

FRANKSTON CITY COUNCIL

COUNCIL MEETING SUPPORTING INFORMATION

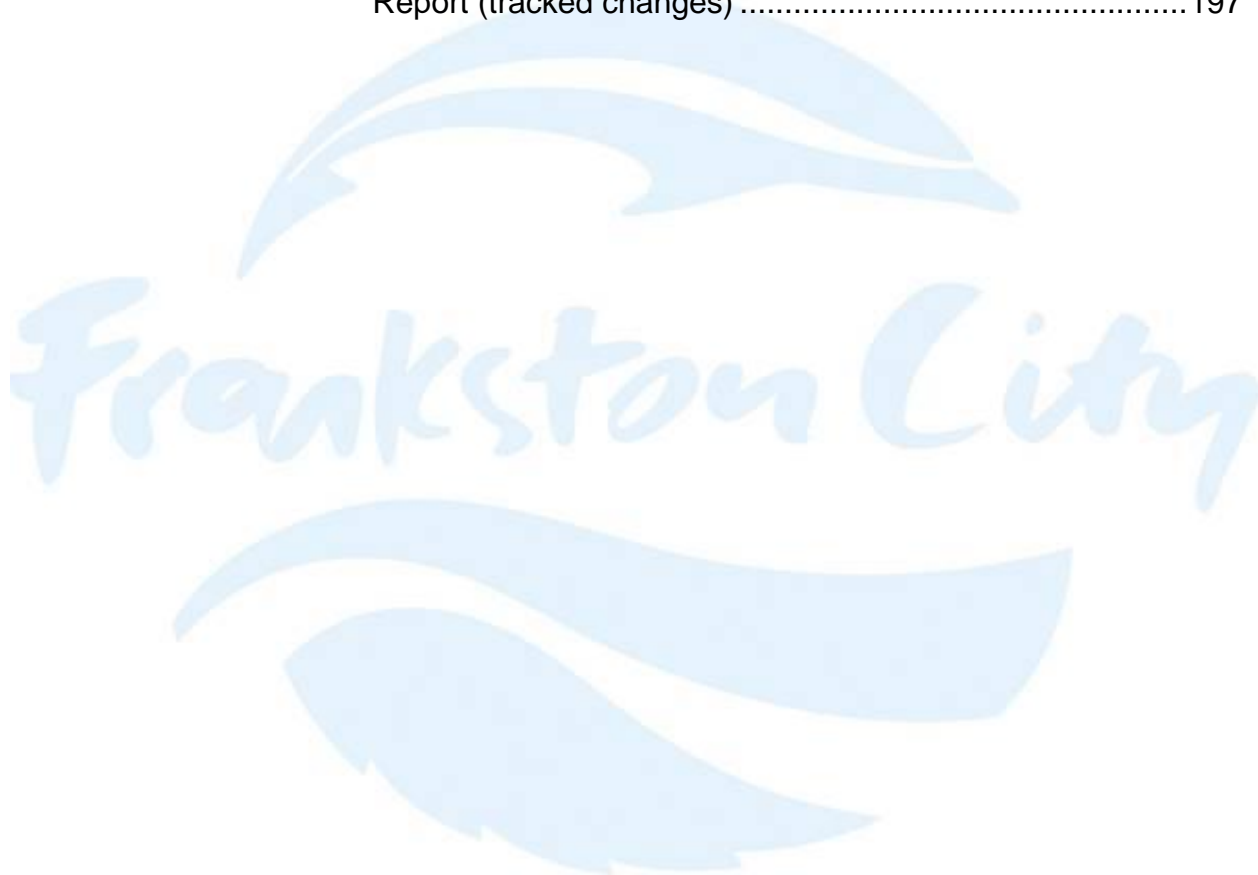
**2025/CM14
6 OCTOBER 2025**

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Consideration of the Planning Panel Report**

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Consideration of City Planning Reports

PLANNING SCHEME AMENDMENT C165FRAN (CORRECTIONS AMENDMENT) - CONSIDERATION OF THE PLANNING PANEL REPORT

Planning Scheme Amendment C165fran - Ordinance

Meeting Date: 6 October 2025

Attachment: B

FRANKSTON PLANNING SCHEME

02.04

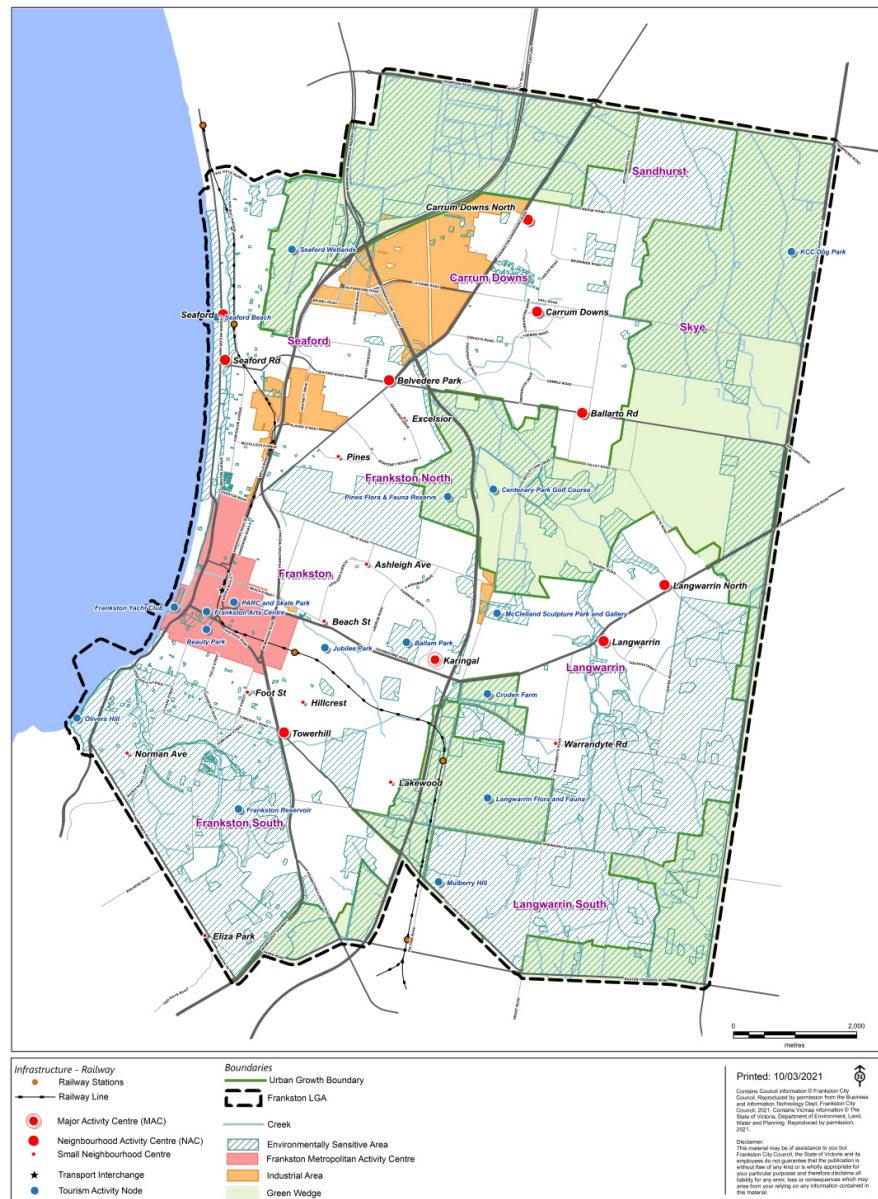
10/02/2022
C141fran

02.04-01

10/02/2022
C141fran

STRATEGIC FRAMEWORK PLANS

Municipal strategic framework plan

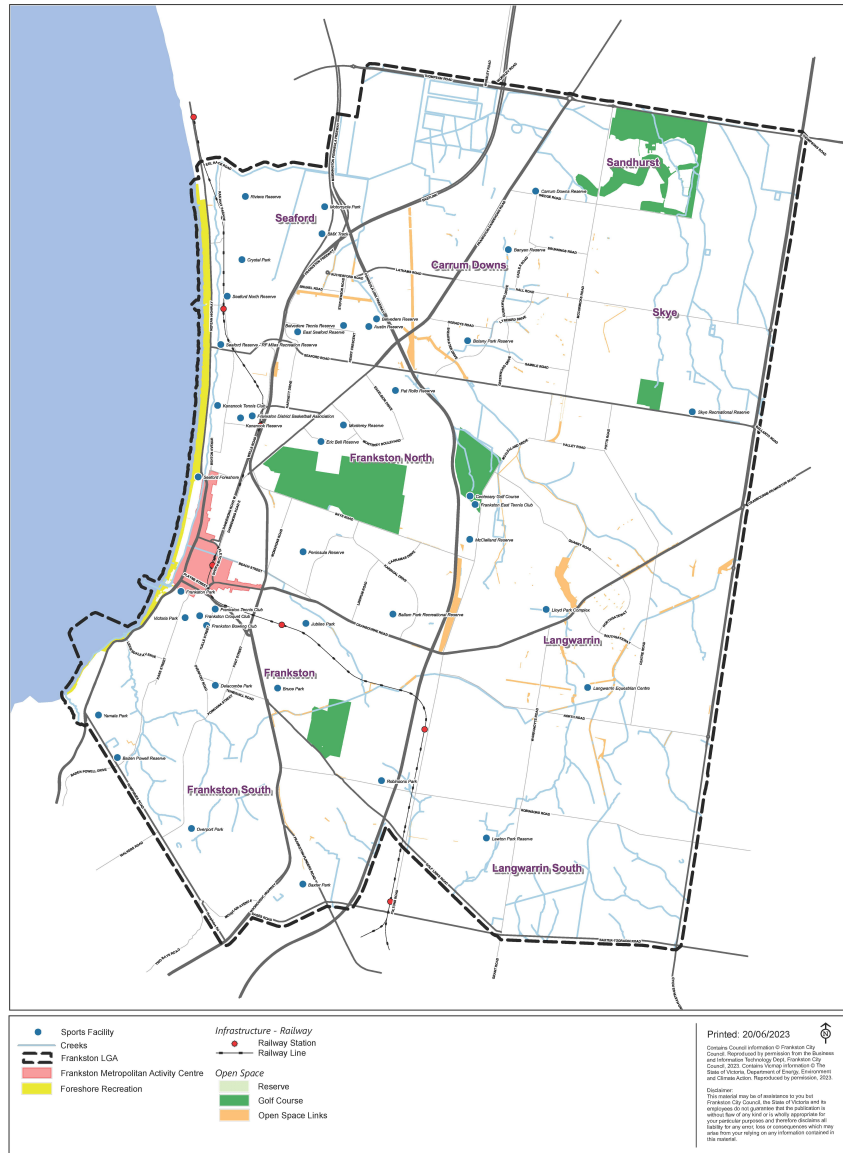


FRANKSTON PLANNING SCHEME

02.04-2 Open space & recreation network map

Proposed C165frn

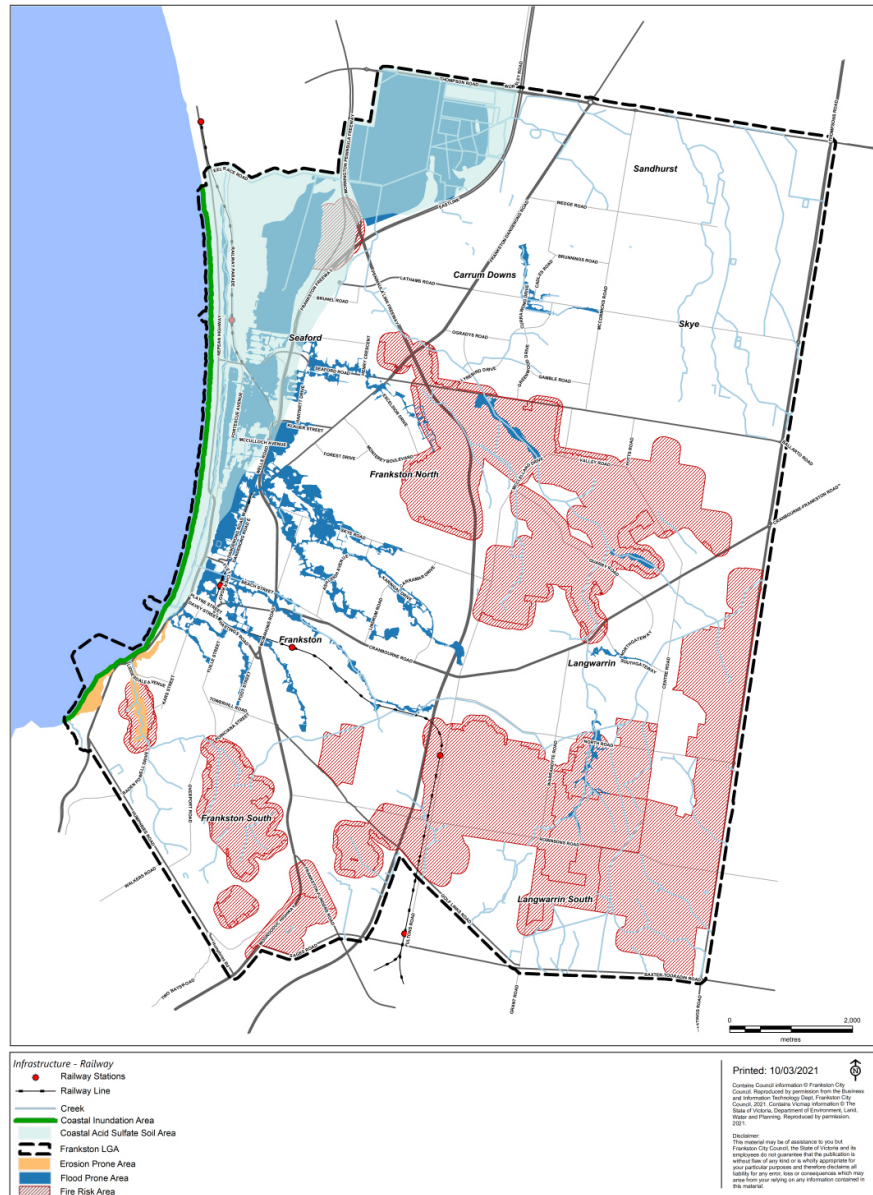
Frankston City Council
Open Space and Recreation Network



