

## **SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

### **ENVIRONMENTAL RESIDENTIAL SIGNIFICANT LANDSCAPE AREAS**

#### **1.0 Statement of nature and key elements of landscape**

Environmental residential areas within the municipality are located in four distinct and quite different locations. These are the Warrandyte township, Donvale/Doncaster East, Templestowe and the Domain subdivision, Templestowe.

Warrandyte township is a unique hamlet nestled within the bushy hills of the non-urban area and it is largely urbanised with dwellings of varying description. The uniqueness of the area is evidenced by its popularity as a tourist destination. The locality is characterised by hilly and sometimes steep areas so that any cutting and filling becomes especially obvious, as does the associated removal of vegetation.

The Domain subdivision, Templestowe consisting of 48 allotments provides residents with an opportunity to live in a natural setting characterised by native open forest, large stands of eucalyptus trees and an abundance of wildlife including platypus, echidna and rare birdlife. (A Section 173 Agreement specifies the control of pets, including the prohibition of cats.)

The other environmental residential area in Templestowe is a discrete part of this suburb. The area is adjacent to the Yarra River. It is characterised by large trees which impart a strong sense of enclosure and supplement vegetation along the river banks. Remnant pine belts and indigenous tree cover provide dominant visual character. Streets are not all highly engineered and the character is rustic with front setbacks open to the street.

The environmental residential area in Donvale/Doncaster East is visually dominated by large pine trees. Within this landscape setting, housing, which is on larger lots, is generally inconspicuous. The character is unique for an urban setting so close to Doncaster Road.

#### **2.0 Landscape character objectives to be achieved**

To maintain and enhance the special bushland or pine tree character of the environmental residential areas.

To ensure that development responds to the area's environmental characteristics, including topography, soils and vegetation, and is sympathetic to the existing built form and low density character.

To maintain the vegetation dominated vistas and bushland character.

To protect and enhance the pattern of vegetation, landscape quality and ecosystems.

To ensure that development recognises the existing infrastructure capacities and does not generate demand for extensive upgrades of infrastructure, including the standard of roads and drainage.

To maintain consistency, where present, of current front setbacks.

To ensure that land retains areas of pervious surfaces and a low site coverage to enable the retention and establishment of vegetation, particularly that which is indigenous to the area.

#### **3.0 Permit requirement**

A permit is not required to construct a building provided:

- 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.
- The building is set back at least 1.8 metres from the side or rear boundary if the building is not higher than 3.6 metres or at least 1.8 metres plus 100 millimetres for every 300 millimetres or part that the building exceeds 3.6 metres.
- The building has an overall height no greater than 8 metres above the natural surface level of the ground directly below that part.
- The site coverage of the building does not exceed 25 per cent (35 per cent in Templestowe, other than the Domain subdivision) when combined with the area of any existing buildings on the land.
- At least 50 per cent of the site is a garden, lawn or other pervious open space. It must not contain a building, swimming pool, 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 1.5 metres 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 100 cubic metres.
- The area of the works does not exceed 250 square metres.
- No works are carried out over an easement.

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

This does not apply to:

- A tree which has all of the following:
  - A trunk circumference of less than 0.35 metre at one metre above ground level.
  - A height of less than 6 metres.
  - A branch spread of less than 4 metres.
- The pruning of a tree for regeneration or ornamental shaping.

An application to construct or illuminate a tennis court must be accompanied by the following information:

- A site plan denoting the setbacks of the tennis court fencing from boundaries and any vegetation to be removed.
- The location and height of any light poles.
- The specifications for any lights.
- Accurate and detailed existing and proposed site levels.
- The location of any easements.
- Plan details of retaining walls and other measures to stabilise cut and fill batters.

#### **4.0 Decision guidelines**

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- Whether the siting and design of buildings and other development features minimise the need for earthworks.
- The capability of the land to accommodate the proposed buildings and works.
- Whether adequate provision has been made or is proposed for landscaping, tree planting or other treatment of land and whether appropriate design and siting guidelines have been followed.
- Whether building setbacks are adequate.
- Whether buildings will have an inconspicuous profile and will not dominate the landscape.
- The height, external finishes and colours of any buildings.
- Whether a reasonable proportion of each lot is free of buildings to provide for lawn or other pervious area.
- The lot size and location of buildings on abutting lots.

Before deciding on an application to construct a building in a front, side or rear setback area, the responsible authority must consider whether:

- The building would impact visually on the landscape.
- The building would maintain consistency of current front setbacks, where present.
- A reduction in the side or rear setback would compromise existing or future opportunities for provision of canopy trees.

Before deciding on an application to construct a building which exceeds 8 metres in height, the responsible authority must consider:

- The visual impacts of the development on the landscape.
- Whether the external building colours and materials are compatible with the bushland character of the area.