation.
  - Topographic information including ridges, crests and hilltops, streams and waterways, drainage lines, slopes of more than 20 percent, low lying areas and areas of existing erosion.
  - The location of any buildings and any other structures on the site.
- A description of the vegetation to be removed, including:
  - The reason for the vegetation removal.
  - The species of vegetation.
  - The number and size of trees. The size must be provided as Diameter at Breast Height (DBH), that is, the trunk diameter (in centimetres) at 1.3 metres above natural ground level.
  - The Ecological Vegetation Class (EVC) and conservation status of the vegetation.
- An explanation of the steps that have been taken to avoid, minimise and offset the loss of Victorian native vegetation.
- An offset plan including implementation details and long term management and protection measures.

An arborist's assessment of any trees which are proposed to be removed for safety reasons.

For exotic trees and Australian native trees (other than Victorian native vegetation):

- A site plan (drawn to scale) showing:
  - The location and species.
  - The boundaries of the site.
  - Topographic information including ridges, crests and hilltops, streams and waterways, drainage lines, slopes of more than 20 percent, low lying areas and areas of existing erosion.
- A description of the trees to be removed, including:
  - The reason for the tree removal.
  - The number and size, provided as Diameter at Breast Height (DBH), that is, the trunk diameter (in centimetres) at 1.3 metres above natural ground level.
  - Any proposed replanting.
- An arborist's assessment of any trees which are proposed to be removed for safety reasons.

## 5.0

### Decision guidelines

21/02/2013  
C54

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

- Whether building design and siting is in keeping with the character of the area. This includes:
  - Keeping the height of all buildings below the prevailing canopy height of trees.
  - Minimising the extent of earthworks.

- The extent to which the application complies with the *Development Guide for Areas of Environmental and Landscape Significance, 2011*.
- Whether external building finishes and colours are non-reflective and blend with the natural landscape.
- Whether the removal of Victorian native vegetation has been avoided, or where this is not possible, whether adverse impacts have been minimised and offset.
- Whether the removal of large exotic and Australian native trees has been avoided.
- Whether the development or vegetation removal will be detrimental to the landscape or environmental character of the area.
- The impact of the proposed development on natural ground levels, drainage patterns, health and viability of vegetation, fauna or waterways, whether on or off site.
- Whether building setbacks are adequate to maintain and enhance landscaping.
- Whether adequate provision has been made for landscaping and replacement planting consistent with the landscape character.

**TABLE TO SCHEDULE 1: Species exempt from permit requirements**

Common name	Species	Status
Balm Mint Bush	<i>Prostanthera melissifolia</i>	Victorian Native Vegetation
Box Elder	<i>Acer negundo</i>	Exotic Tree
Cedar Wattle	<i>Acacia elata</i>	Australian Native Tree
Cherry Laurel	<i>Prunus laurocerasus</i>	Exotic Tree
Cherry Plum	<i>Prunus cerasifera</i>	Exotic Tree
Cluster Pine or Maritime Pine	<i>Pinus pinaster</i>	Exotic Pine Tree
Cootamundra Wattle	<i>Acacia baileyana</i>	Australian Native Tree
Cotoneasters	<i>Cotoneaster species</i>	Exotic Tree
Desert Ash	<i>Fraxinus angustifolia</i> <i>subsp. angustifolia</i>	Exotic Tree
Early Black-wattle	<i>Acacia decurrens</i>	Australian Native Tree
Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Victorian Native Vegetation
Golden Wreath Wattle	<i>Acacia saligna</i>	Australian Native Tree
Gosford Wattle	<i>Acacia prominens</i>	Australian Native Tree
Hawthorn	<i>Crataegus monogyna</i>	Exotic Tree
Holly	<i>Ilex aquifolium</i>	Exotic Tree
Irish Strawberry Tree	<i>Arbutus unedo</i>	Exotic Tree
Large-leafed (or Tree) Privet	<i>Ligustrum lucidum</i> ( <i>Ligustrum japonicum</i> )	Exotic Tree
Laurustinus	<i>Viburnum tinus</i>	Exotic Tree
Loquat	<i>Eriobotrya japonica</i>	Exotic Tree

Common name	Species	Status
Morning Flag	<i>Orthrosanthus multiflorus</i>	Victorian Native Vegetation
Ovens Wattle	<i>Acacia pravissima</i>	Victorian Native Vegetation
Radiata Pine or Monterey Pine	<i>Pinus radiata</i>	Exotic Pine Tree
Sallow Wattle	<i>Acacia longifolia</i>	Victorian Native Vegetation
Sticky Wattle	<i>Acacia howittii</i>	Victorian Native Vegetation
Sweet Pittosporum	<i>Pittosporum undulatum</i>	Victorian Native Vegetation
Sycamore Maple	<i>Acer pseudoplatanus</i>	Exotic Tree
Tagasaste or Tree Lucerne	<i>Chamaecytisus/(Cytisus) palmensis</i>	Exotic Tree
Tobacco-bush or Wild Tobacco Tree	<i>Solanum mauritianum</i>	Exotic Tree
Tree Locust	<i>Robinia pseudoacacia</i>	Exotic Tree
White Sallow-wattle	<i>Acacia floribunda</i>	Victorian Native Vegetation
Willow-leaf Hakea	<i>Hakea salicifolia</i>	Australian Native Tree
Willows and Sallows	<i>Salix species</i>	Exotic Tree
Wirilda	<i>Acacia retinodes</i>	Victorian Native Vegetation