FRANKSTON PLANNING SCHEME

02.04-3
10/02/2022
C141fran

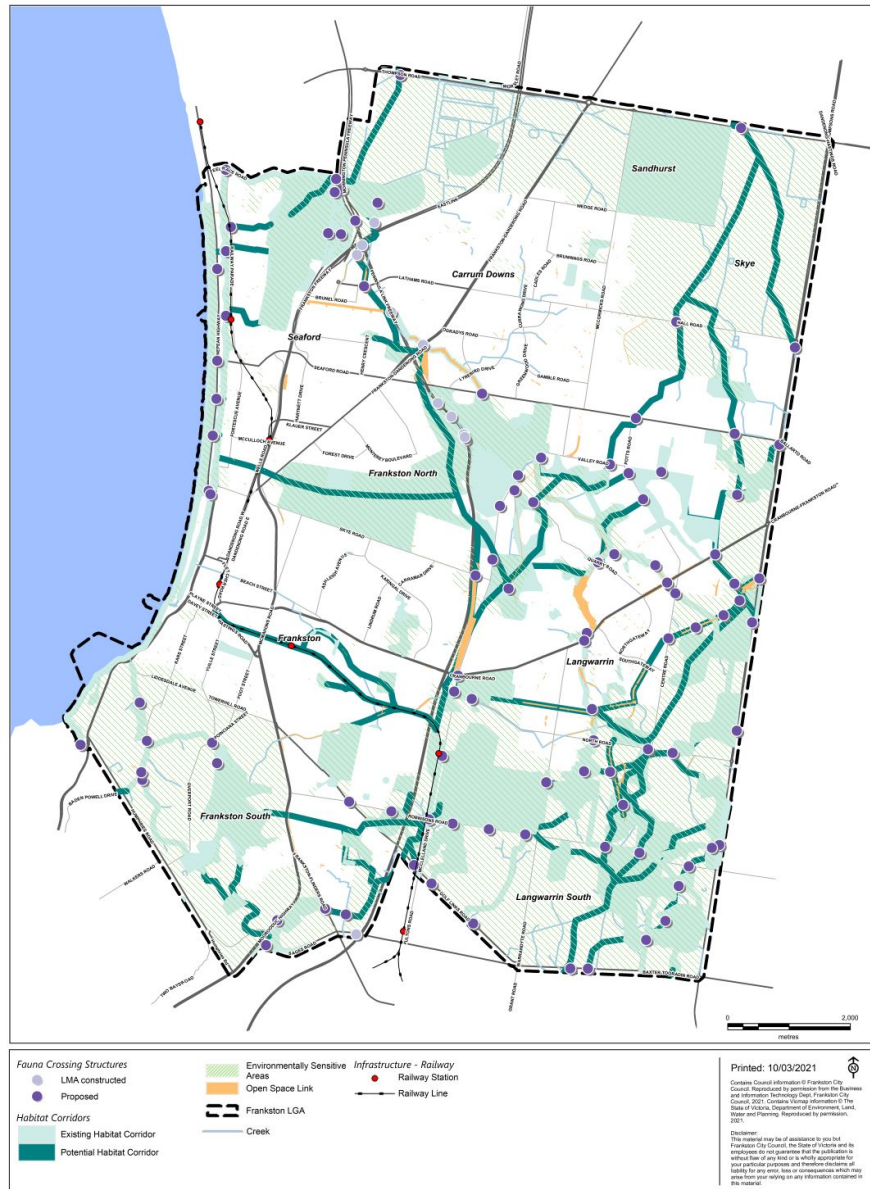
Environmental risks map



FRANKSTON PLANNING SCHEME

02.04-4
10/02/2022
C141fran

Environmental & landscape values

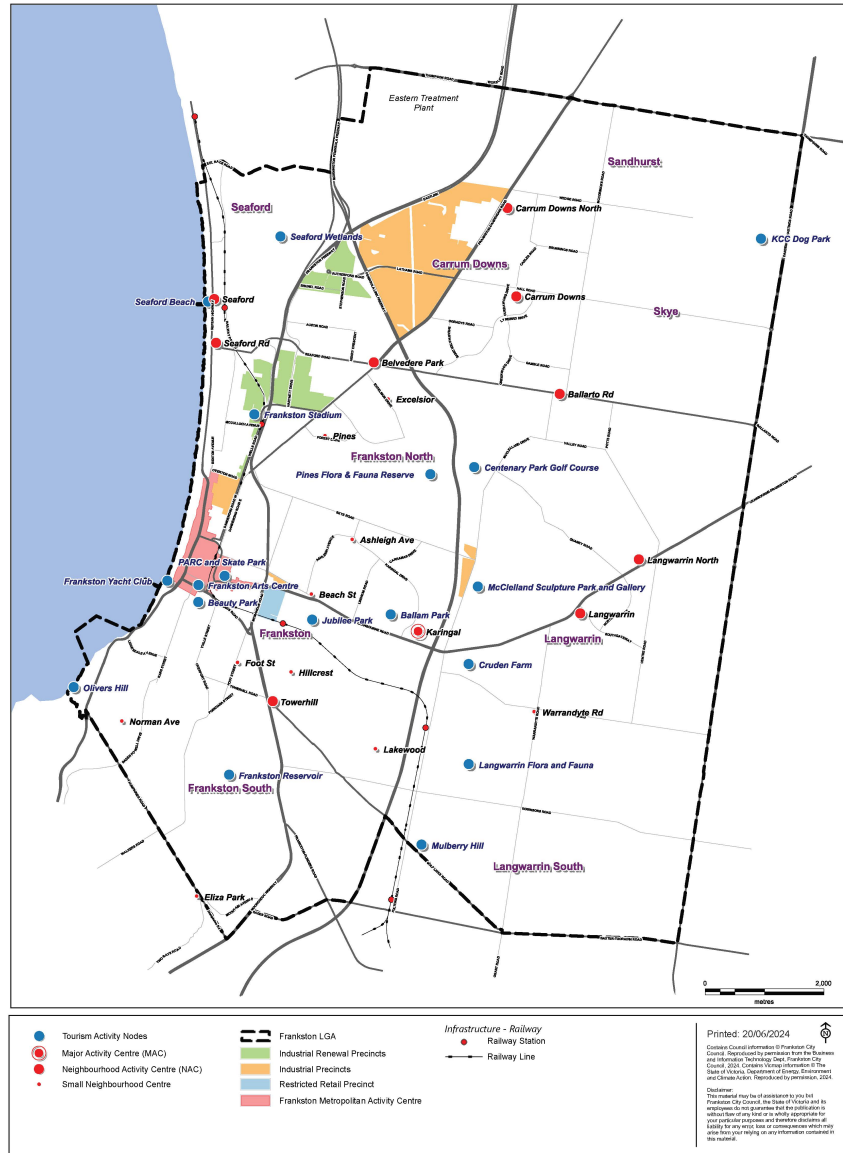


FRANKSTON PLANNING SCHEME

02.04-5 Economic development framework map

Proposed C165fran

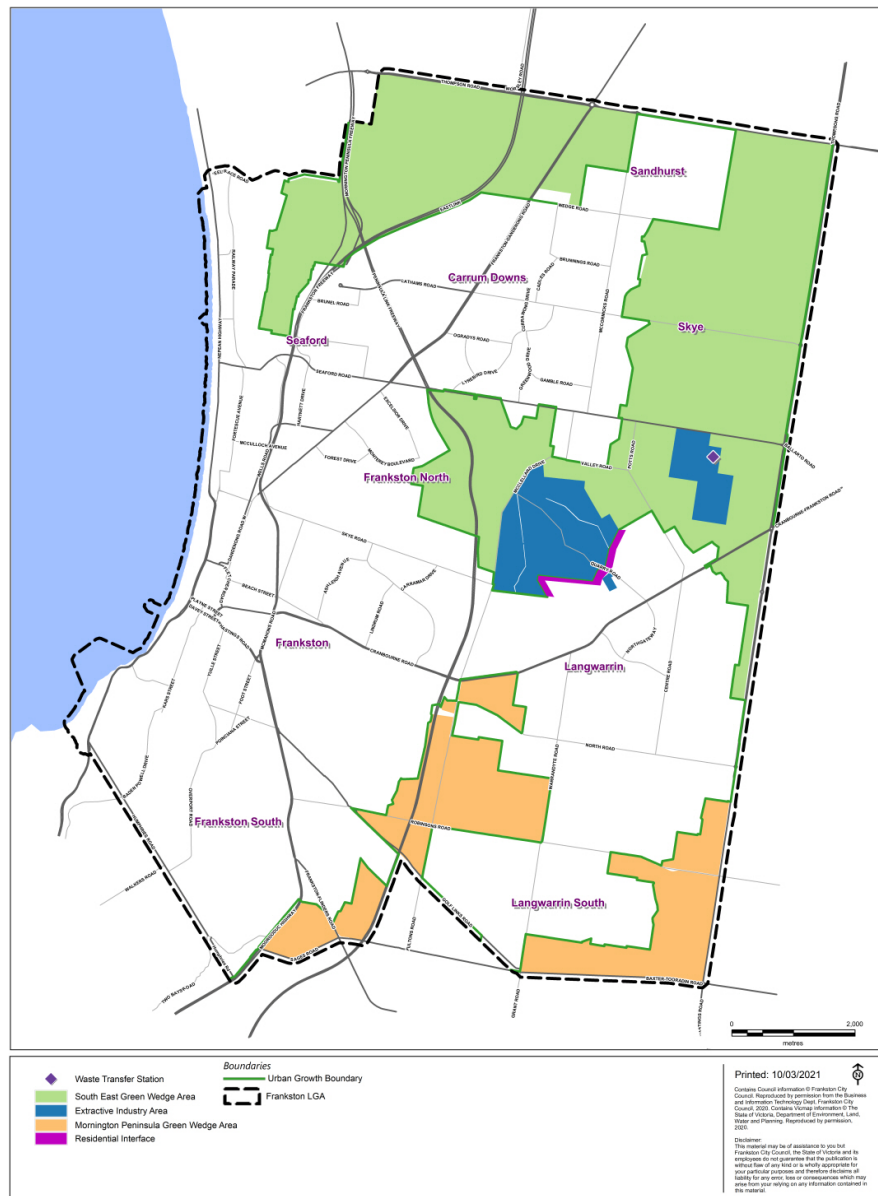
Frankston City Council Economic Development Framework



FRANKSTON PLANNING SCHEME

02.04-6
10/02/2022
C141fran

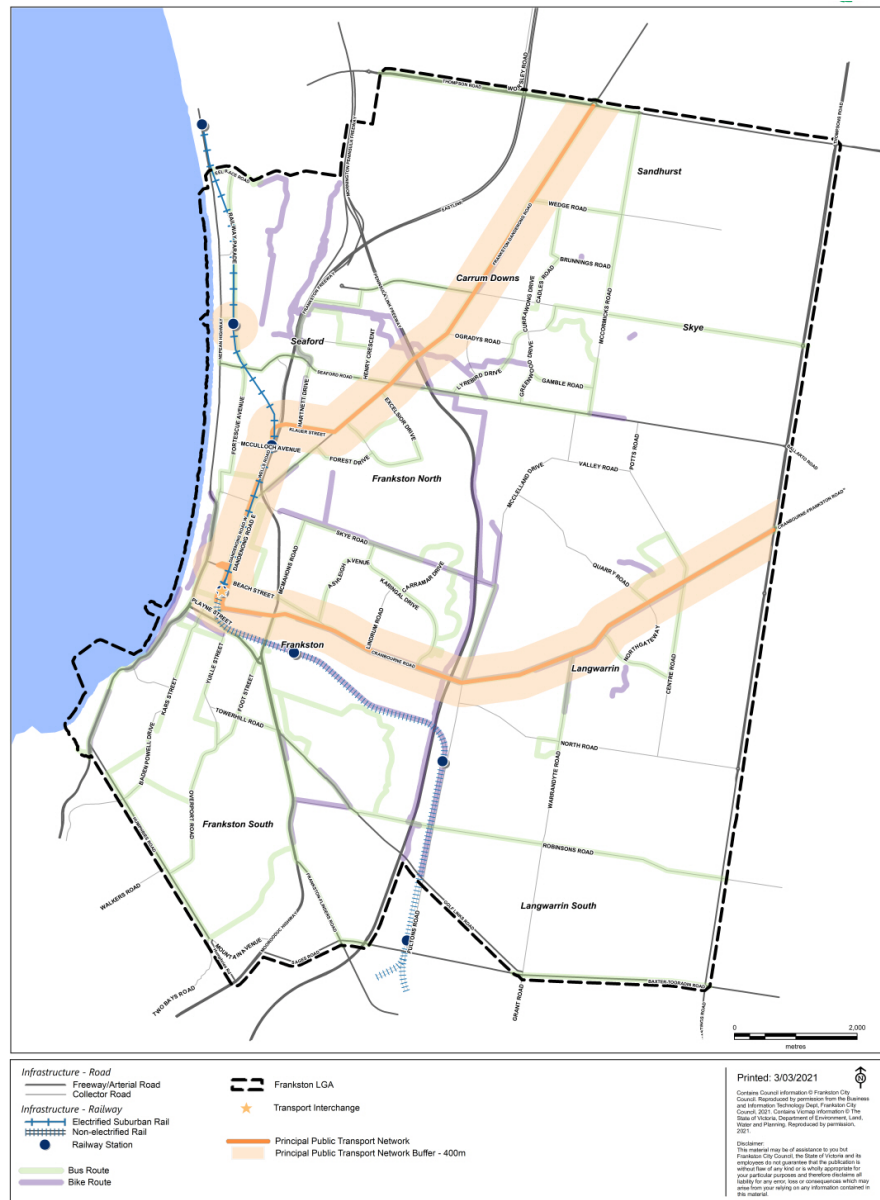
Resource management map



FRANKSTON PLANNING SCHEME

02.04-7
10/02/2022
C141fran

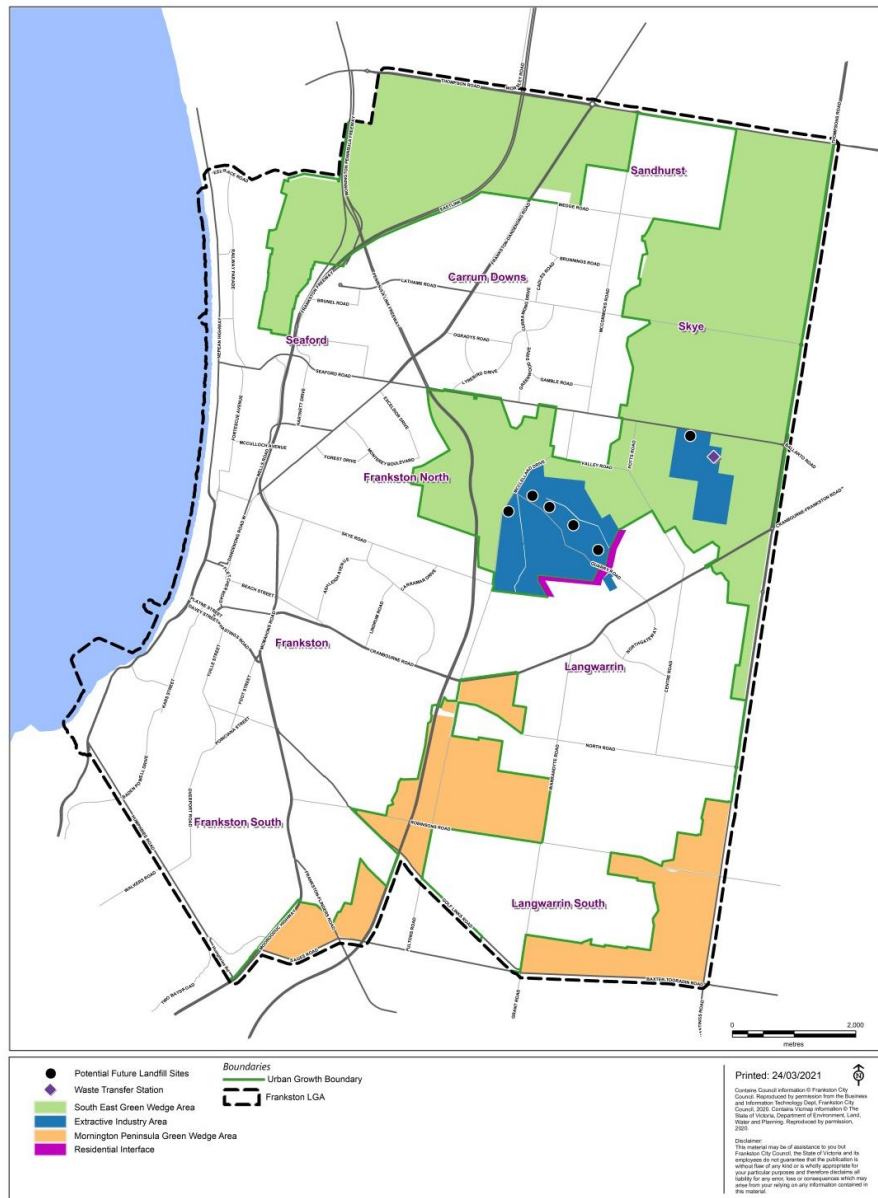
Transport framework map



FRANKSTON PLANNING SCHEME

02.04-8
10/02/2022
C141fran

Potential landfill sites plan



FRANKSTON PLANNING SCHEME

15.01
31/07/2018
VC148

BUILT ENVIRONMENT

FRANKSTON PLANNING SCHEME

15.01-1S

31/07/2018
VC148

Urban design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

FRANKSTON PLANNING SCHEME

15.01-1R Urban design - Metropolitan Melbourne

31/07/2018
VC148

Objective

To create a distinctive and liveable city with quality design and amenity.

