

25/01/2018
C126(Part 2)**SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO2**.

SUNSHINE MUNICIPAL OFFICE GARDEN**1.0 Statement of nature and key elements of landscape**25/01/2018
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The Municipal Office garden located at the intersection of Wilkinson Street and Alexandra Avenue is the intact remains of the once extensive landscape laid out in conjunction with the construction of the Sunshine Municipal Offices in 1967. The architect, G. Stuart Warmington was responsible for the design of the building, the surrounding landscape and car park.

The Municipal Office gardens are considered to be significant as the setting to the Offices, and for the collection of trees, shrubs and garden beds which survive from Warmington's original design. Historically, the building and landscape represent the economic and political maturation of the City of Sunshine as it grew to become one of Victoria's largest municipal populations as a consequence of post-World War Two migration and the increasing desire for suburban housing.

The garden includes mature specimens of Silky Oak (*Grevillia robusta*), River She Oak (*Casuarina cunninghamiana*), Norfolk Island Hibiscus (*Lagunaria pattersonii*), Willow Myrtle (*Agonis flexuosa*), Lemon Scented Gum (*Corymbia citriodora*), White Cedar (*Melia azederach*), Blue Cedar (*Cedrus atlantica* forma *glauca*), Brush Box (*Lophostemon confertus*) set into lawn. The choice of predominately Australian native trees is deliberate, and a strong statement regarding the emerging popularity of native trees in public design projects during the 1960s and 1970s. Immediate to the southern and western walls of the Municipal Offices are narrow garden beds, with small trees and shrubs, including but not limited to the following species: Cotoneaster (*Cotoneaster glaucophylla*), Viburnum (*Viburnum tinus*), Magnolia (*Magnolia x soulangeana*), Rhododendron (*Rhododendron cv.*), Azalea (*Azalea cv.*), Japanese Maple (*Acer japonicum*), Sacred Bamboo (*Nadina domestica*), Mahonia (*Mahonia cv.*). The juxtaposition of the exotic collection of shrubs and small trees and the collection of Australian native trees is a deliberate design. A number of mature Norfolk Island Hibiscus (*Lagunaria pattersonii*) are planted as street trees which enhance the garden.

The garden, including the mature trees, lawn and garden beds provides a important aesthetic frame and setting for the building and softens its impact on the largely residential streetscapes. It also represents a deliberate attempt to provide an attractive setting for the new (c1967) building, while providing a social function in the provision of an attractive recreational space for the public and municipal office employees.

Protection of the area is important to maintain the original intended landscape setting for the building, as well as conserving the historic, aesthetic and social values the landscape expresses.

2.0 Landscape character objective to be achieved25/01/2018
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To protect the landscape character of the Sunshine Municipal Office garden area from adverse impacts resulting from the inappropriate design and siting of new development and the loss of vegetation.

3.0 Permit requirement25/01/2018
C126(Part 2)**Vegetation**

A permit is required to remove, destroy or lop vegetation.

This does not apply to:

- The pruning or removal of vegetation to prevent damage, or further damage, to a pipeline, electricity or telephone transmission line, cable or other service and all other measures to prevent damage have been exhausted.
- The removal, destruction or lopping of vegetation if, in the opinion of the responsibility authority, the vegetation is dead, dying or dangerous.
- The sanitation or remedial pruning of vegetation which is required to prolong its life.
- The removal, destruction or lopping of vegetation identified as environmental weeds listed in Table 1 to this Schedule.

Buildings and works

A permit is not required to construct a building or construct or carry out works provided:

- The natural surface level of the ground is not altered by more than 0.5 metres of cut or fill.
- The works involve routine repair or maintenance to existing buildings or works.
- The works are required to establish a drop zone around high risk trees, including mulching and planting of vegetation within the drop zone and reinforcement of the zone with a chained bollard.
- The works are set back a minimum of 4 metres from any vegetation which requires a permit under the provisions of this schedule.

