

08/03/2012
C133**SCHEDULE 6 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

YARRAN DHERAN, SOMERS TRAIL, COLLINA DELL and MENIN ROAD**1.0**24/06/2010
C106**Statement of nature and key elements of landscape**

The topography and vegetation of the Yarran Dheran and Collina Dell area, sloping down to the Mullum Mullum Creek and Somers Trail and associated parklands, make these areas distinctive and have influenced the building styles and forms. The Menin Road area is distinctive for the presence and frequency of remnant indigenous stringybark eucalypts and its overall tree density among surrounding areas of lesser vegetation dominance. The dwellings are often nestled into the bushy gardens comprising both exotic and native species, and the canopy trees on lots and within reserves also contribute to the vegetation dominated streetscapes. Consistent front and side setbacks, the use of natural building materials in retaining walls and the lack of front fencing contribute to the bushy setting of the area.

2.004/05/2006
C51**Landscape character objective to be achieved**

- To retain and enhance the bush vegetation dominated vistas and streetscapes, through ensuring the dominance of native and exotic vegetation cover.
- To ensure that a reasonable proportion of a lot is free of buildings to provide for the retention and planting of tall trees in a natural bush setting.
- To ensure that the development of buildings follows the contours of the land, and sited below the predominant tree canopy height.
- To ensure front setbacks are consistent with others in the street, and are well vegetated.
- To ensure that buildings and works retain an inconspicuous profile and do not dominate the landscape.
- To encourage the use of vegetation as an alternative to front fencing, and low to average height open style front fences.
- To ensure that development is compatible with the character of the area.

3.008/03/2012
C133**Permit requirement**

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 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.

A permit is required to construct a front fence that 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.

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.

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 35% 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 buildings and works 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.

4.0

Decision guidelines

04/05/2006
C51

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

- The landscaping plan accompanying the application, detailing existing vegetation, vegetation to be removed, new plantings incorporating native and indigenous species with exclusive use of exotic species to be avoided.
- Whether the proposed building or works retain an inconspicuous profile and do not dominate the landscape, in particular, through ensuring that buildings follow the topography of the site, avoid visually dominant elevations, and are designed so as not to exceed the predominant tree canopy height.
- Whether the proposed building will achieve a front setback that is consistent or greater than the adjoining two neighbouring dwellings, and provides adequate space in the front yard for substantial vegetation to be retained or planted.
- Whether the proposed building is setback a substantial distance from at least one side boundary and the rear boundary to accommodate substantial large canopy trees.
- If the total building coverage exceeds 40%, or the hard surface coverage exceeds 15%, that adequate space is retained on site for tree planting, landscaping and open space use.
- Whether the materials and finishes proposed will harmonise with the landscape setting.
- 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 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 maintenance of an adequate buffer strip along watercourses, roads, and between the creekside environs and private gardens.

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 lot garden area, 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 150 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 planting on the site.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.

5.0

24/06/2010
C106

Reference documents

Whitehorse Neighbourhood Character Study 2002/3, Planisphere (with John Curtis Pty Ltd), June 2003

City of Whitehorse Neighbourhood Character Study Review of Areas 14 and 16, February 2004

Collina Dell SLO Review, October 2007

Review of Three Precincts in Character Areas 16 & 18, May 2008