Strategies

Support the creation of well-designed places that are memorable, distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards.

Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

FRANKSTON PLANNING SCHEME

15.01-1L-01 Signs

04/05/2022
VC210

Objective

To encourage signs that make a positive contribution to both the day and night-time character of an area.

Strategies - General

Ensure that signs are designed and located to minimise the impact on the surrounding area.

Encourage the consolidation of signage along identified gateway locations.

Discourage the installation of illuminated signs in residential areas.

Discourage signs on buildings that interrupt views into and within a heritage place.

Encourage temporary match related / sporting event signage on sporting facilities and recreation reserves to be limited to match days instead of permanent signage.

Discourage signs on sporting facilities, non-urban areas, recreation reserves and open spaces that are visible from beyond the site.

Avoid advertising signs near exit and entry ramps to major road corridors.

Strategies - Commercial areas

Encourage signs to be located on the main building or canopy.

Encourage a co-ordinated and consistent approach in the design and location of signs.

Ensure signs are designed and located to minimise their impact on surrounding residential areas.

Support signs that are designed to integrate with new buildings.

Avoid signs that cover ground level display windows.

Discourage above veranda and upper level façade signs.

Strategies - EastLink and Peninsula Link

Encourage modest signage that is designed and built to a high quality and shows innovation and responsiveness in its relationship to the established EastLink and Peninsula Link form.

Discourage major promotional signs and sky signs where they have an adverse visual impact in the landscape and design of the EastLink and Peninsula Link freeway corridors.

Discourage signs that promote goods, services, an event or any other matter, not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.

Policy guidelines

Consider as relevant:

- Limiting signage to premises in a residential zone to a maximum of:
 - Two signs for premises fronting a Transport Zone 2 or Transport Zone 3.
 - One sign for premises fronting a local road.

Policy document

Consider as relevant:

Outdoor Advertising Signage Design Guidelines (Frankston City Council, 2014)

FRANKSTON PLANNING SCHEME

15.01-1L-02 Urban design

10/02/2022
C141fran

Strategies

Support the retention of existing canopy trees.

Encourage the provision of sufficient areas to accommodate the planting of new canopy trees.

Encourage development to utilise rear laneways for vehicle access to prioritise frontages for pedestrians.

Ensure development reinstates redundant vehicle crossings with kerb and channel and or a footpath and nature strip.

FRANKSTON PLANNING SCHEME

15.01-2S

01/01/2024
VC250

Building design

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

FRANKSTON PLANNING SCHEME

15.01-2L-01 Environmentally Sustainable Development

10/06/2022
VC216

Policy application

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

- Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.
- Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).
- Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

- Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.
- Reduce indoor air pollutants by encouraging use of low-toxicity materials.
- Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

FRANKSTON PLANNING SCHEME

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reusable of building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Policy guidelines

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 2 - 9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 50sqm and 1000sqm.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 1000sqm.

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 300sqm to 1000sqm.
- An extension to an existing non-residential building creating between 100sqm to 1000sqm of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 1000sqm.
- An extension to an existing non-residential building creating more than 1000sqm of additional gross floor area (excluding outbuildings).

Mixed use

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning* (IMAP, 2015)

FRANKSTON PLANNING SCHEME

- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

Commencement

This policy does not apply to applications received by the responsible authority before the gazettal date if this clause.

Expiry

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

FRANKSTON PLANNING SCHEME

15.01-2L-02 Efficiency and sustainability

10/06/2022
VC216

Strategy

Encourage energy efficient and passive design in development, including subdivisions, such as lot and building orientation, green roofs and walls, and solar and / or wind powered street lighting.

FRANKSTON PLANNING SCHEME

15.01-3S

01/01/2024
VC250

Subdivision design

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
 - Responds to climate related hazards.
 - Incorporates integrated water management, including sustainable irrigation of open space.
 - Minimises peak demand on the electricity network.
 - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
 - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Policy documents

Consider as relevant:

FRANKSTON PLANNING SCHEME

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

FRANKSTON PLANNING SCHEME

15.01-4S

31/07/2018
VC148

Healthy neighbourhoods

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

FRANKSTON PLANNING SCHEME

15.01-4R

31/07/2018
VC148

Healthy neighbourhoods - Metropolitan Melbourne

Strategy

Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

FRANKSTON PLANNING SCHEME

15.01-5S

09/10/2020
VC169

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

FRANKSTON PLANNING SCHEME

15.01-5L Frankston preferred neighbourhood character

Proposed C165fran

Policy application

This policy applies to development in a residential zone shown on Map 1 to this Clause.

Objective

Ensure that development is responsive to the preferred future character of the area.

Carrum Downs

CARRUM DOWNS			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1, 2, 3 & 4	Strengthen the garden settings of the dwellings.	1 & 4	Providing low maintenance vegetation species.
		2 & 3	Providing substantial trees and shrubs as part of development.
		3	Retaining substantial, established trees as part of development.
1, 2 & 3	Preserve the rhythm of dwelling spacing in the area. Site buildings to create the appearance of space.	1 & 2	Providing setbacks on at least one side boundary.
		3	Providing setbacks on all boundaries.
1, 2, 3 & 4	Ensure buildings do not dominate the streetscape.	1, 2, 3 & 4	Articulating the form and elevations of buildings.
1, 2, 3 & 4	Preserve the openness of the streetscape.	2, 3 & 4	Providing no front fences, other than along heavily trafficked roads.
		1	Providing low or open style front fences, other than along heavily trafficked roads.

Frankston

FRANKSTON			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
2, 3, 5, 6, 7, 8 & 9	Strengthen the garden setting.	3, 5, 6, 7, 8 & 9	Providing low maintenance vegetation species as part of development.
		5, 7 & 8	Retaining substantial, established trees as part of development.
		9	Retaining substantial trees and providing for the planting of new trees particularly on larger sites as part of development.
		2	Providing as part of development: <ul style="list-style-type: none"> Substantial trees and shrubs. Retaining existing substantial trees. Providing setbacks from all boundaries to accommodate substantial trees and shrubs.

FRANKSTON PLANNING SCHEME

FRANKSTON			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1	Enhance the garden setting and backdrop of native trees.	1	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Retention of existing large trees. Setbacks from at least two boundaries to accommodate large trees.
10	Minimise the loss of front garden space and the dominance of car storage facilities.	10	<ul style="list-style-type: none"> Locating garages and carports behind the existing building line. Minimising hard paved areas in front gardens and using permeable surfaces and materials.
4, 10 & 11 4 & 10	Strengthen the coastal character of the area.	4, 10 & 11	<ul style="list-style-type: none"> Retaining existing coastal native and indigenous trees and understorey vegetation. Locating building footings outside root zones of all trees and shrubs. Providing appropriate coastal species as part of development landscaping.
	Encourage the use of materials and finishes that complement coastal vegetation and setting.	4	The use of timber or other masonry sheeting or cladding materials on external surfaces.
		10	<ul style="list-style-type: none"> The use of timber or other non-masonry sheeting or cladding materials or natural materials such as stone. The use of muted colours on external surfaces.
2,9	Preserve the rhythm of existing dwelling spacing.	2	Providing setbacks on both side boundaries and the rear boundary.
		9	Providing setbacks on at least one side boundary.
2, 3, 4, 6, 7, 8, 10 & 11	Ensure buildings do not dominate the streetscape.	2,6,7,8,10 & 11	Articulating the form and elevation of buildings.
		2	Providing low pitched roof forms.
		3	<ul style="list-style-type: none"> Providing for building heights that reflect the predominant existing building heights in the street and nearby properties. Recessing two storey elements from front facades.
		4	Locating buildings away from ridge lines.
1, 5, 6, 7, 8, 9, 10 & 11	Preserve the openness of the streetscape.	1,7,8 & 9	Providing no front fences, other than along heavily trafficked roads.
		5,6,11	Providing no front fences, or low, open style fences, other than along heavily trafficked roads.
		3 & 4	Providing low or open style front fences, other than along heavily trafficked roads.
		2	Providing no front fences facing the street and low open style fences in other areas, other than along heavily trafficked roads.

FRANKSTON PLANNING SCHEME

FRANKSTON			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
		10	Providing low, open style or brush front fences other than along heavily trafficked roads.
4 & 11	Support the sharing of views to the ocean or coast.	4 & 11	Siting buildings to respond to existing view corridors to the ocean and coast of nearby properties.
10	Support the sharing of views to the ocean, creek or coast.	10	<ul style="list-style-type: none"> Siting buildings to respond to existing view corridors to the ocean, creek or coast of nearby properties. Providing setbacks from at least one side boundary (at ground level).
4, 10, & 11	Encourage innovative architecture that respects the coastal setting.	4, 10 & 11	Incorporating building elements that contribute to a lightness of structure including balconies, verandas, open or light transparent balustrading and gable ends.
		4 & 10	Designing buildings to respond to the dominant characteristics of the area and the site.
4 & 11	Minimise site disturbance and impact of buildings on the landscape.	4 & 11	<ul style="list-style-type: none"> Utilising the existing contours of the site or step down the site. Minimising the use of retaining walls and battering of slopes.
1, 3, 5, 7 & 8	Preserve the rhythm of existing dwelling spacing.	1,3,5,7 & 8	Providing setbacks on at least one side boundary.
		4,6 & 11	Providing setbacks on both side boundaries.
4	Protect the escarpment landform west of Cliff Road		Providing setbacks from the escarpment edge.
10	Enhance residential interface with the beach and creek environments.	10	<p>Where a site adjoins the beach or Kananook Creek:</p> <ul style="list-style-type: none"> Locating building mass away from the beach or creek. Setting back the second storey component of any building from the ground floor beach or creek elevation, a distance of at least the ground floor building height. Minimising hard surfaces on sites adjoining the beach and creek environment. Encouraging low or no fences on creek boundary. Designing any high fences to be transparent or mesh.

Frankston North

FRANKSTON NORTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1 & 2	Preserve the rhythm of existing dwelling spacing.	1 & 2	Providing setbacks on both side boundaries.

FRANKSTON PLANNING SCHEME

FRANKSTON NORTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1 & 2	Preserve the openness of the streetscape.	1 & 2	Providing low or open style front fences, other than along heavily trafficked roads.
1 & 2	Ensure that buildings do not dominate the streetscape.	1 & 2	Encouraging low pitched roof forms.
1 & 2	Strengthen the garden settings.	1	<ul style="list-style-type: none"> Providing low maintenance vegetation species and native trees as part of development. Retaining existing native trees.
		2	Providing low maintenance species as part of development.

Frankston South

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1, 2, 6, 8, 9, 10, 11, 12, 13, & 14	Minimise site disturbance and impact of the building on the landscape.	1, 2, 6, 8, 9, 10, 11, 12, 13 & 14	Utilizing the existing contours of the site or stepping down the site.
1 & 8	Strengthen the continuous flow of vegetation across the landscape.	1 & 8	Providing open front fencing or post and wire style fencing, other than along heavily trafficked roads.
2, 3, 4, 5, 6, 7, 9, 11, 12 & 14	Preserve the openness of the streetscape.	2, 3, 5, 7, 11, 12 & 14	Providing no front fences, other than along heavily trafficked roads.
		4, 6, & 9	Providing no front fences or low, open style front fences, other than along heavily trafficked roads.
6, 9, 10, 11, 13 & 14	Minimise the loss of front garden space and the dominance of car storage facilities.	6,9,10,11 &13	Locating garages and car ports behind the line of the front dwelling.
		6, 9 &11	Minimising paving in front yards, including the driveway.
		14	Locating garages and car ports behind the line of the dwelling, or beside the dwelling within the roofline.
2, 5 & 13	Encourage a garden setting.	2	Retaining substantial native trees and understorey and indigenous vegetation, and provide for the planting of new native trees as part of development.
		5	Providing substantial trees and shrubs as part of development.
		13	<ul style="list-style-type: none"> Providing indigenous and native vegetation as part of development. Retaining substantial native trees and providing for the planting of new native trees and understorey.

FRANKSTON PLANNING SCHEME

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
3	Strengthen the garden settings and the former pastoral landscape.	3	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Retention of substantial trees and any remnant vegetation. The planting of new native trees.
4	Strengthen the garden settings of the dwellings and rural treed backdrop.	4	Providing as part of development: <ul style="list-style-type: none"> The planting of substantial trees and shrubs. Retention of substantial trees and indigenous vegetation.
6	Encourage the extension of the Sweetwater Creek vegetation qualities into the surrounding residential area and to strengthen the garden settings of the dwellings.	6	Providing as part of development: <ul style="list-style-type: none"> Retention of substantial native trees. The planting of new native trees and understorey. Locating building footings outside of root zones. Providing setbacks from at least two boundaries to accommodate large trees. Providing setbacks on sites greater than 700 square metres, from all boundaries to accommodate large trees and other vegetation.
9, 10, 11 & 14.	Strengthen the coastal bush settings and the relationship to the landscape of the Sweetwater Creek environs.	10 & 11	Providing as part of development: <ul style="list-style-type: none"> Indigenous coastal species, particularly in areas visible from the street. Retention of substantial native trees. New native trees and understorey.
		9 & 14	Providing as part of development: <ul style="list-style-type: none"> Substantial trees and shrubs and indigenous vegetation in areas visible from the street. Setbacks from at least two boundaries sufficient distance to accommodate substantial vegetation. Retention of substantial trees. The planting of new native trees and understorey. Locating building footings outside of root zones.
12	Strengthen the coastal character of the area by planting of appropriate coastal species.	12	Providing as part of development: <ul style="list-style-type: none"> Retention of existing coastal native and indigenous trees and understorey vegetation.

