

04/05/2017
C113**SCHEDULE 4 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO4**

Frankston South - Sweetwater Creek Environs**1.0****Statement of nature and key elements of landscape**04/05/2017
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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 area around the Sweetwater Creek. The Municipal Strategic Statement and the Neighbourhood Character Study recognise the importance of the Creek as a landscape and environmental feature of the Frankston South area. The areas covered by this overlay have a character that is partly derived from the density of native trees and other vegetation. The preferred neighbourhood character of these areas is identified as being related to the setting of residential development within these trees. It is intended that in typical streetscapes substantial native trees will dominate the skyline and be common in gardens and roadside reservations. The use of native vegetation, and where possible vegetation indigenous to the creek environs, is encouraged in order to complement and enhance the visual and environmental qualities of the area.

2.0**Landscape character objective to be achieved**04/05/2017
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- To retain and encourage the planting and retention of trees in keeping with the preferred neighbourhood character of the Frankston South area.
- To enhance the visual and environmental qualities of the Sweetwater Creek environs.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain and any existing vegetation.
- To ensure that the health of existing trees is not jeopardised by new development.

3.0**Permit requirement**04/05/2017
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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 where 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.

Vegetation removal

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

- The substantial tree is an environmental weed as 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 plan 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 Decision guidelines

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Before deciding on an application to remove, destroy or lop substantial trees, the responsible authority must consider, as appropriate:

- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.
- 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, including views across or from valleys.
- The guidelines and principles of AS4970-2009 – 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>Crocasmia 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.