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**SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

**NOMINATED LARGE SITES: 1 LAKE ROAD, BLACKBURN, 57-67 CENTRAL ROAD, BLACKBURN AND 131-173 CENTRAL ROAD, NUNAWADING**

**1.0**

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**Statement of nature and key elements of landscape**

Within the Blackburn Lake environs, there are three large sites, which contribute to the character of the area due to their current use for institutional purposes, their size and vegetation. Vegetation remains a dominant feature of each site with built form being a secondary feature. The three sites are in important locations within the environs of the Blackburn Lake Sanctuary and assist in maintaining important regional habitat linkages.

The significance of the area is attributed to the quality of the environment, which includes vegetation notable for its height, density, maturity and high proportion of indigenous trees. This in turn contributes to the significance of the area as a valuable bird and wildlife habitat.

The preservation and enhancement of the area is dependent upon ensuring that built features are subservient to vegetation and the provision of sufficient open space to sustain large mature trees.

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**Landscape character objectives to be achieved**

The general landscape objectives to be achieved include:

- To retain and enhance the vegetation dominated vistas, streetscapes and sites, through ensuring the dominance of native vegetation cover.
- To ensure that new development enhances and respects the vegetation and landscape qualities of the Blackburn Lake Sanctuary and surrounding residential area.
- To provide for the retention and planting of tall trees in keeping with the bush environment and habitat values.
- To encourage the development of sympathetic buildings within an envelope, which ensures the maintenance of tree cover as a key feature of the site.
- To ensure that all setbacks are well vegetated.
- To ensure that buildings and works retain an inconspicuous profile and do not dominate the landscape.
- To ensure that development is compatible with the character of the area.
- To ensure that the perimeter trees are protected and enhanced where possible, and if necessary their replacement is appropriately managed.

Specific objectives and related appropriate design responses include:

Objective	Design response
To retain and increase the native and indigenous vegetation on site.	<ul style="list-style-type: none"> <li>▪ All existing native trees and exotic trees should be retained where possible. Any removal of Pinus Radiata trees around the perimeter should be staged to ensure maintenance of a vegetation screen, and replacement by indigenous species.</li> <li>▪ Buildings should be set back more than 4 metres from any vegetation that requires a permit to remove, destroy or lop under the provisions of this Schedule. A building</li> </ul>

Objective	Design response
	<p>may be closer than 4 metres provided it does not alter the existing ground level or topography of the land.</p> <ul style="list-style-type: none"> <li>▪ The location of crossovers should minimise vegetation removal.</li> <li>▪ The building site coverage should not exceed 33% and the total hard surface and building site coverage should not exceed 50%, including paved surfaces, decks, tennis courts and swimming pools.</li> <li>▪ Works comprising hard surfaced and impervious areas (including tennis courts and swimming pools, but excluding buildings) should not exceed 17% of the site area.</li> <li>▪ Disruption to the root system and canopy of all trees should be minimised.</li> </ul>
<p>To ensure development sits within a landscaped environment and does not dominate the landscape.</p>	<ul style="list-style-type: none"> <li>▪ Building massing and siting should provide space for frequent pockets of existing and new trees and other vegetation throughout the site.</li> <li>▪ Buildings should be set back a minimum of 9 metres from the front and 6m from the rear boundaries.</li> <li>▪ Setbacks from side boundaries should be not less than 1.2 metres.</li> <li>▪ Building materials should use earthy tones or lighter materials (eg. timber, non-masonry materials).</li> <li>▪ Built form and overall building height should sit below the existing tree canopy.</li> <li>▪ Development should be no higher than two storeys or 9 metres.</li> <li>▪ Building design should follow the contours of the site.</li> <li>▪ Openness to the perimeter roads and Blackburn Lake Sanctuary should be maintained and walled (gated) development with imposing entrance gates should be avoided.</li> </ul>
<p>To ensure development on 1 Lake Road acknowledges and addresses the Sanctuary.</p>	<ul style="list-style-type: none"> <li>▪ Buildings should be set back from the eastern boundary of the site to minimise visual impact on the Sanctuary.</li> <li>▪ High or solid fences abutting the Sanctuary should be avoided.</li> <li>▪ Built form should be adequately screened when viewed from within the Sanctuary.</li> </ul>

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#### Permit requirement

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A permit is required to:

- Construct a fence along the boundary of land to Central Road or Lake Road or abutting the boundary of the Blackburn Lake Sanctuary or is within 4 metres of any vegetation that requires a permit to remove, destroy or lop under the provisions of this schedule. This does not apply to the like-for-like replacement of a front fence to the satisfaction of the responsible authority.