FRANKSTON PLANNING SCHEME

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
			<ul style="list-style-type: none"> The planting of appropriate coastal species. Locating building footings outside of root zones.
1	Strengthen the vegetation dominated landscape and the relationship to the vegetation qualities of the Sweetwater Creek environs.	1	<p>Providing as part of development substantial native trees and shrubs including:</p> <ul style="list-style-type: none"> Retention of substantial, established native trees and understorey vegetation. The planting of new native trees. Space for the planting of substantial vegetation. Locating building footings outside of root zones for established and new trees.
7 & 8	Strengthen the rural bush setting and the relationship to the landscape of the Sweetwater Creek environs.	7 & 8	<p>Providing as part of development:</p> <ul style="list-style-type: none"> Native and indigenous coastal trees and understorey, particularly in areas visible from the street. Retention of substantial native trees and indigenous vegetation.
		7	Providing setbacks from both side and rear boundaries to accommodate substantial trees as part of development.
		8	<p>Siting and designing buildings to incorporate space for the planting of substantial vegetation.</p> <p>Locating building footings outside root zones.</p>
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14	Preserve the rhythm of existing dwelling spacing.	4 & 5	Providing setbacks on one side boundary.
		2 & 6	Providing setbacks on both side boundaries and the rear boundary.
		3, 7, 10, 11, 12, 13 & 14	Providing setbacks on both side boundaries and the rear boundary.
		1 & 8	Providing setbacks on all boundaries.
		6	Providing setbacks on both side boundaries and the rear boundary for lots greater than 700sqm.
1, 6, 7, 8, 9, 10, 11, 13 & 14	Ensure adequate spaces are provided for the retention and planting of vegetation.	9	Providing setbacks on at least one side boundary and preferably all side and rear boundaries.
		6, 9, 10, 11 & 14	Minimising building site coverage.
		1, 7, 8 & 13	Minimising building site coverage and areas covered by impervious surfaces.

FRANKSTON PLANNING SCHEME

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
6, 7, 8, 9, 10, 11 & 14	Enhance the residential interface with the creek environment on sites adjacent to Sweetwater Creek.	6, 7, 8, 9, 10, 11 & 14	<p>Where a site adjoins Sweetwater Creek:</p> <ul style="list-style-type: none"> Locating building mass away from the creek. Setting buildings at least 10 metres from the creek reserve boundary or from any slope of 10% or greater. Minimising hard surfaces on sites adjoining the creek. Providing no or low fences on creek boundary. Designing any high fences to be transparent or mesh.
13	Enhance the residential interface with the coast and creek environments on adjoining sites.	13	<p>Where a site adjoins the coast, or Kackeraboite Creek:</p> <ul style="list-style-type: none"> Locating building mass away from the coast or creek. Setting back the second storey component of any building from the ground floor coast or creek elevation a distance of at least the ground floor building height.
7, 10, 11 & 12,	Ensure new buildings do not dominate the streetscape and the wider landscape setting.	7, 8, 10, 11 & 12	Articulating the form and elevation of buildings.
		12	Locating buildings away from ridgelines.
2, 3 & 14	Ensure buildings do not dominate the streetscape.	2, 3 & 14	Articulating the form and elevation of buildings.
12	Provide for reasonable sharing of views to the ocean or coast.	12	Siting buildings to respond to existing view corridors to the ocean or coast from nearby properties.
12 & 13	Encourage innovative architecture that respects the coastal settings.	12, 13	<p>Incorporating as part of development:</p> <ul style="list-style-type: none"> Building elements and details that contribute to a lightness of structure including balconies, verandas, light transparent balustrading and gable ends. Timber or other non-masonry sheeting or cladding materials.
		12	Incorporating as part of development subdued colours on external finishes.
		13	Incorporating as part of development rendering, bagging or painted masonry surfaces.
13	Maintain the openness of the streetscape.	13	Providing open style front fences other than along highly trafficked roads.

FRANKSTON PLANNING SCHEME

Langwarrin

LANGWARRIN			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1, 2, 3, 4 & 6	Strengthen the garden settings and encourage the retention and planting of indigenous vegetation.	1, 2, 3 & 4	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Retention of large, established trees. The planting of new native and indigenous trees, particularly on larger sites. Adequate space for tree planting.
		6	Providing as part of development: <ul style="list-style-type: none"> Substantial trees and shrubs. Retention of large, established trees and understorey. The planting of new native trees. Space for the planting of substantial vegetation. Locating building footings outside root zones.
5	Strengthen the garden settings.	5	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Retention of large, established trees. The planting of new native trees, particularly on larger sites. Adequate space for tree planting.
1, 2, 3, 4 & 5	Maintain the openness of the streetscape.	1, 2, 3, 4 & 5	Providing low open style front fences.
6	Preserve the existing rhythm of dwelling spacing.	6	Providing set backs from all boundaries to create a semi rural setting with space for generous landscaping.
1, 2, 4 & 6	Encourage building elements that respects the creekside or any wetland environment and do not dominate the landscape.	1, 2, 4 & 6	Where a site adjoins Boggy Creek or a wetland: <ul style="list-style-type: none"> Locating building mass away from the creek or wetland. Setting back the second storey component of any building from the ground floor creek or wetland elevation a distance of at least the ground floor building height.
2, 5 & 6	Minimise site disturbance and impact of buildings on the landscape.	2, 5 & 6	Utilizing the existing contours of the site or step down the site as part of development.
1, 2, 3, 4 & 5	Preserve the rhythm of existing dwelling spacing.	1, 2 & 3	Providing setbacks on at least one side boundary and preferably both.
		4 & 5	Providing setbacks on both side boundaries.
1, 2, 3, 4, 5 & 6	Ensure buildings do not dominate the streetscape.	1, 2, 3, 4 & 5	Articulating the form and elevation of buildings.

FRANKSTON PLANNING SCHEME

LANGWARRIN			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
		6	Providing muted colours and tones on external finishes.
6	Enhance the continuous flow of vegetation across the landscape.	6	Providing no fencing or post and wire style fencing, other than along heavily trafficked roads.
3	Encourage building elements that respects the creekside or any wetland environment and do not dominate the landscape.	3	Where a site adjoins Boggy Creek, Little Boggy Creek or a wetland: <ul style="list-style-type: none"> ▪ Locating building mass away from the creek or wetland. ▪ Setting back the second storey component of any building from the ground floor creek or wetland elevation a distance of at least the ground floor building height.

Langwarrin South

LANGWARRIN SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1	Strengthen the native vegetation dominated streetscapes.	1	Providing as part of development: <ul style="list-style-type: none"> ▪ Landscaping that includes substantial trees and vegetation. ▪ Retention of large, established trees and understorey. ▪ The planting of new native trees. ▪ Siting and designing buildings to incorporate space for the planting of substantial vegetation. ▪ Locating building footings outside of root zones.
1	Minimise site disturbance and impact of the building on the landscape.	1	Utilizing existing contours of the site or step down the site.
1	Preserve the existing rhythm of dwelling spacing.	1	Providing set backs from all boundaries to create a semi rural setting with space for generous landscaping.
1	Ensure buildings do not dominate the streetscape and wider landscape setting.	1	Providing muted colours and tones on external finishes.
1	Enhance the continuous flow of vegetation across the landscape.	1	Providing no fencing or post and wire style fencing other than along heavily trafficked roads.
1	Encourage building elements that respects any wetland environment and do not dominate the landscape.	1	Where a site adjoins a wetland: <ul style="list-style-type: none"> ▪ Locating building mass away from the wetland. ▪ Setting back the second storey component of any building from the ground floor wetland elevation a

FRANKSTON PLANNING SCHEME

LANGWARRIN SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
			distance of at least the ground floor building height.

Seaford

SEAFORD			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
4, 5 & 7	Strengthen the coastal garden settings.	4, 5 & 7	<ul style="list-style-type: none"> Retaining existing coastal native and indigenous trees and understorey. Locating footings outside root zones. Providing coastal vegetation species, including trees, with an emphasis on indigenous species as part of development.
		4	The use of timber or other non-masonry sheeting or cladding materials in streets where weatherboard predominates.
4, 5 & 7	Encourage building elements that respects the creekside environment and do not dominate the landscape.	4	Where a site adjoins Kananook Creek: <ul style="list-style-type: none"> Locating building mass away from the creek. Setting back the second storey component of any building from the ground floor creek elevation a distance of at least the ground floor building height.
		7	Where a site adjoins Kananook Creek: <ul style="list-style-type: none"> Locating building mass away from the creek. Setting back the second and third storey component of any building from the creek elevation a distance of at least the height of the floor below. Minimising hard surfaces on sites adjoining the creek environment. Providing no or low fences on creek boundary. Designing any high fences to be transparent or mesh. Retaining creekside vegetation. Providing for revegetation.
		5	Where a site adjoins Kananook Creek or the Seaford Wetlands: <ul style="list-style-type: none"> Locating building mass away from the creek or wetlands. Setting back the second storey component of any building from the ground floor creek or wetland elevation

FRANKSTON PLANNING SCHEME

SEAFORD			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
			a distance of at least the ground floor building height.
1, 3, 6, 8 & 9	Strengthen the garden settings.	1	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Retention of existing native trees. The planting of indigenous trees and shrubs.
		3 & 6	Providing low maintenance plants, with an emphasis on indigenous species as part of development.
		6	Retaining large, established native trees as part of development.
		8 & 9	Providing low maintenance vegetation species as part of development.
2	Strengthen the garden settings and backdrop of canopy trees.	2	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Areas for the planting of trees and other substantial vegetation. Retention of large, established trees. Setbacks from a side or rear boundary a sufficient distance to accommodate at least one large tree, and more trees on larger sites.
1, 2, 3, 4, 7, 8 & 9,	Ensure buildings do not dominate the streetscape.	1 & 2	Providing low pitched roof forms.
		4	Providing skillion, flat, single pitch or low pitched roof forms.
		3, 4, 7, 8 & 9	Articulating the form and elevations of buildings.
5 & 6	Ensure that buildings do not dominate the streetscape and wider landscape setting.	5 & 6	For buildings adjoining the Wetlands minimising visual impact when viewed from the wetlands reserve through the use of massing, forms, muted colours and materials.
		5	Providing low pitched roof forms.
6	Encourage building elements that respect the wetland environment and do not dominate the landscape.		Where a site adjoins the Seaford Wetlands: <ul style="list-style-type: none"> Locating building mass away from the wetlands. Setting back the second storey component of any building from the ground floor wetland elevation a distance of at least the ground floor building height.
1, 2, 3, 4, 5, 6, 7, 8 & 9	Preserve the openness of the streetscape.	1, 3, 4, 5 & 6	Providing no or low, open style front fences, other than on heavily trafficked roads.
		2 & 9	Providing low or open style front fences other than on heavily trafficked roads.

FRANKSTON PLANNING SCHEME

SEAFORD			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
		7	Providing open style front fences, other than along heavily trafficked roads, or using vegetation as a screening device.
		8	Providing no front fences, other than on heavily trafficked roads.
5 & 7	Encourage innovative architecture that respects and compliments the coastal settings and vegetation.	5 & 7	Incorporating timber or other non-masonry sheeting or cladding materials.
		7	Providing as part of development: <ul style="list-style-type: none"> Subdued colours on external finishes. Building elements and details that contribute to a lightness of structure including balconies, verandas, light transparent balustrading and gable ends.
7	Minimise the impact of buildings over two storeys on the streetscape.	7	Recessing parts of buildings over two (2) storeys: <ul style="list-style-type: none"> From the facade of lower levels. At least three (3) metres from the front facade.
1, 2, 3, 4, 5, 6, 7, 8 & 9	Preserve the rhythm of existing dwelling spacing.	1, 3, 4, 5 & 6	Providing setbacks that allow for tree planting.
		8 & 9	Providing setbacks on at least one boundary.
		2	Providing setbacks on at least one side boundary and preferably both.
		7	Providing setbacks on both side boundaries.
7	Preserve sharing of views to the ocean, creek or coast.	7	Sitting buildings to respond to view corridors to the ocean, creek or coast from nearby properties and public areas.

Skye

SKYE			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1 & 2	Strengthen the garden settings.	1 & 2	Providing low maintenance vegetation species as part of development.
1 & 2	Preserve the rhythm of existing dwelling spacing.	1 & 2	Providing setbacks on at least one side boundary.
1 & 2	Ensure that buildings do not dominate the streetscape.	1 & 2	Articulating the form and elevations of buildings.
1 & 2	Preserve the openness of the streetscape.	1 & 2	Providing no front fences, other than on heavily trafficked roads.

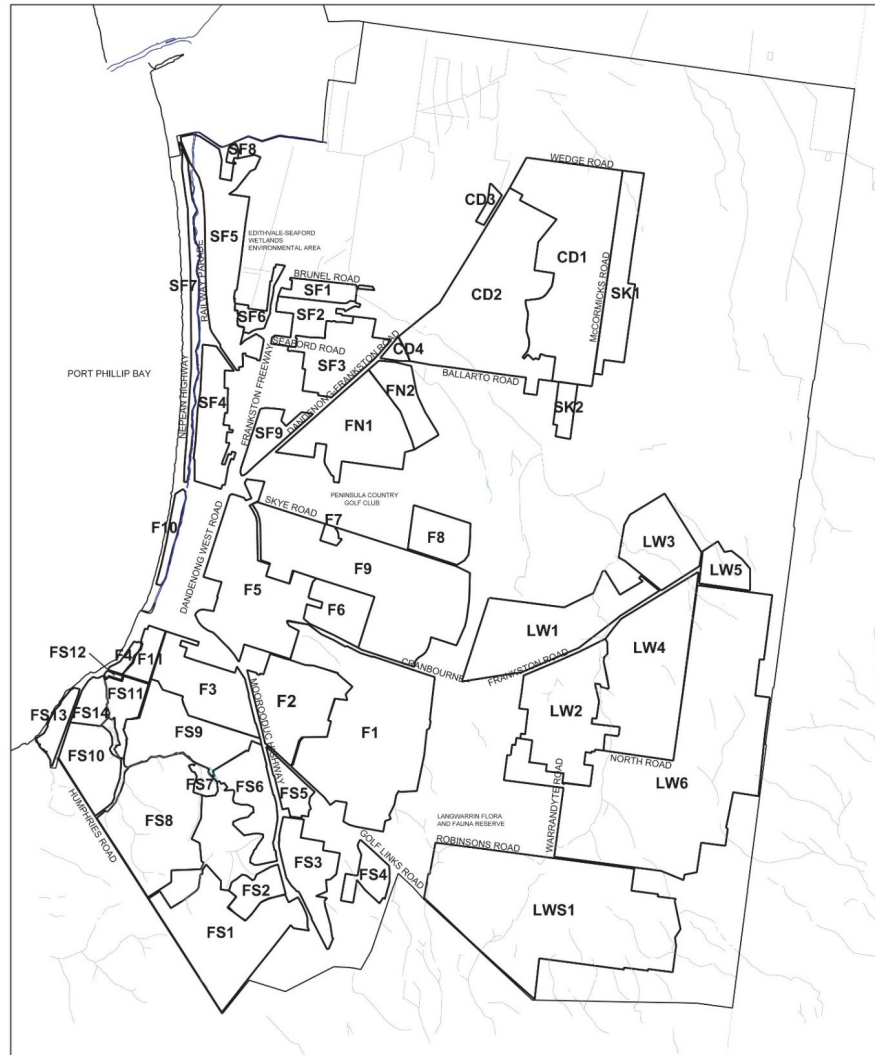
FRANKSTON PLANNING SCHEME

Policy documents

Consider as relevant:

- *Frankston City Neighbourhood Character Study, including all Neighbourhood Character Precinct brochures (Planisphere and John Curtis Pty Ltd, 2002)*

Frankston City Council – Neighbourhood Character Precincts – Map 1



FRANKSTON PLANNING SCHEME

15.01-6S

31/07/2018
VC148

Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO4.

