

08/03/2012
C133**SCHEDULE 8 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO8**.**VERMONT (SOUTH OF CANTERBURY ROAD)****1.0 Statement of nature and key elements of landscape**08/03/2007
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This area is distinctive for its predominately single storey dwellings from the post war to the 1980s, set within established exotic gardens often with large native trees forming a backdrop and occasionally planted within the frontage. The sloping topography has resulted in a number of two storey and split level dwellings and the use of some high, stone retaining walls. Dwellings commonly have low pitched roofs and consistent setbacks to boundaries, which accentuate the leafy green character of this area.

2.0 Landscape character objective to be achieved08/03/2007
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- To retain and protect large trees.
- To maintain the dominance of exotic and native vegetation cover.
- To encourage the planting of native trees and vegetation that will contribute to the tree canopy.
- To ensure that buildings and works retain an inconspicuous profile, do not dominate the landscape and are compatible with the character of the area.
- To ensure that buildings follow the contours of the land and are sited below the predominant tree canopy height.
- To ensure that front and side setbacks are consistent with the streetscape and provide for existing and any proposed vegetation.
- To maintain the open leafy character of the streetscape, by encouraging the use of vegetation as an alternative to front fencing.
- To encourage the siting of any proposed vehicle access and storage to minimise the loss of front garden space and to avoid dominating structures.

3.0 Permit requirement08/03/2012
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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 metres 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 building is:
 - No higher than two storeys or 9 metres.
 - Set back at least 9 metres from the front boundary for a single storey building and has any upper floor set back at least 11 metres from the front boundary.
 - Set back from any other boundary at least 1.2 metres for a building wall height of no more than 3.6 metres or 1.5 metres plus half the building height if the building wall height is more than 3.6 metres.
- The 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.

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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 not to exceed the predominant tree canopy height.
- Whether the proposed building will achieve front and side setbacks that are consistent with neighbouring dwellings and the streetscape.
- Whether the proposed building is set back appropriate distances 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 maintenance of an adequate buffer strip along watercourses, roads and between the parkside 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 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.

5.0

Reference documents

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

Review of Neighbourhood Character Implementation Recommendations, Part 2 Review Areas, Planisphere, July 2004