

08/03/2012
C133**SCHEDULE 7 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO7**.

VERMONT (GLENBURNIE ROAD AND ENVIRONS)**1.0**04/05/2006
C51**Statement of nature and key elements of landscape**

The natural landscape of the southern end of Glenburnie Road and the adjacent streets and properties is predominately dense remnant indigenous and native trees and understorey vegetation. The tree canopy encloses the space and creates the impression of homes being sited within the landscape rather than trees being planted around homes. Buildings are a mix of styles with few front fences interrupting the overall bush landscape. Glenburnie Road, Grove and Grey Streets are sealed but narrow, with no footpaths or kerbs. The street verges are covered by shrubs and trees creating an informal streetscape. In Glenburnie Road, the essentially single lane width of the street, undulating land and impaired lines of sight have a traffic calming effect and create a pedestrian friendly environment.

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

- To retain the dominance of vegetation cover in keeping with the bush character environment.
- To encourage the retention and regeneration of native vegetation for the protection of wildlife habitat.
- To ensure that a reasonable proportion of a lot is free of buildings to provide for the planting of large trees in a natural garden setting.
- To encourage the development of sympathetic buildings within an envelope which ensures the maintenance of a tree-dominated landscape.
- Encouraging the use of materials and finishes that blend with the landscape, and ensuring buildings are located below the predominant tree canopy height, to ensure that buildings and works retain an inconspicuous profile and do not dominate the landscape.
- Ensuring building and impervious surface site coverage is minimised.
- Encouraging 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 or works are set back more than 4 metres from any tree for which a permit is required to remove, destroy or lop under the provisions of this schedule.

4.0 Decision guidelines

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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 substantial native or exotic tree species.
- 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 or works retain an inconspicuous profile and do not dominate the landscape, in particular, with the height respecting the predominant building height in the street and nearby properties, and designed not to exceed the predominant tree canopy height.
- 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 35%, 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 is located to minimise the loss of front garden space and the dominance of car parking structures.
- 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.
- Whether a reasonable proportion of the lot is free of buildings and available for tree planting, landscaping and open space use.
- The maintenance of an adequate buffer strip along watercourses, roads, rail lines and other property boundaries.

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 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 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

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