SIGNIFICANT TREES AND AREAS OF VEGETATION

1.0

01/11/2012
C63

Statement of environmental significance

Frankston City contains many individual trees, groups of trees and areas of vegetation with special significance. Native and exotic trees and other vegetation contribute to diversity of significant trees because of landscape, habitat, horticultural or genetic value, are rare or of localised distribution, are outstanding examples of their species or are of cultural or historical significance.

2.0

08/05/2008
C44

Environmental objective to be achieved

To protect and enhance trees and areas of vegetation that have been identified as being significant and which are shown in the Table to this schedule.

3.0

04/05/2017
C113

Permit requirement

A permit is not required:

- To construct a building or carry out works outside the Tree Protection Zone of any significant tree specified in the table to this schedule.
- The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk, except where:
 - the measured radius is less than 2 metres, in which case the radius must be 2 metres; or
 - the measured radius is greater than 15 metres, in which case the radius must be 15 metres.
- For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4m above the point where it meets natural ground level.
- To remove, destroy, prune or lop any significant tree or area of vegetation which is also included in the Victorian Heritage Register.
- To remove, destroy, prune or lop any vegetation which is not listed in the Table to this schedule.
- To prune any significant tree or area of vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where pruning is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree of any significant tree listed in the table to this schedule for:
 - maintaining access to existing roads, driveways and footpaths;
 - clearing within two metres of an existing permanent structure;
 - maintaining of an existing specialised pruning method such as hedging, espalier or topiary;
 - reducing overhang to neighbouring properties.
- To remove dead and broken limbs.
- For the application of fertiliser at the manufacturer's recommended dosage and intervals.
- For the treatment of pests and diseases associated with the significant tree and in accordance with the manufacturer's recommended application.
- The inspection of and treatment for termites associated with the significant tree including drilling to the minimal amount necessary.
- Watering using portable or existing fixed irrigation systems.

FRANKSTON PLANNING SCHEME

- The removal of structures and surfacing such as paving if the soil surface level and root system are not disturbed.
- For any works in accordance with a Significant Tree Management Plan prepared and endorsed within the past ten years.

Before deciding on an application to remove, destroy, prune or lop any specified tree or area of vegetation, the responsible authority may require the applicant to provide a report prepared by a qualified arborist, ecologist, or botanist on the reason and need for the proposed work, options for alternative treatments and any remedial or restorative action proposed.

*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.*

4.0

23/05/2019
C133fran

Application requirements

None specified.

5.0

Proposed C165fran

Decision guidelines

Before deciding on an application under this overlay, the responsible authority must consider:

- The impact of any proposal on the environmental, habitat, botanical, scientific, landscape, historical or cultural significance of any specified trees or areas of vegetation.
- The impact of the proposal on the health, appearance and stability of the tree or area of vegetation.
- Any report that identifies, describes, or deals with specified trees or areas of vegetation, including the *Frankston City Council Significant Trees Register - Tree Assessment Sheets* (June 2011) and the *National Trust (Victoria) significant tree register*.
- Any relevant report from a qualified arborist, ecologist, or botanist.
- Whether alternatives to vegetation removal, including the redesign or relocation of buildings and works, have been considered.
- The benefits of requiring a long-term maintenance program for specified trees or areas of vegetation and especially those subject to continuing works.
- Where relevant, the need for remedial or restorative works for vegetation.
- The desirability of requiring fencing and management of a Tree Protection Zone as described in *Tree Protection Guidelines for Construction Sites* (September 2005).
- Where building or works are proposed in a Tree Protection Zone, the need to undertake an assessment, prepare a management plan and provide supervision as described in *Tree Protection Guidelines for Construction Sites* (September 2005).
- The guidelines and principles of AS4970-2009 – Protection of Trees and Development Sites.

Background documents

Frankston City Council Significant Trees Register - Tree Assessment Sheets (June 2011)