An application for buildings and works within 4 metres of any vegetation which requires a permit under the provisions of this schedule should be accompanied by an arborist report that specifies a Tree Protection Zone (TPZ) for the vegetation.

4.0

Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect of the removal of vegetation on the landscape character of the Municipal Office Garden area.
- The location of vegetation and its contribution to the landscape character of the area.
- The species of vegetation, its age, health, growth characteristics and structure.
- Whether the tree will be replaced with a tree of the same species.
- The impact of building or works on the landscape character of the Municipal Office garden area.
- The siting and design of building and works.
- Whether the works alter the existing ground level or topography of the land.

Reference Documents

Brimbank Post-contact Cultural Heritage Study, Volume 3: Place Report-Heritage Areas and Individual Places, Vines et al, 2008.

Independent Landscape Assessment for Brimbank, Context Pty Ltd, 2015.

Table 1 Environmental Weeds

Species	Common Name
<i>Cynara cardunculus</i>	Spanish Artichoke
<i>Helminthotheca echioides</i>	Ox-tongue
<i>Hypochoeris radicata</i>	Cats Ear

Species	Common Name
<i>Lycium ferocissimum</i>	African Box-thorn
<i>Nassella hyalina</i>	Fine Needle-grass
<i>Nassella leucotricha</i>	Pale Needle-grass
<i>Nassella neesiana</i>	Chilean Needle-grass
<i>Nassella trichotoma</i>	Serrated Tussock
<i>Plantago lanceolata</i>	Ribwort
<i>Allium vineale</i>	Crow Garlic
<i>Asphodelus fistulosus</i>	Onion Weed
<i>Aster subulatus</i>	Aster Weed
<i>Berkheya rigida</i>	African Thistle
<i>Brassica fruticulosa</i>	Twiggy Turnip
<i>Chrysanthemoides monilifera</i> ssp. <i>Monilifera</i>	Boneseed
<i>Cirsium vulgare</i>	Spear Thistle
<i>Conium maculatum</i>	Hemlock
<i>Convolvulus arvensis</i>	Common Bindweed
<i>Echium plantagineum</i>	Paterson's Curse
<i>Foeniculum vulgare</i>	Fennel
<i>Fraxinus angustifolia</i> ssp. <i>Anustifolia</i>	Desert Ash
<i>Galenia pubescens</i>	Galenia
<i>Genista monspessulana</i>	Montpellier Broom
<i>Juncus acutus</i> ssp. <i>Acutus</i>	Sharp Rush
<i>Lavatera cretica</i>	Cretan Hollyhock
<i>Leontodon taraxacoides</i>	Hairy Hawkbit
<i>Marrubium vulgare</i>	Horehound
<i>Myrsiphyllum asparagoides</i>	Simlax Asparagus
<i>Olea europaea</i> ssp. <i>Europaea</i>	African Olive
<i>Opuntia vulgaris</i>	Drooping Prickly Pear
<i>Opuntia</i> sp.	Prickly Pear
<i>Oxalis pes-caprae</i>	Soursob
<i>Plantago coronopus</i>	Buck's-horn Plantain
<i>Prunus cerasifera</i>	Cherry Plum
<i>Populus</i> sp.	Poplar
<i>Ricinus communis</i>	Castor Oil Plant
<i>Rosa rubiginosa</i>	Sweet Briar
<i>Rubus discolor</i>	Blackberry
<i>Rumex conglomerates</i>	Clustered Dock
<i>Rumex crispus</i>	Curled Dock
<i>Salix</i> spp.	Willows
<i>Schinus molle</i> var. <i>areira</i>	Pepper Tree
<i>Silybum marianum</i>	Variegated Thistle

Species	Common Name
Sonchus spp.	Sow-thistles
Tradescantia albiflora	Wandering Jew
Tragopogon porrifolius	Salsify
Ulex europaeus	Furze