

21/02/2013  
C54**SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

**THE DOMAIN SIGNIFICANT LANDSCAPE AREA****1.0**21/02/2013  
C54**Statement of nature and key elements of landscape**

The Domain subdivision, Templestowe is a residential area consisting of 48 allotments in a unique natural setting. It provides an opportunity to live in an area characterised by native vegetation and wildlife including platypus, echidnas, kangaroos and significant birdlife.

The subdivision is surrounded by a Victorian Biosite of *National* significance and is adjacent to the Mullum Mullum Creek, a major habitat corridor for indigenous flora and fauna. Developments within the subdivision have the potential to impact on these natural values.

Whilst much of the original indigenous vegetation has been removed, the area has a strong natural character and environmental values that should be conserved and maintained.

**2.0**21/02/2013  
C54**Landscape character objectives to be achieved**

To encourage development that is in keeping with the area and is sympathetic to the existing built form.

To ensure that development responds to the area's landscape and environmental characteristics, including topography, vegetation and waterways.

To ensure the visual impact of development is minimised.

To minimise the visual impacts of earthworks on the landscape.

To minimise the impacts of site run-off and soil erosion on the landscape.

To encourage the retention and establishment of vegetation.

To avoid, minimise and offset the removal of Victorian native vegetation.

To maintain and enhance the treed character of the Domain area.

To ensure that adequate setbacks are provided to enable the retention and planting of screen shrubs and planting of large canopy trees as part of any development.

**3.0**21/02/2013  
C54**Permit requirement****Buildings and works**

A permit is not required to construct a dwelling provided:

- The site coverage of the building does not exceed 25 percent when combined with the area of any existing buildings on the land.
- No part of the building is more than 8 metres in height above the natural surface level of the ground directly below that part.
- No part of the building is set back equal to or further from the frontage than any part of a building on an adjoining lot with frontage to the same road.

- No part of the building is closer than 1.8 metres from the side or rear boundary if the building is not higher than 3.6 metres or closer than 1.8 metres plus 100 millimetres for every 300 millimetres or part that the building exceeds 3.6 metres.
- At least 50 percent of the site is a garden, lawn or other pervious open space. It must not contain a building, domestic swimming pool or spa and associated mechanical and safety equipment, pavement or other impervious surface.

A permit is not required to construct or carry out works associated with the construction of a dwelling provided:

- The works do not exceed 1 metre in height or depth above or below natural ground level.
- The import or export of excavated material to or from the land does not exceed 50 cubic metres.
- That no works are carried out within the dripline of any vegetation requiring a permit for its removal.
- The area of the works does not exceed 100 square metres.
- No works are carried out over an easement.

### **Vegetation**

A permit is required to remove, destroy or lop:

- Victorian native vegetation.

A permit is not required for:

- A Victorian native tree that has either:
  - A trunk circumference of less than 0.35 metre measured at a height of 1.3 metres above natural ground level.
  - A height of less than 6 metres.
- Dead vegetation.
- The pruning of a tree for regeneration or ornamental shaping.
- A tree with its trunk within two metres of the roof (including eaves) of an existing building (excluding a fence).
- Any species listed as exempt from a permit requirement in the Table to this Schedule.

The term Victorian native vegetation means '*Plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses*'.

## **4.0**

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### **Application requirements**

#### **Buildings and works**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority:

- A site plan (drawn to scale) including:
  - Dimensions of any existing building envelope with setbacks to all boundaries.

- The setbacks of buildings and works to all boundaries.
- The location, extent and type of vegetation on the site.
- Accurate and detailed existing and proposed finished site levels.
- The location, proposed gradient and finished level at the top and toe of all batters.
- Cross sections to illustrate the extent of cut and fill.
- Details of retaining walls including height, materials and if required, drainage.
- The location, gradient and camber of driveways and any associated earthworks.
- The location, depth and width of proposed underground services and trenches.
- The location of any easements.
- Full building elevations detailing wall height above natural ground level and overall height above natural ground level.
- Floor plans including finished floor levels.
- The proposed external building finishes and colours.
- Measures to be undertaken to minimise environmental impacts during the construction period, including soil conservation, waterway and vegetation protection measures.

### **Vegetation**

An application to remove, destroy or lop vegetation must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority, including:

For Victorian native vegetation, a Net Gain assessment including:

- A site plan (drawn to scale) showing:
  - The boundaries of the site.
  - The location and extent of vegetation.
  - Topographic information including ridges, crests and hilltops, streams and waterways, drainage lines, slopes of more than 20 percent, low lying areas and areas of existing erosion.
  - The location of any buildings and any other structures on the site.
- A description of the vegetation to be removed, including:
  - The reason for the vegetation removal.
  - The species of vegetation.
  - The number and size of trees. The size must be provided as Diameter at Breast Height (DBH), that is, the trunk diameter (in centimetres) at 1.3 metres above natural ground level.
- An explanation of the steps that have been taken to avoid, minimise and offset the loss of native vegetation.

An arborist's assessment of any trees which are proposed to be removed for safety reasons.

## **5.0**

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### **Decision guidelines**

Before deciding on an application to construct a building, construct or carry out works, or remove, destroy or lop Victorian native vegetation, the responsible authority must consider, as appropriate:

- Whether building design and siting is in keeping with the character of the area. This includes:
  - Keeping the height of all buildings below the prevailing canopy height of trees.
  - Minimising the extent of earthworks.
- Whether external building finishes and colours are non-reflective and blend with the natural landscape.
- Whether the removal of Victorian native vegetation has been avoided, or where this is not possible, whether adverse impacts have been minimised and offset.
- Whether the development or vegetation removal will be detrimental to the landscape or environmental character of the area.
- The impact of the proposed development on natural ground levels, drainage patterns, health and viability of native vegetation, fauna or waterways, whether on or off site.
- Whether building setbacks are adequate to maintain and enhance landscaping.
- Whether adequate provision has been made for landscaping and replacement planting which is consistent with the landscape character.

**TABLE TO SCHEDULE 3: Species exempt from permit requirements**

Common name	Species	Status
Balm Mint Bush	<i>Prostanthera melissifolia</i>	Victorian Native Vegetation
Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Victorian Native Vegetation
Morning Flag	<i>Orthrosanthus multiflorus</i>	Victorian Native Vegetation
Ovens Wattle	<i>Acacia pravissima</i>	Victorian Native Vegetation
Sallow Wattle	<i>Acacia longifolia</i>	Victorian Native Vegetation
Sticky wattle	<i>Acacia howittii</i>	Victorian Native Vegetation
Sweet Pittosporum	<i>Pittosporum undulatum</i>	Victorian Native Vegetation
White Sallow-wattle	<i>Acacia floribunda</i>	Victorian Native Vegetation
Wirilda	<i>Acacia retinodes</i>	Victorian Native Vegetation