Table to Schedule 4

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
6 Abram Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
7 Abram Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
25 Access Way, Carrum Downs	219	<i>Eucalyptus camaldulensis</i>	25 Access Way	2ESO
28 Access Way, Carrum Downs	218	<i>Eucalyptus camaldulensis</i>	28 Access Way	2ESO
30 Access Way, Carrum Downs	218	<i>Eucalyptus camaldulensis</i>	28 Access Way	2ESO
32 Access Way, Carrum Downs	227	<i>Eucalyptus camaldulensis</i>	32 Access Way	2ESO
10 Ajana Lane, Frankston South	32 33	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	24 Chetwyn Court 10 Ajana Lane	7ESO
2 Ambleside Close, Frankston South	264	<i>Cupressus leylandii</i>	2 Ambleside Close	7ESO
5 Angala Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
6 Angala Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
2 Armagh Road, Frankston South	31 (15) 267	<i>Cupressus sempervirens</i> <i>Cupressus sempervirens</i>	2 Armagh Road 179 Overport Road	7ESO
44 Austin Road, Seaford	142	<i>Eucalyptus camaldulensis</i>	44 Austin Road	1 ESO
46 Austin Road, Seaford	142	<i>Eucalyptus camaldulensis</i>	44 Austin Road	1ESO
28 Baden Powell Drive, Frankston South	16	<i>Brachychiton populneus</i>	28 Baden Powell Drive	7 ESO
9 Bainbridge Avenue, Seaford	95 96	<i>Eucalyptus camaldulensis</i>	9 Bainbridge Avenue	4ESO
1/11 Bainbridge Avenue, Seaford	95 96	<i>Eucalyptus camaldulensis</i>	9 Bainbridge Avenue	4 ESO
3/11 Bainbridge Avenue, Seaford	95	<i>Eucalyptus camaldulensis</i>	9 Bainbridge Avenue	4ESO
225 Ballarto Road, Carrum Downs	205	<i>Eucalyptus pryoriana</i>	225 Ballarto Road	5ESO
7 Bangalay Avenue, Frankston South	53	<i>Angophora costata</i>	9 Bangalay Avenue	7ESO
9 Bangalay Avenue, Frankston South	53	<i>Angophora costata</i>	9 Bangalay Avenue	7ESO
25 Bangalay Avenue, Frankston South	54	<i>Erythrina indica</i>	25 Bangalay Avenue	7ESO
5 Banjo Boulevard, Carrum Downs	214	<i>Cupressus macrocarpa</i>	205 McCormicks Road	3ESO
7 Banjo Boulevard, Carrum Downs	214	<i>Cupressus macrocarpa</i>	205 McCormicks Road	3ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1 Barriedale Grove, Frankston South	80	<i>Corymbia citriodora</i>	1 Barriedale Grove	7ESO
	81	<i>Corymbia citriodora</i>	1 Barriedale Grove	
	82	<i>Corymbia citriodora</i>	1 Barriedale Grove	
3 Barriedale Grove, Frankston South	77	<i>Corymbia citriodora</i>	3 Barriedale Grove	7ESO
	78	<i>Corymbia citriodora</i>	1 Barriedale Grove	
	79	<i>Corymbia citriodora</i>	1 Barriedale Grove	
	80	<i>Corymbia citriodora</i>	1 Barriedale Grove	
9 Barriedale Grove, Frankston South	240 (35)	<i>Cupressuss spp.</i>	9 Barriedale Grove	7ESO
51 Bayview Road, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
53 Bayview Road, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
11 Beaumont Crescent, Frankston	232	<i>Phoenix canariensis</i>	11 Beaumont Crescent	5ESO
	233	<i>Phoenix canariensis</i>	11 Beaumont Crescent	
Common Property 2D & E Bembridge Ave, Frankston South	278	<i>Eucalyptus cineria</i>	4 Bembridge Avenue	7ESO
2C, D & E Bembridge Avenue, Frankston South	278	<i>Eucalyptus cineria</i>	4 Bembridge Avenue	7ESO
3 Bembridge Avenue, Frankston South	305	<i>Quercus robur</i>	2 The Grove	7ESO
4 Bembridge Avenue, Frankston South	278	<i>Eucalyptus cineria</i>	4 Bembridge Avenue	7ESO
2/5 Bembridge Avenue, Frankston South	305	<i>Quercus robur</i>	2 The Grove	7ESO
8 Bembridge Avenue, Frankston South	26	<i>Corymbia ficifolia</i> <i>Fraxinus excelsior</i> 'Aurea'	8 Bembridge Avenue	7ESO
	27		8 Bembridge Avenue	
10 Bembridge Avenue, Frankston South	26	<i>Corymbia ficifolia</i>	8 Bembridge Avenue	7ESO
40 Blaxland Avenue, Frankston South	72	<i>Sequoiadendron giganteum</i>	42 Blaxland Avenue	7ESO
42 Blaxland Avenue, Frankston South	72	<i>Sequoiadendron giganteum</i>	42 Blaxland Avenue	7ESO
33 Bognor Avenue, Seaford	180	<i>Banksia integrifolia</i>	85 Railway Parade	1ESO
6 Braemar Street, Seaford	129	<i>Phoenix canariensis</i>	6 Braemar Street	4ESO
8 Braemar Street, Seaford	129	<i>Phoenix canariensis</i>	6 Braemar Street	4ESO
34 Bruarong Crescent, Frankston South	22	<i>Quercus robur</i>	36 Bruarong Crescent	7ESO
36 Bruarong Crescent, Frankston South	22	<i>Quercus robur</i>	36 Bruarong Crescent	7ESO
1 Brumbys Road, Carrum Downs	215	<i>Eucalyptus camaldulensis</i>	3 Brumbys Road	3ESO
3 Brumbys Road, Carrum Downs	215	<i>Eucalyptus camaldulensis</i>	3 Brumbys Road	3ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1A Bundara Court, Frankston	85	<i>Ulmus procera</i>	3 Bundara Court	4ESO
3 Bundara Court, Frankston	85	<i>Ulmus procera</i>	3 Bundara Court	4ESO
1, 2, 3 & 4/9 Bundara Court, Frankston	84	<i>Cupressus sempervirens</i>	11 Bundara Court	4ESO
11 Bundara Court, Frankston	84	<i>Cupressus sempervirens</i>	11 Bundara Court	4ESO
26 Carramar Drive, Frankston	230	<i>Quercus robur</i>	3 Milford Crescent	5ESO
39 Carramar Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
41 Carramar Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
15 Carrington Avenue, Seaford	132	<i>Eucalyptus saligna</i>	15 Carrington Avenue	2ESO
17 Carrington Avenue, Seaford	132	<i>Eucalyptus saligna</i>	15 Carrington Avenue	2ESO
9 Cecil Street, Frankston	58	<i>Quercus robur</i>	20 Victoria Parade	4ESO
6 Charlotte Court, Frankston South	74	<i>Protea neriifolia</i>	8 Charlotte Court	7ESO
8 Charlotte Court, Frankston South	74	<i>Protea neriifolia</i>	8 Charlotte Court	7ESO
22 Chetwyn Court, Frankston South	33	<i>Cupressus macrocarpa</i>	10 Ajana Lane	7ESO
24 Chetwyn Court, Frankston South	32 33	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	24 Chetwyn Court 10 Ajana Lane	7ESO
Common Property 17 Claude Street, Seaford	127	<i>Banksia integrifolia</i>	17 Claude Street	4ESO
3, 4 & 5/17 Claude Street, Seaford	127	<i>Banksia integrifolia</i>	17 Claude Street	4ESO
13, 14 & 15/17 Claude Street, Seaford	127	<i>Banksia integrifolia</i>	17 Claude Street	4ESO
38 Claude Street, Seaford	128	<i>Banksia integrifolia</i>	38 Claude Street	4ESO
40 Claude Street, Seaford	128	<i>Banksia integrifolia</i>	38 Claude Street	4ESO
27 Cliff Road, Frankston	310	<i>Melia azederach</i>	27 Cliff Road	4ESO
64 Cliff Road, Frankston	8	<i>Corymbia ficifolia</i>	42 Warringa Road	4ESO
66 Clifton Grove, Carrum Downs	228	<i>Eucalyptus camaldulensis</i>	36 Clifton Grove	2ESO
110R Colemans Road, Carrum Downs	221 222 223 224 225 226	<i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i>	110R Colemans Road 110R Colemans Road 110R Colemans Road 110R Colemans Road 110R Colemans Road 110R Colemans Road	2ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
		<i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i>		
27 Corio Avenue, Frankston	250	<i>Quercus robur</i>	17R Mincha Street	7ESO
6 Cove Lane, Seaford	174 176	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	70-98 Eel Race Road 70-98 Eel Race Road	1ESO
Common Property 124 Cranbourne Road, Frankston	274	<i>Magnolia grandiflora</i>	124 Cranbourne Road	4ESO
2 & 3/124 Cranbourne Road, Frankston	274	<i>Magnolia grandiflora</i>	124 Cranbourne Road	4ESO
223 Cranbourne Road, Frankston	236	<i>Ulmus parvifolia</i>	223 Cranbourne Road	5ESO
225 Cranbourne Road, Frankston	236	<i>Ulmus parvifolia</i>	223 Cranbourne Road	5ESO
260R Cranbourne Road, Frankston	311	<i>Quercus robur</i>	280R Cranbourne Road	5ESO
280R Cranbourne Road, Frankston	306 307 (7) 311	<i>Ceratonia siliqua</i> <i>Olea europaea subsp.</i> <i>Quercus robur</i>	280R Cranbourne Road 280R Cranbourne Road 280R Cranbourne Road	5ESO
2/60 Cranbourne-Frankston Road, Langwarrin	309 (120)	<i>Corymbia citriodora</i>	60 Cranbourne Road	8ESO
3/60 Cranbourne-Frankston Road, Langwarrin	242 243 244	<i>Corymbia citriodora</i> <i>Araucaria bidwillii</i> <i>Araucaria bidwillii</i>	60 Cranbourne-Frankston Road 60 Cranbourne-Frankston Road 60 Cranbourne-Frankston Road	8ESO
140 Cranbourne-Frankston Road, Langwarrin	302 303 304	<i>Phoenix Canariensis</i> <i>Livistonia australis</i> <i>Quercus palustris</i>	140 Cranbourne-Frankston Road 140 Cranbourne-Frankston Road 140 Cranbourne-Frankston Raod	5ESO
Common Property 39 Cranhaven Road, Langwarrin	299	<i>Quercus robur</i>	1 Tweed Court	8ESO
39 Cranhaven Road, Langwarrin	299	<i>Quercus robur</i>	1 Tweed Court	8ESO
39A Cranhaven Road, Langwarrin	299	<i>Quercus robur</i>	1 Tweed Court	8ESO
27 Dandenong Road East, Frankston	92	<i>Phoenix canariensis</i>	27 Dandenong Rd East	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
Common Property 29 Dandenong Road East, Frankston	92	<i>Phoenix canariensis</i>	27 Dandenong Rd East	4ESO
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12/93 Dandenong Road East, Frankston	93	<i>Araucaria heterophylla</i>	97 Dandenong Rd East	4ESO
97 Dandenong Road East, Frankston	93	<i>Araucaria heterophylla</i>	97 Dandenong Rd East	4ESO
40 Davey Street, Frankston	119 (16)	<i>Cupressus macrocarpa</i>	40 Davey Street	4ESO
2, 3, 4, 7 & 8/20-24 Davey Street, Frankston	120 121 122	<i>Ficus macrophylla</i> <i>Araucaria heterophylla</i> <i>Quercus robur</i>	20-24 Davey Street 20-24 Davey Street 20-24 Davey Street	4ESO
30R Davey Street, Frankston	308	<i>Araucaria heterophylla</i>	30R Davey Street	4ESO
38 Dell Road, Frankston	86	<i>Ulmus spp</i>	38 Dell Road	4ESO
3 Duncan Avenue, Seaford	97	<i>Eucalyptus camaldulensis</i>	3 Duncan Avenue	4ESO
5 Duncan Avenue, Seaford	97	<i>Eucalyptus camaldulensis</i>	3 Duncan Avenue	4ESO
27 Dunstan Street, Frankston South	276 277	<i>Corymbia ficifolia</i> <i>Eucalyptus sideroxylon</i>	29 Dunstan Street 29 Dunstan Street	7ESO
29 Dunstan Street, Frankston South	276 277	<i>Corymbia ficifolia</i> <i>Eucalyptus sideroxylon</i>	29 Dunstan Street 29 Dunstan Street	7ESO
52R Eel Race Road, Seaford	161 164 165 166	<i>Banksia integrifolia</i> <i>Cactus species</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	62 Wunalla Road 66 Wunalla Road 12 Seabrook Way 12 Seabrook Way	1ESO
64 Eel Race Road, Seaford	169 170 171 172 173 174	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road	1ESO
70-98 Eel Race Road, Seaford	168 169 170 171 172 173 174 175 176	<i>Angophora costata</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road	1ESO
4 Elsie Avenue, Seaford	279	<i>Banksia integrifolia</i>	4 Elsie Avenue	4ESO
11 Fenton Crescent, Frankston South	289	<i>Cupressus macrocarpa</i>	13 Fenton Crescent	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
13 Fenton Crescent, Frankston South	285 286 287 288 289 290 291	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i> <i>Taxus baccata</i> <i>'Fastigiata'</i> <i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	13 Fenton Crescent 13 Fenton Crescent 13 Fenton Crescent 13 Fenton Crescent 13 Fenton Crescent 13 Fenton Crescent 13 Fenton Crescent	7ESO
56 Finlay Street, Frankston	87	<i>Banksia integrifolia</i>	56 Finlay Street	4ESO
52 Fleetwood Crescent, Frankston South	20	<i>Eucalyptus viminalis</i>	54 Fleetwood Crescent	7ESO
54 Fleetwood Crescent, Frankston South	19-20	<i>Eucalyptus viminalis</i>	54 Fleetwood Crescent	7ESO
56 Fleetwood Crescent, Frankston South	19	<i>Eucalyptus viminalis</i>	54 Fleetwood Crescent	7ESO
28 Foot Street, Frankston	237 238 239	<i>Harpephyllum caffrum</i> <i>Harpephyllum caffrum</i> <i>Harpephyllum caffrum</i>	28 Foot Street 28 Foot Street 28 Foot Street	7ESO
2 Forest Drive, Frankston North	195	<i>Cupressus spp.</i>	2 Forest Drive	5ESO
42 Fortescue Avenue, Seaford	108 109	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	42 Fortescue Avenue 42 Fortescue Avenue	4ESO
76 Fortescue Avenue, Seaford	110	<i>Banksia integrifolia</i>	78 Fortescue Avenue	4ESO
78 Fortescue Avenue, Seaford	110	<i>Banksia integrifolia</i>	78 Fortescue Avenue	4ESO
140 Fortescue Avenue, Seaford	112	<i>Banksia integrifolia</i>	142 Fortescue Avenue	4ESO
1275 Frankston-Dandenong Road, Carrum Downs	209 210 211 212	<i>Pinus pinea</i> <i>Pinus pinea</i> <i>Pinus pinea</i> <i>Pinus pinea</i>	1275 Dandenong Road 1275 Dandenong Road 1275 Dandenong Road 1275 Dandenong Road	2ESO
130 Frankston Gardens Drive, Carrum Downs	312	<i>Eucalyptus camaldulensis (stand)</i>	130 Frankston Gardens Drive	2ESO
1 Fulham Close, Frankston South	70	<i>Eucalyptus botryoides</i>	1 Fulham Close	7ESO
5 Gateway Drive, Carrum Downs	220	<i>Eucalyptus camaldulensis</i>	110 Colemans Road	2ESO
7 Gateway Drive, Carrum Downs	220	<i>Eucalyptus camaldulensis</i>	110 Colemans Road	2ESO
4 Geoffrey Court, Frankston	257	<i>Ulmus spp</i>	4 Geoffrey Court	4ESO
Common Property 2 George Street, Frankston	4 5 6	<i>Phoenix canariensis</i> <i>Phoenix canariensis</i> <i>Phoenix canariensis</i>	2 George Street 2 George Street 2 George Street	4ESO
1/2 George Street, Frankston	4	<i>Phoenix canariensis</i>	2 George Street	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
	5	<i>Phoenix canariensis</i>	2 George Street	
1/4 George Street, Frankston	6	<i>Phoenix canariensis</i>	2 George Street	4ESO
123 Golf Links Road, Frankston	301	<i>Eucalyptus regnans</i>	79-121 Golf Links Road	8ESO
140 Golf Links Road, Frankston South	292 293 294 295 296 297 298	<i>Quercus robur</i> <i>Quercus robur</i> <i>Quercus canariensis</i> <i>Quercus robur</i> <i>Eucalyptus globulus</i> <i>Tilia cordata</i> <i>Magnolia grandiflora</i>	140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road	8ESO
79-121 Golf Links Road, Frankston	301	<i>Eucalyptus regnans</i>	79-121 Golf Links Road	8ESO
Common Property 66A Gould Street, Frankston	124	<i>Cupressus macrocarpa</i>	68-70 Gould Street	4ESO
3/66A Gould Street, Frankston	124	<i>Cupressus macrocarpa</i>	68-70 Gould Street	4ESO
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12/68-70 Gould Street, Frankston	124	<i>Cupressus macrocarpa</i>	68-70 Gould Street	4ESO
4 Grange Road, Frankston South	269	<i>Eucalyptus leucoxylon</i>	6 Grange Road	7ESO
6 Grange Road, Frankston South	268 269	<i>Fraxinus spp</i> <i>Eucalyptus leucoxylon</i>	6 Grange Road 6 Grange Road	7 ESO
22 Grange Road, Frankston South	24	<i>Magnolia grandiflora</i>	24 Grange Road	7ESO
24 Grange Road, Frankston South	23 24	<i>Ulmus procera</i> <i>Magnolia grandiflora</i>	24A Grange Road 24 Grange Road	7ESO
24A Grange Road, Frankston South	23	<i>Ulmus procera</i>	24A Grange Road	7ESO
30 Grange Road, Frankston South	21	<i>Ulmus glaba 'Lutescens'</i>	30 Grange Road	7ESO
32 Gretana Crescent, Frankston	229	<i>Corymbia citriodora</i>	34 Gretana Crescent	5ESO
34 Gretana Crescent, Frankston	229	<i>Corymbia citriodora</i>	34 Gretana Crescent	5ESO
26 Gweno Avenue, Frankston	7	<i>Brachychiton populneus</i>	Common Property at 28 Gweno Avenue	4ESO
Common Property at 28 Gweno Avenue, Frankston	7	<i>Brachychiton populneus</i>	Common Property at 28 Gweno Avenue	4ESO
2 Hannah Street, Seaford	126	<i>Schinus molle</i>	4 Hannah Street	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1/2 Hannah Street, Seaford	126	<i>Schinus molle</i>	4 Hannah Street	4ESO
5/4 Hannah Street, Seaford	126	<i>Schinus molle</i>	4 Hannah Street	4ESO
11 Harcourt Avenue, Frankston South	13	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	7ESO
	14	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	
	15	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	
13 Harcourt Avenue, Frankston South	13	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	7ESO
	15	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	
1 Harry Court, Frankston South	73	<i>Angophora floribunda</i>	1 Harry Court	7ESO
3 Helen Street, Frankston	310	<i>Melia azederach</i>	27 Cliff Road	4ESO
1 Helvetia Court, Frankston	63	<i>Corymbia maculata</i>	3 Helvetia Court	7ESO
3 Helvetia Court, Frankston	63	<i>Corymbia maculata</i>	3 Helvetia Court	7ESO
43 Helvetia Court, Frankston	64	<i>Fraxinus raywoodii</i>	45 Helvetia Court	7ESO
45 Helvetia Court, Frankston	64	<i>Fraxinus raywoodii</i>	45 Helvetia Court	7ESO
3N High Street, Frankston	251	<i>Phoenix canariensis</i>	Bay Street South	4ESO
	252	<i>Phoenix canariensis</i>	Bay Street South	
28 High Street, Frankston	118	<i>Ulmus x hollandica</i>	30 High Street	4ESO
30 High Street, Frankston	118	<i>Ulmus x hollandica</i>	30 High Street	4ESO
32 High Street, Frankston	118	<i>Ulmus x hollandica</i>	30 High Street	4ESO
20 Hillcrest Road, Frankston	254	<i>Arbutus unedo</i>	20 Hillcrest Road	8ESO
32 Hodgins Crescent, Frankston North	202	<i>Salix babylonica</i>	32 Hodgins Crescent	5ESO
7 Holroyd Street, Seaford	130	<i>Photinia robusta</i>	7 Holroyd Street	5ESO
24 Homestead Road, Langwarrin	255	<i>Schinus molle</i>	24 Homestead Road	6ESO
12 Honeysuckle Street, Frankston North	203	<i>Eucalyptus pryoriana</i>	12 Honeysuckle Street	5ESO
14 Honeysuckle Street, Frankston North	203	<i>Eucalyptus pryoriana</i>	12 Honeysuckle Street	5ESO
1/1 Industry Boulevard, Carrum Downs	216	<i>Eucalyptus camaldulensis</i>	1R Industry Boulevard, Carrum Downs	2ESO
1R Industry Boulevard, Carrum Downs	216	<i>Eucalyptus camaldulensis</i>	1R Industry Boulevard, Carrum Downs	2ESO
8 Ireland Street, Seaford	156	<i>Banksia integrifolia</i>	10 Ireland Street	1ESO
10 Ireland Street, Seaford	156	<i>Banksia integrifolia</i>	10 Ireland Street	1ESO
22 Ithaca Road, Frankston South	17	<i>Cedrus atlantica</i>	24 Ithaca Road	7ESO
24 Ithaca Road, Frankston South	17	<i>Cedrus atlantica</i>	24 Ithaca Road	7ESO
8 James Street, Seaford	146	<i>Livistonia australis</i>	8 James Street	1ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
4 Japonica Grove, Frankston South	40	<i>Melia azederach</i>	4 Japonica Grove	7ESO
6 Japonica Grove, Frankston South	40	<i>Melia azederach</i>	4 Japonica Grove	7ESO
17 Jasper Terrace, Frankston South	38	<i>Schinus molle</i>	17 Jasper Terrace	7ESO
Common Property 19 Jasper Terrace, Frankston South	38	<i>Schinus molle</i>	17 Jasper Terrace	7ESO
1/19 Jasper Terrace, Frankston South	38	<i>Schinus molle</i>	17 Jasper Terrace	7ESO
29 Jasper Terrace, Frankston South	37	<i>Jacaranda mimosifolia</i>	29 Jasper Terrace	7ESO
Common Property 32 Jasper Terrace, Frankston	36	<i>Grevillea robusta</i>	34 Jasper Terrace	7ESO
1, 2 & 3/32 Jasper Terrace, Frankston	36	<i>Grevillea robusta</i>	34 Jasper Terrace	7ESO
34 Jasper Terrace, Frankston	35 36	<i>Ulmus glabra</i> ' <i>Lutescens</i> ' <i>Grevillea robusta</i>	34 Jasper Terrace 34 Jasper Terrace	7ESO
36 Jasper Terrace, Frankston	35	<i>Ulmus glabra</i> ' <i>Lutescens</i> '	34 Jasper Terrace	7ESO
7 Johnstone Street, Seaford	139	<i>Eucalyptus camaldulensis</i>	7 Johnstone Street	1ESO
10 Johnstone Street, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
12 Johnstone Street, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
23 Johnstone Street, Seaford	138	<i>Banksia integrifolia</i>	23 Johnstone Street	1ESO