A permit is required to remove, destroy or lop a tree.

This does not apply to:

- A tree having a single trunk circumference of 0.5 metre or less at a height of one metre above the ground level.

- The pruning of a tree for regeneration or ornamental shaping.
- A tree which is dead or dying to the satisfaction of the responsible authority.

*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 practice of cutting branches or stems between branch unions or internodes.*

A permit is not required to construct a building or construct or carry out works for one dwelling on a lot provided all of the following requirements are met:

- The building is:
  - No higher than two storeys or 9 metres.
  - Set back at least 9 metres from the front and rear boundaries.
  - Set back at least 3 metres from a boundary to a road at least 4 metres wide (other than the front boundary) for a building wall height of no more than 3.6 metres or 3 metres plus half the building wall height if the building wall height is more than 3.6 metres.
  - Set back at least 1.2 metres from any other boundary for a building wall height of no more than 3.6 metres or 1.5 metres plus half the building wall height if the building wall height is more than 3.6 metres.
  - Less than 33 per cent of the site area at ground level and 25 per cent of the site area at first floor level.
  - Set back more than 4 metres from any vegetation that requires a permit to remove, destroy or lop under the provisions of this Schedule. A building may be closer than 4 metres provided it does not alter the existing ground level or topography of the land.
- The works:
  - Comprising hard surfaced and impervious areas (including tennis courts and swimming pools, but excluding buildings) are less than 17 per cent of the site area.
  - Are set back more than 4 metres from any vegetation that requires a permit to remove, destroy or lop under the provisions of this Schedule. Works may be closer than 4 metres provided they do not alter the existing ground level or topography of the land.
  - The total area of all buildings and hard surfaced and impervious areas (including tennis courts and swimming pools) are less than 50 per cent of the site area.

The setback requirements for boundaries other than the frontage or to any other road at least 4 metres wide do not apply to:

- A garden or storage shed of less than 6 square metres.
- A carport or garage.

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#### Decision guidelines

Before deciding on an application to construct a building, construct or carry out works or remove, destroy or lop a tree, the responsible authority must consider, in addition to the objectives of this clause, as appropriate:

- The landscaping plan accompanying the application, detailing existing vegetation, vegetation to be removed and new plantings incorporating native and indigenous species, with exclusive use of exotic species to be avoided.

- The location of the vegetation on the land and its contribution to the lot garden area, neighbourhood and streetscape character.
- The potential to achieve an average density of one tree reaching a height of over 15 metres to each 150 square metres of site area.
- The impact of the tree on the structural integrity of existing buildings, including foundations.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.
- Other options for further planting on the site.
- Whether the proposed building and works retain an inconspicuous profile and do not dominate the landscape.
- Whether a reasonable proportion of the lot is free of buildings and available for tree planting, landscaping and open space use.
- The impact of the proposed development on the conservation of trees and habitat for indigenous fauna.
- Whether the vehicle access and storage proposed has been designed to minimise excavation, loss of vegetation and dominance of car storage facilities.
- 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 maintenance of an adequate buffer strip along roads and watercourses and between private gardens and whether any proposed new vehicle crossover would impact on the health of any protected tree or require the removal of any protected tree.
- Whether the proposed building is set back a reasonable distance from the property boundaries to provide for landscaping.
- The species of vegetation, its age, health and growth characteristics.
- Whether the tree is isolated or part of a grouping.
- The availability of sufficient unencumbered land to provide for replacement planting.

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### Reference documents

*Blackburn Lake Surrounds Study 2002 (Planisphere with John Curtis Pty Ltd).*

*Review of Sites in the Blackburn Lake Surrounds Area Part 1 – Institutional Sites, June 2004 (Planisphere).*