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C259case

SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

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

BERWICK TOWNSHIP AND ENVIRONS

1.0 Statement of nature and key elements of landscape

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The Berwick Township and environs possess "a special landscape character". The special landscape character of the Berwick Township and its environs is attributable to a predominance of tall, mature Australian and exotic trees on both private properties and the roadway. These trees are visually dominant in long distance views, streetscape views and views to private gardens. The boundary between private and public property is blurred in many areas due to the lack of front fences, with wide road verges blending with deep front setbacks and mature trees in front gardens and along the road reserves.

2.0 Landscape character objectives to be achieved

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To ensure that the tree dominated landscape character of the Berwick Township and its environs is protected and enhanced.

To ensure that new development is sited and designed to allow for the retention of existing trees that contribute to the character of the area and that provide wildlife habitat.

To ensure that new buildings and works are designed to ensure they do not dominate the treed landscape character of the area.

To ensure that new development is sympathetic to the natural characteristics of the area.

To ensure that new development provides opportunities for additional tree and screen planting to enhance the treed character of the area.

To ensure that the distinctive avenues of street trees are protected and retained.

To ensure that front fences are sympathetic to the open, garden character of the area.

3.0 Permit requirement

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A permit is required to:

- Remove, destroy or lop any tree if the trunk circumference is greater than 0.5 metres, or the trunk diameter is greater than 16 centimetres, at one metre above ground level. This does not apply to the pruning of a tree for regeneration or ornamental shaping or the removal of dead trees or dead limbs or the partial removal of limbs and branches directly overhanging dwellings, garages and outbuildings.
- Construct a front fence.

A permit is not required to construct a building or construct or carry out works which are more than 5 metres from the drip line of any tree, or which are within 5 metres of the drip line of any tree with a trunk circumference that is less than 0.5 metres at one metre above ground level.

4.0 Application requirements

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None specified.

5.0 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:

- Whether the proposed building and works are designed and sited to protect existing trees, both on the site or on adjoining land, that have trunk circumferences greater than 0.5 metres at one metre above ground level.

- Whether the proposed buildings and works are designed and sited to provide opportunities for additional tree planting on the site that contributes to the identified character of the area.
- Whether the proposed front fence is sympathetic to the open garden character of the area.
- Whether the proposed building or works retain a built form profile for the site as a whole that does not dominate the landscape.
- The tree species, its age, health and growth characteristics.
- The location of trees on the land and their contribution to the character of the site, streetscape and neighbourhood.
- Whether the tree is isolated or part of a grouping.
- The impact of the tree on the structural integrity of existing buildings including foundations.