25 Johnstone Street, Seaford	138	<i>Banksia integrifolia</i>	23 Johnstone Street	1ESO
13 Jubilee Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
15 Jubilee Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
12A Kananook Avenue, Seaford	265	<i>Banksia integrifolia</i>	12A Kananook Avenue	4ESO
23 Kananook Avenue, Seaford	107	<i>Banksia integrifolia</i>	23 Kananook Avenue	4ESO
50 Kananook Avenue, Seaford	103 104 105	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	50 Kananook Avenue	4ESO
62 Kananook Avenue, Seaford	101	<i>Banksia integrifolia</i>	64 Kananook Avenue	4ESO
64 Kananook Avenue, Seaford	101	<i>Banksia integrifolia</i>	64 Kananook Avenue	4ESO
69 Kananook Avenue, Seaford	102	<i>Banksia integrifolia</i>	69 Kananook Avenue	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
71 Kananook Avenue, Seaford	102	<i>Banksia integrifolia</i>	69 Kananook Avenue	4ESO
85 Kananook Avenue, Seaford	100	<i>Corymbia ficifolia</i>	85 Kananook Avenue	4ESO
87 Kananook Avenue, Seaford	100	<i>Corymbia ficifolia</i>	85 Kananook Avenue	4ESO
125 Kananook Avenue, Seaford	99	<i>Banksia integrifolia</i>	125 Kananook Avenue	4ESO
127 Kananook Avenue, Seaford	99	<i>Banksia integrifolia</i>	125 Kananook Avenue	4ESO
2/49 Kars Street, Frankston	4	<i>Phoenix canariensis</i>	2 George Street	4ESO
10 Kilmiston Court, Frankston South	83	<i>Eucalyptus baxteri</i>	10 Kilmiston Court	7ESO
12 Kilmiston Court, Frankston South	83	<i>Eucalyptus baxteri</i>	10 Kilmiston Court	7ESO
66 Kirkwood Avenue, Seaford	115	<i>Banksia integrifolia</i>	66 Kirkwood Avenue	4ESO
1/68 Kirkwood Avenue, Seaford	115	<i>Banksia integrifolia</i>	66 Kirkwood Avenue	4ESO
2/68 Kirkwood Avenue, Seaford	115	<i>Banksia integrifolia</i>	66 Kirkwood Avenue	4ESO
3 Koel Court, Carrum Downs	204	<i>Eucalyptus camaldulensis</i>	3 Koel Court	2ESO
20 Lardner Road, Frankston	91	<i>Angophora costata</i>	22 Lardner Road	4ESO
22 Lardner Road, Frankston	91	<i>Angophora costata</i>	22 Lardner Road	4ESO
1/24 Lardner Road, Frankston	91	<i>Angophora costata</i>	22 Lardner Road	4ESO
21 Larool Crescent, Seaford	177	<i>Schinus molle</i>	21 Larool Crescent	1ESO
4 Liddesdale Avenue, Frankston South	11	<i>Quercus palustris</i>	6 Liddesdale Avenue	7ESO
6 Liddesdale Avenue, Frankston South	11	<i>Quercus palustris</i>	6 Liddesdale Avenue	7ESO
10-12 Liddesdale Avenue, Frankston South	12	<i>Quercus robur</i>	12 Liddesdale Avenue	7ESO
14 Liddesdale Avenue, Frankston South	12	<i>Quercus robur</i>	12 Liddesdale Avenue	7ESO
3 Lyons Avenue, Frankston South	43	<i>Cedrus deodara</i>	3 Lyons Avenue	7ESO
9 Lyons Avenue, Frankston South	42	<i>Liriodendron tulipifera</i>	9 Lyons Avenue	7ESO
21 Lyons Avenue, Frankston South	41	<i>Cedrus atlantica</i>	21 Lyons Avenue	7ESO
7 Manchelle Close, Frankston South	29 30	<i>Quercus robur</i> <i>Quercus robur</i>	7 Manchelle Close 7 Manchelle Close	7ESO
2 Margaret Avenue, Seaford	152	<i>Eucalyptus camaldulensis</i>	2B Margaret Avenue	1ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1, 2, 3 & 4/2B Margaret Avenue, Seaford	152	<i>Eucalyptus camaldulensis</i>	2B Margaret Avenue	1ESO
2 Martin Street Seaford	256	<i>Quercus spp</i>	45 M Miles Grove	4ESO
4 Martin Street, Seaford	256	<i>Quercus spp</i>	45 M Miles Grove	4ESO
390 McClelland Drive, Langwarrin	282 283	<i>Eucalyptus radiata</i> <i>Eucalyptus macrorhycha</i>	390 McClelland Drive 390 McClelland Drive	5ESO
38 McComb Boulevard, Frankston South	18	<i>Cedrus atlantica</i>	38 McComb Boulevard	7ESO
205 McCormicks Road, Carrum Downs	214	<i>Cupressus macrocarpa</i>	205 McCormicks Road	3ESO
41 McKenzie Street, Seaford	143	<i>Araucaria cunninghamii</i>	41 McKenzie Street	1ESO
43 McKenzie Street, Seaford	143	<i>Araucaria cunninghamii</i>	41 McKenzie Street	1ESO
43A McKenzie Street, Seaford	143	<i>Araucaria cunninghamii</i>	41 McKenzie Street	1ESO
4 Melva Court, Frankston	90	<i>Schinus molle</i>	4 Melva Court	4ESO
4A Melva Court, Frankston	89 90	<i>Ulmus parvifolia</i> <i>Schinus molle</i>	6 Melva Court 4 Melva Court	4ESO
Common Property 6 Melva Court, Frankston	89	<i>Ulmus parvifolia</i>	6 Melva Court	7ESO
1, 2, 3 & 4/6 Melva Court, Frankston	89	<i>Ulmus parvifolia</i>	6 Melva Court	7ESO
10 Melville Avenue, Frankston	261	<i>Populus spp.</i>	10 Melville Avenue	4ESO
5A Marilyn Way, Frankston South	75	<i>Sequoiadendron giganteum</i>	24 Mountain Avenue	7ESO
45M Miles Grove, Seaford	256	<i>Quercus spp</i>	45 Miles Grove	4ESO
1, 2, 3, 4 & 5/79-83 Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
85 Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
87 Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
93R Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
3 Milford Crescent, Frankston	230	<i>Quercus robur</i>	3 Milford Crescent	5ESO
5 Milford Crescent, Frankston	230	<i>Quercus robur</i>	3 Milford Crescent	5ESO
2A Milne Avenue, Seaford	102	<i>Banksia integrifolia</i>	69 Kananook Avenue	4ESO
17 Mincha Street, Frankston	245 246 247	<i>Quercus robur</i> <i>Quercus robur</i> <i>Quercus robur</i>	17R Mincha Street 17R Mincha Street 17R Mincha Street	7ESO
17R Mincha Street, Frankston	245	<i>Quercus robur</i>	17R Mincha Street	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
	246	<i>Quercus robur</i>	17R Mincha Street	
	247	<i>Quercus robur</i>	17R Mincha Street	
	248	<i>Quercus robur</i>	17R Mincha Street	
	249	<i>Quercus robur</i>	17R Mincha Street	
	250	<i>Quercus robur</i>	17R Mincha Street	
2A Mona Street, Seaford	150	<i>Eucalyptus camaldulensis</i>	42 Park Street	1ESO
5 Mona Street, Seaford	149	<i>Magnolia grandiflora</i>	5 Mona Street	1ESO
62 Moorooduc Road, Frankston South	77	<i>Corymbia citriodora</i>	3 Barriedale Grove	7ESO
	78	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	79	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	80	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	81	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	82	<i>Corymbia citriodora</i>	3 Barriedale Grove	
4 Mountain Avenue, Frankston South	76	<i>Eucalyptus globulus</i>	4 Mountain Avenue	7ESO
24 Mountain Avenue, Frankston South	75	<i>Sequoiadendron giganteum</i>	24 Mountain Avenue	7ESO
18 Nareen Court, Frankston South	67	<i>Cedrus atlantica</i>	18 Nareen Court	7ESO
72 Nepean Highway, Seaford	184	<i>Banksia integrifolia</i>	72 Nepean Highway	1ESO
73 Nepean Highway, Seaford	184	<i>Banksia integrifolia</i>	72 Nepean Highway	1ESO
205 Nepean Highway, Seaford	185	<i>Cupressus macrocarpa</i>	206 Nepean Highway	4ESO
	189	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	190	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	191	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	192	<i>Ulmus x hollandica</i>	206 Nepean Highway	
206 Nepean Highway, Seaford	185	<i>Cupressus macrocarpa</i>	206 Nepean Highway	4ESO
	186	<i>Cupressus macrocarpa</i>	206 Nepean Highway	
	189	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	190	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	191	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	192	<i>Ulmus x hollandica</i>	206 Nepean Highway	
207 Nepean Highway, Seaford	186	<i>Cupressus macrocarpa</i>	206 Nepean Highway	4ESO
	187	<i>Phoenix canariensis</i>	207 Nepean Highway	
	188	<i>Phoenix canariensis</i>	207 Nepean Highway	
208 Nepean Highway, Seaford	187	<i>Cupressus macrocarpa</i>	207 Nepean Highway	4ESO
220 Nepean Highway, Seaford	193	<i>Phoenix canariensis</i>	220 Nepean Highway	4ESO
246 Nepean Highway, Seaford	116	<i>Metrosideros excelsus</i>	246 Nepean Highway	4ESO
247 Nepean Highway, Seaford	116	<i>Metrosideros excelsus</i>	246 Nepean Highway	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
290 Nepean Highway, Seaford	117	<i>Arbutus unedo</i>	290 Nepean Highway	4ESO
1 & 2/291 Nepean Highway, Seaford	117	<i>Arbutus unedo</i>	290 Nepean Highway	4ESO
288-289 Nepean Highway, Seaford	274	<i>Magnolia grandiflora</i>	288-289 Nepean Highway	4ESO
416-422 Nepean Highway, Frankston	271	<i>Araucaria heterophylla</i>	416-422 Nepean Highway	4ESO
4 Netherall Street, Seaford	155	<i>Banksia integrifolia</i>	6 Netherall Street	1ESO
6 Netherall Street, Seaford	155	<i>Banksia integrifolia</i>	6 Netherall Street	1ESO
2/12 Neville Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
14 Neville Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
20 Newton Avenue, Langwarrin South	241 275 (11)	<i>Cupressus sempervirens</i> <i>Cupressus macrocarpa</i>	20 Newton Avenue 20 Newton Avenue	8ESO
1 Oakfield Court, Frankston South	66	<i>Betula pendula</i>	1 Oakfield Court	7ESO
3 Oakfield Court, Frankston South	66	<i>Betula pendula</i>	1 Oakfield Court	7ESO
11 Oakfield Court, Frankston South	65	<i>Koelreuteria paniculata</i>	11 Oakfield Court	7ESO
13 Oakfield Court, Frankston South	65	<i>Koelreuteria paniculata</i>	11 Oakfield Court	7ESO
21 O'Grady Avenue, Frankston	94	<i>Populus x canadensis</i>	23 O'Grady Avenue	4ESO
23 O'Grady Avenue, Frankston	94	<i>Populus x canadensis</i>	23 O'Grady Avenue	4ESO
85 O'Gradys Road, Carrum Downs	206 207	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	85 O'Gradys Road	2ESO
89 O'Gradys Road, Carrum Downs	206 207	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	85 O'Gradys Road	2ESO
106 O'Gradys Road, Carrum Downs	208	<i>Eucalyptus tricarpa</i>	17 Mudlark Court	2ESO
108 O'Gradys Road, Carrum Downs	208	<i>Eucalyptus tricarpa</i>	17 Mudlark Court	2ESO
10 Overport Road, Frankston South	56	<i>Angophora costata</i>	12 Overport Road	7ESO
12 Overport Road, Frankston South	56	<i>Angophora costata</i>	12 Overport Road	7ESO
12A Overport Road, Frankston South	56	<i>Angophora costata</i>	12 Overport Road	7ESO
Common Property 79- 85B Overport Road, Frankston South	55 (10)	<i>Cupressus macrocarpa</i>	85 Overport Road	7ESO
97 Overport Road, Frankston South	52 (21)	<i>Cupressus leylandii</i>	97 Overport Road	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
99 Overport Road, Frankston South	52 (11)	<i>Cupressus leylandii</i>	97 Overport Road	7ESO
106 Overport Road, Frankston South	49 50 51	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	106 Overport Road 106 Overport Road 106 Overport Road	7ESO
131 Overport Road, Frankston South	28	<i>Cedrus atlantica</i>	131 Overport Road	7ESO
179 Overport Road, Frankston South	31 (2) 267	<i>Cupressus sempervirens</i> <i>Cupressus sempervirens</i>	2 Armagh Road 179 Overport Road	7ESO
Common Property 1-3 Overton Road, Seaford	273	<i>Eucalyptus pryoriana</i>	1 Overton Road	4ESO
12 Oxford Street, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
14 Oxford Street, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
3 Park Street, Seaford	144	<i>Eucalyptus camaldulensis</i>	3A Park Street	1ESO
3A Park Street, Seaford	144	<i>Eucalyptus camaldulensis</i>	3A Park Street	1ESO
9 Park Street, Seaford	145	<i>Eucalyptus camaldulensis</i>	11 Park Street	1ESO
11 Park Street, Seaford	145	<i>Eucalyptus camaldulensis</i>	11 Park Street	1ESO
31 Park Street, Seaford	148	<i>Eucalyptus camaldulensis</i>	31 Park Street	1ESO
33 Park Street, Seaford	148	<i>Eucalyptus camaldulensis</i>	31 Park Street	1ESO
42 Park Street, Seaford	150 151	<i>Eucalyptus camaldulensis</i> <i>Ulmus x hollandica</i>	42 Park Street 42 Park Street	1ESO
44 Park Street, Seaford	150 151	<i>Eucalyptus camaldulensis</i> <i>Ulmus x hollandica</i>	42 Park Street 42 Park Street	1ESO
6 Pine Street, Frankston North	198	<i>Banksia integrifolia</i>	6 Pine Street	4ESO
8 Pine Street, Frankston North	198	<i>Banksia integrifolia</i>	6 Pine Street	4ESO
20 Pine Street, Frankston North	199	<i>Liquidambar styraciflua</i>	22 Pine Street	4ESO
22 Pine Street, Frankston North	199	<i>Liquidambar styraciflua</i>	22 Pine Street	4ESO
19 Plantation Avenue, Frankston North	196	<i>Banksia integrifolia</i>	19 Plantation Avenue	5ESO
1, 2, 3, 4, & 5/2 Plowman Place, Frankston	123	<i>Banksia integrifolia</i>	2 Plowman Place	4ESO
2 Poplar Street, Frankston North	201	<i>Banksia integrifolia</i>	2 Poplar Street	5ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
28 Quarrior Drive, Carrum Downs	204	<i>Eucalyptus camaldulensis</i>	3 Koel Court	2ESO
260-280 Quarry Road, Langwarrin	262	<i>Quercus suber</i>	260-280 Quarry Road	5ESO
84 Railway Parade, Seaford	178	<i>Banksia integrifolia</i>	85 Railway Parade	1ESO
85 Railway Parade, Seaford	178 180	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	85 Railway Parade 85 Railway Parade	1ESO
4-5 Railway Parade, Seaford	136	<i>Eucalyptus camaldulensis</i>	4 Railway Parade	1ESO
86-96 Robinsons Road, Frankston South	281 (11)	<i>Corymbia maculata</i>	86-96 Robinsons Road	8ESO
66 Rosemary Crescent, Frankston North	200	<i>Eucalyptus sideroxylon</i>	68 Rosemary Crescent	5ESO
68 Rosemary Crescent, Frankston North	200	<i>Eucalyptus sideroxylon</i>	68 Rosemary Crescent	5ESO
70 Rosemary Crescent, Frankston North	200	<i>Eucalyptus sideroxylon</i>	68 Rosemary Crescent	5ESO
134 Rosslyn Avenue, Seaford	113	<i>Banksia integrifolia</i>	136 Rosslyn Avenue	4ESO
136 Rosslyn Avenue, Seaford	113 114	<i>Banksia integrifolia</i>	136 Rosslyn Avenue	4ESO
9 Rylett Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
35 Sanders Road, Frankston South	73	<i>Angophora floribunda</i>	1 Harry Court	7ESO
11 Scott Street, Seaford	140 141	<i>Eucalyptus botryoides</i>	13 Scott Street	1ESO
13 Scott Street, Seaford	140 141	<i>Eucalyptus botryoides</i>	13 Scott Street	1ESO
10 Seabrook Way, Seaford	165	<i>Banksia integrifolia</i>	12 Seabrook Way	1ESO
12 Seabrook Way, Seaford	165 166	<i>Banksia integrifolia</i>	12 Seabrook Way	1ESO
61 Summit Road, Frankston	34	<i>Erythrina indica</i>	63 Summit Road	7ESO
63 Summit Road, Frankston	34	<i>Erythrina indica</i>	63 Summit Road	7ESO
21 Sycamore Road, Frankston South	68 69	<i>Jacaranda mimosifolia</i> <i>Jacaranda mimosifolia</i>	23 Sycamore Road 23 Sycamore Road	7ESO
23 Sycamore Road, Frankston South	68 69	<i>Jacaranda mimosifolia</i> <i>Jacaranda mimosifolia</i>	23 Sycamore Road 23 Sycamore Road	7ESO
87 Sycamore Road, Frankston South	71	<i>Eucalyptus saligna</i>	87 Sycamore Road	7ESO
1 Tara Drive, Frankston	39	<i>Cedrus deodara</i>	1 Tara Drive	7ESO
3 Tara Drive, Frankston	39	<i>Cedrus deodara</i>	1 Tara Drive	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
22 Thames Street, Frankston South	263	<i>Ulmus glabra</i> 'Camperdownii'	22 Thames Street	7ESO
4 The Close, Frankston South	48	<i>Erythrina indica</i>	4 The Close	7ESO
6 The Close, Frankston South	45	<i>Quercus palustris</i>	6 The Close	7ESO
8 The Close, Frankston South	45	<i>Quercus palustris</i>	6 The Close	7ESO
11 The Close, Frankston South	46	<i>Corymbia maculata</i>	11 The Close	7ESO
13 The Close, Frankston South	46	<i>Corymbia maculata</i>	11 The Close	7ESO
22 The Close, Frankston South	47	<i>Brachychiton populneus</i>	24 The Close	7ESO
24 The Close, Frankston South	47	<i>Brachychiton populneus</i>	24 The Close	7ESO
12 The Crest, Frankston South	44	<i>Quercus robur</i>	12 The Crest	7ESO
1 & 2/1 The Grove, Frankston South	269	<i>Eucalyptus leucoxylon</i>	6 Grange Road	7ESO
2 The Grove, Frankston South	305	<i>Quercus robur</i>	2 The Grove	7ESO
4 Trentham Way, Langwarrin	280	<i>Phoenix canariensis</i>	4 Trentham Way	8ESO
1 Tweed Court, Langwarrin	300	<i>Quercus robur</i>	1 Tweed Court	8ESO
Common Property 17 Verner Avenue, Frankston	248 249	<i>Quercus robur</i> <i>Quercus robur</i>	17R Mincha Street 17R Mincha Street	7ESO
17A Verner Avenue, Frankston	248	<i>Quercus robur</i>	17R Mincha Street	7ESO
17 Victoria Parade, Frankston	57	<i>Metrosideros excelsus</i>	17 Victoria Parade	4ESO
19 Victoria Parade, Frankston	57	<i>Metrosideros excelsus</i>	17 Victoria Parade	4ESO
20 Victoria Parade, Frankston	58 59	<i>Quercus robur</i> <i>Quercus palustris</i>	20 Victoria Parade 20 Victoria Parade	4ESO
36A Violet Street, Frankston South	258	<i>Quercus robur</i>	38E Violet Street	4ESO
38E Violet Street, Frankston South	258	<i>Quercus robur</i>	38E Violet Street	4ESO
44 Violet Street, Frankston South	10	<i>Erythrina indica</i>	44 Violet Street	4ESO
27 Warrain Street, Frankston	62	<i>Eucalyptus viminalis</i>	Common Property 29-31 Warrain Street	7ESO
Common Property 29-31 Warrain Street, Frankston	62	<i>Eucalyptus viminalis</i>	Common Property 29-31 Warrain Street	7ESO
5/29-31 Warrain Street, Frankston	62	<i>Eucalyptus viminalis</i>	Common Property 29-31 Warrain Street	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
4 Warringa Road, Frankston	9	<i>Metasequoia glyptostroboides</i>	4 Warringa Road	4ESO
10 Warringa Road, Frankston	284	<i>Metasequoia glyptostroboides</i>	10 Warringa Road	4ESO
12 Warringa Road, Frankston	284	<i>Metasequoia glyptostroboides</i>	10 Warringa Road	4ESO
42 Warringa Road, Frankston	8	<i>Corymbia ficifolia</i>	42 Warringa Road	4ESO
51 Warringa Road, Frankston South	10	<i>Erythrina indica</i>	44 Violet Street	4ESO
58 Washington Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
60 Washington Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
1 Weatherston Road, Seaford	135 137	<i>Eucalyptus camaldulensis</i>	1 Weatherston Road	1ESO
3 Weatherston Road, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
5 Weatherston Road, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
48 Wells Road, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
6 Williams Street, Frankston	2	<i>Ulmus spp</i>	6 Williams Street	4ESO
1 & 2/64 Williams Street, Frankston	1	<i>Arbutus unedo</i>	66 Williams Street	4ESO
66 Williams Street, Frankston	1	<i>Arbutus unedo</i>	66 Williams Street	4ESO
1/68 Williams Street, Frankston	1	<i>Arbutus unedo</i>	66 Williams Street	4ESO
5 & 6/6-12 Williams Street, Frankston	2	<i>Ulmus spp</i>	6 Williams Street	4ESO
10 Wise Avenue, Seaford	256	<i>Quercus spp</i>	45 Miles Grove	4ESO
1, 2, 3, 4 & 5/12-14 Wise Avenue, Seaford	256	<i>Quercus spp</i>	45 Miles Grove	4ESO
13-15 Wunalla Road, Seaford	157 158	<i>Banksia integrifolia</i>	17 Wunalla Road	1ESO
17 Wunalla Road, Seaford	157 158	<i>Banksia integrifolia</i>	17 Wunalla Road	1ESO
29 Wunalla Road, Seaford	160	<i>Brachychiton acerifolius</i>	29 Wunalla Road	1ESO
36 Wunalla Road, Seaford	159	<i>Banksia integrifolia</i>	36 Wunalla Road	1ESO
60 Wunalla Road, Seaford	161 163	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	62 Wunalla Road 62 Wunalla Road	1ESO
62 Wunalla Road, Seaford	161 162 163	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	62 Wunalla Road	1ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
64 Wunalla Road, Seaford	164	<i>Cactus species</i>	66 Wunalla Road	1ESO
66 Wunalla Road, Seaford	164	<i>Cactus species</i>	66 Wunalla Road	1ESO
14 Wynnstay Road, Seaford	153	<i>Livistonia australis</i>	14 Wynnstay Road	1ESO
16 Wynnstay Road, Seaford	153	<i>Livistonia australis</i>	14 Wynnstay Road	1ESO

