

08/03/2012  
C133**SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO3**.

**WALKER ESTATE****1.0**19/01/2006  
VC37**Statement of nature and key elements of landscape**

The residential area known as the Walker Estate has special vegetation and landscape qualities. The significance of the area is attributed to its garden character, which is contributed by vegetation notable for its height, density, maturity and a mix of Australian native and exotic trees on the private properties and roadways. The most distinctive feature of the street tree planting is the strong avenue planting comprising mature single species along some roadways. The relatively large lots with generous setbacks and low front fences also contribute to the landscape value of the area as does the open nature strips and unmade footpaths, which provide an informal feel to the area. A number of heritage properties are also present on the Estate.

The preservation and enhancement of this area is dependent upon ensuring:

- Built features are subservient to vegetation.
- The provision of sufficient open space to sustain the large, mature trees.

**2.0**19/01/2006  
VC37**Landscape character objective to be achieved**

- To retain the dominance of vegetation cover in keeping with the garden character of the area.
- To ensure that a reasonable proportion of a lot is free of buildings to provide for the planting of tall trees in a natural garden setting, other landscaping and open space use.
- To encourage the development of sympathetic buildings within an envelope, which ensures the maintenance of a tree-dominated landscape.
- 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 and built form of the area.
- To encourage the retention and regeneration of vegetation for the protection of wildlife habitat.
- To ensure that the distinctive avenues of street trees are protected and retained.

**3.0**08/03/2012  
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 of the following requirements are met:

- The building:
  - Is no higher than two storeys or 9 metres.
  - Is set back at least 9 metres from the front boundary for any single storey building or 11 metres for a two storey building.
  - Is 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 at least 3 metres plus half the building wall height if the building wall height is more than 3.6 metres.
  - Is set back from any other boundary at least 1.2 metres for a building wall height of no more than 3.6 metres or at least 1.5 metres plus half the building wall height if the building wall height is more than 3.6 metres.
  - Is less than 33 per cent of the site area at ground level.
  - Is set back more than 4 metres from any vegetation that requires a permit to remove, destroy or lop under the provisions of this schedule.
- 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.
- The total area of all buildings and hard surfaced and impervious areas (including tennis courts and swimming pools) is 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 10 square metres.
- A carport or garage that is located in the rear yard of a property with a single dwelling.

Building wall height is:

- If the roof pitch is less than or equal to 45 degrees, the distance from ground level to under the eave.
- If the roof pitch is greater than 45 degrees or a gable is present, the distance from ground level to half the height between the eaves at the end of the gable and the top of the roof.

#### 4.0

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#### Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Whether the proposed building is set back a sufficient distance from the property boundaries to provide for landscaping.
- Whether the proposed building or works retain a built form profile for the site as a whole that does not dominate the landscape.
- The proportion of the lot that 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 either on the land, on adjoining lots or in the street.
- 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 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 intention and 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.
- Whether any proposed new vehicle crossover would impact on the health of any street tree or require the removal of any street tree.

## 5.0

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### Reference documents

*Walker Estate Special Character Area, Urban Character Study, May 1999.*