

08/03/2012  
C133**SCHEDULE 4 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

**BLACKBURN EARLY SETTLEMENT NEIGHBOURHOOD CHARACTER – VEGETATION RETENTION****1.0**19/01/2006  
VC37**Statement of nature and key elements of landscape**

The character of the Blackburn Early Settlement Neighbourhood Character area is based on the combination of the consistency of building form and siting, which reflect the patterns established by the earlier development of the area, and proximity to the Blackburn Lake environs. The frequency of remaining pre-World War II era buildings is also an important component that is considered to contribute to an understanding of the historical development of Blackburn and surrounding areas.

The streetscape patterns and characteristics created by the common building forms and elements have a consistency and appearance that is valued by the local and wider community. The valued and preferred neighbourhood character consists of predominately single storey buildings with pitched roof building forms, within a garden setting achieved by substantial side, front and rear building setbacks, and prevalence of large trees. The setbacks from both side boundaries allow glimpses of rear garden planting to be gained from the streets. The large trees also complement and reflect the highly significant indigenous and native vegetation of the Blackburn Lake surrounds. The streetscapes have an open, spacious, well vegetated feel due to the wide grassed verges in some streets, the low or open style fencing and existing vegetation.

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

- To retain and enhance the vegetation dominated vistas and streetscapes, through ensuring the dominance of native and exotic vegetation cover.
- To provide for the retention and planting of tall trees in a natural garden setting.
- To ensure front setbacks 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.

**3.0**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 the following requirement is met:

- The building and works are set back more than 4 metres from any vegetation that requires a permit to be removed, destroyed or lopped under the provisions of this schedule.

#### 4.0

19/01/2006  
VC37

#### Decision guidelines

Before deciding on an application to construct a building or construct or carry out works (other than to remove, destroy or lop a tree), the responsible authority must consider, 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.
- Whether the proposed vehicle access and storage have 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 roads and between private gardens.

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

- The species of vegetation, and its age, health and growth characteristics.
- The location of the vegetation on the land and its contribution to the garden area of the lot, and the 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.
- Options for further planting on the site.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.

#### 5.0

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#### Reference documents

*Blackburn Lake Surrounds Study 2002 (Planisphere with John Curtis Pty Ltd) including the Precinct Brochure for Precinct 5.*