Notes to Table:

- The Tree Number is the specific number for a given tree or group of trees as identified in the *Frankston City - Significant Tree Register - Tree Assessment Sheets* (June 2011). The number of trees in a group is indicated in parentheses ().
- Affected properties are sorted by house number then street name.

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1**.

LANGWARRIN HINTERLAND

1.0

04/05/2017
C113

Statement of nature and key elements of landscape

A generally enclosed landscape with undulating topography and a mosaic of pasture, remnant bushland and planted vegetation.

The remnant bushland makes a significant contribution to the landscape character of the area and is of botanical and habitat significance. It provides an extensive native canopy and understory that is an important biological connectivity network between the Langwarrin Flora and Fauna Reserve and other habitat patches.

State biodiversity and native vegetation provisions place emphasis on protecting higher value biodiversity which is significant or important on the national and state level. Much of the remnant native vegetation is of local and regional significance. Locally and regionally significant vegetation makes an important contribution to the biological diversity of the municipality and as such is important to protect, maintain and enhance.

2.0

23/05/2019
C133fran

Landscape character objectives to be achieved

- To conserve and enhance the area's trees and native vegetation for its intrinsic, habitat and landscape values.
- To protect national, state, regional and locally significant vegetation and biodiversity within the municipality.
- To protect and enhance bio links across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.
- To ensure that development and management of land demonstrates the 'avoidance hierarchy':
 - To avoid adverse impacts, particularly through vegetation clearance.
 - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management.
 - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.

3.0

Proposed C165fran

Permit requirement

Buildings and works

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

- The buildings and works are being constructed by or on behalf of Parks Victoria as a public land manager.
- The buildings and works are outside the Tree Protection Zone of substantial trees. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk except where:
 - The measured radius is less than 2 metres, in which case the radius must be 2 metres; or
 - The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

FRANKSTON PLANNING SCHEME

- For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.
- A substantial tree is defined as vegetation (native or exotic including dead trees and palms) that have a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.
- To construct a building or carry out works more than 5 metres from native vegetation other than trees.

Vegetation removal

A permit is required to remove, destroy, prune or lop substantial trees and native vegetation except where:

- The vegetation is an environmental weed as specified in Table 1 to this schedule
- Undertaken by or on behalf of Parks Victoria as a public land manager.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.
- The vegetation is within a building envelope, fire protection buffer, or is required to be removed for the construction of roads, property access and services shown on an endorsed plan required by section 1.0 of schedule 6, to the Development Plan Overlay.

Note:

Pruning is defined as removing branches or roots 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.

4.0

Proposed C165fran

Application requirements

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

- An arboricultural report prepared by a suitably qualified and experienced arborist, assessing any substantial tree with a Tree Protection Zone within the works footprint.
- A site plan (drawn to scale) including but not limited to:
 - The location of buildings and works including but not limited to driveways, batters, trenches and underground services and effluent disposal systems.
 - Dimensions of any existing or proposed building envelope.
 - The location, type and extent of indigenous vegetation on site.
 - Accurate and detailed existing and proposed site levels.
 - Cross sections to illustrate the extent of cut and fill.
 - Details of retaining walls including height, materials and if required drainage.

An application to remove, destroy or lop vegetation must be accompanied by the following information as appropriate.

- An arborist report for any trees to be removed.
- An assessment of the visual impact of the removal of vegetation on adjoining properties and from roads and other public places.
- A flora and fauna assessment that includes:
 - An inventory of flora and fauna species present on the site.
 - Mapping of native vegetation and scattered trees present on site.

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- A habitat hectare assessment of vegetation quality.
- A habitat assessment for threatened fauna.
- An assessment of the ecological values present on site and the likely impact of the proposed development on those values with particular attention given to the impact of the proposed development on flora and fauna species and communities listed under the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999* and *Victorian Flora and Fauna Guarantee Act 1988*, Advisory Lists of rare or threatened plants and fauna in Victoria, and local and regional significant flora and fauna.
- An assessment of the contribution the proposed vegetation removal would have on cumulative losses and / or strategic directions for biodiversity protection within Frankston City Council.
- Any proposed on-site replacement planting.
- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees and native vegetation on the site.

5.0

04/05/2017
C113

Decision guidelines

Before deciding an application to construct a building; construct or carry out works; or remove, destroy or lop any vegetation the responsible authority must consider:

- Demonstration of the avoidance hierarchy.
- The impact of the proposal on bio links across the landscape.
- The impact of the proposal on the visual landscape or biological values of the area.
- Whether the natural resources of the area are to be adequately protected and their sustainability and long term conservation ensured.
- Whether appropriate management practices are proposed including the control of environmental weeds and pest animals, prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with indigenous plant species.
- The impact of development on soil stability and on water quality, particularly in the Western Port catchment.
- The impact on the rural surrounds and outlook of Mulberry Hill.
- Replacement planting to address the loss of vegetation having regard to the local and regional conservation significance of the vegetation.
- Whether offsets can be provided on-site.
- Whether the removal of vegetation including for defensible space has been avoided or minimised having regard to the bushfire risk and other available siting options.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

Table 1 Major environmental weed species

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

Species	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia elata</i>	Cedar Wattle

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Acacia floribunda</i>	White Sallow Wattle
	<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+	<i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
	<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
	<i>Asparagus asparagoides</i>	Bridal Creeper
	<i>Asparagus scandens</i>	Asparagus fern
C	<i>Calycotoma spinosa</i>	Spiny Broom
	<i>Buddleia dysophyllus</i>	Buddleia
C	<i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C	<i>Cirsium vulgare</i>	Spear Thistle
	<i>Coprosma repens</i>	Mirror-bush
	<i>Coprosma robusta</i>	Large Coprosma
	<i>Cortaderia jubata/selloana</i>	Pampas Grass
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn
	<i>Crocosmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea ssp. Africana</i>	African Olive
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagittatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana</i> cv. 'Bulbillifera'	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO2.

CARRUM DOWNS, SANDHURST AND SKYE HINTERLAND

1.0

04/05/2017
C113

Statement of nature and key elements of landscape

An open landscape containing scattered, mature River Red Gum trees, many of which pre-date European settlement. The River Red Gums give the area a distinctive, attractive landscape quality and they are also of botanical, habitat and, in some cases, aboriginal cultural significance.

Native trees make a significant contribution to the landscape, botanical and habitat character of the area.

2.0

23/05/2019
C133fran

Landscape character objectives to be achieved

- To conserve and enhance the remnant strands of River Red Gums (*E. camaldulensis*) and associated native trees and indigenous understory vegetation for their intrinsic, habitat and landscape values.
- To ensure that development and management of land demonstrates the 'avoidance hierarchy':
 - To avoid adverse impacts, particularly through vegetation clearance.
 - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management.
 - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.

3.0

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Proposed C165fran

Permit requirements

Buildings and Works

A permit is not required:

- To construct a building or carry out works outside the Tree Protection Zone of substantial Australian native trees. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk except where:
 - The measured radius is less than 2 metres in which case the radius must be 2 metres; or
 - The measured radius is 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation (native or exotic including dead trees and palms) that has a trunk circumference greater than 0.50 metres at 1.40 metres above the point where it meets natural ground level.

- To construct a building or carry out works more than 5 metres from remnant indigenous understory vegetation.
- To prune or lop limbs less than one-third ($1/3^{\text{rd}}$) of the crown of the tree.

Vegetation Removal

A permit is required to remove, destroy, prune or lop Australian native trees and remnant indigenous understory vegetation, except where:

- The vegetation is an environmental weed as specified in Table 1 to this schedule.

Note:

FRANKSTON PLANNING SCHEME

Pruning is defined as removing branches or roots 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.

4.0

Proposed C165fran

Application requirements

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

- An arboricultural report prepared by a suitably qualified and experienced arborist, assessing any tree with a Tree Protection Zone within the works footprint.
- A site plan (drawn to scale) including but not limited to:
 - Dimensions of any proposed or existing building envelope.
 - The location of buildings and works including but not limited to driveways, batters, trenches and underground services and effluent disposal systems.
 - The location, type and extent of Australian native trees and remnant indigenous understory vegetation on site.
 - Accurate and detailed existing and proposed site levels.
 - Cross sections to illustrate the extent of cut and fill.
 - Details of retaining walls including height, materials and if required drainage.

An application to remove, destroy or lop Australian native trees or remnant indigenous understory vegetation must be accompanied by the following information as appropriate:

- An arborists report for any trees to be removed.
- An assessment of the visual impact of the removal of any Australian native trees on adjoining properties and from roads and other public places.
- A flora and fauna assessment that includes as a minimum:
 - An inventory of flora and fauna species present on site.
 - Mapping of Australian native trees present on site.
 - A habitat hectare assessment of tree quality.
 - A habitat assessment for threatened species.
 - The heritage significance of remnant River Red Gums.
 - An assessment of the ecological values present on site and the likely impact of the proposed development on those values with particular attention given to the impact of the proposed development on flora and fauna species and communities listed under the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999* and *Victorian Flora & Fauna Guarantee Act 1988*, Advisory List of rare or threatened plants and fauna in Victoria, and local and regional significant flora and fauna.
 - An assessment of the contribution the proposed Australian native tree removal would have on cumulative losses and / or strategic directions for biodiversity protection within Frankston City Council.

Whether offsets can be provided on-site.

FRANKSTON PLANNING SCHEME

5.0

04/05/2017
C113

Decision guidelines

Before deciding an application to construct a building; construct or carry out works; or remove, destroy or lop Australian native trees or remnant indigenous understory vegetation, the responsible authority must consider:

- Demonstration of the avoidance hierarchy.
- The impact of the proposal on the visual landscape or biological values of the area.
- The reasons for removing any Australian native trees or remnant indigenous understory vegetation and the practicality of any alternative options which do not require removal of vegetation.
- Whether the natural resources of the area are to be adequately protected and their sustainability and long term conservation ensured.
- Whether appropriate management practices are proposed including the control of environmental weeds and pest animals, prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with indigenous plant species.
- Indigenous replacement planting to address the loss of vegetation having regard to the conservation significance of the vegetation.
- Whether offsets can be provided on-site.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

Table 1 Major environmental weed species

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

	Species	Common name
	<i>Acacia baileyana</i>	Cootamundra Wattle
	<i>Acacia elata</i>	Cedar Wattle
	<i>Acacia floribunda</i>	White Sallow Wattle
	<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+	<i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
	<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
	<i>Asparagus asparagoides</i>	Bridal Creeper
	<i>Asparagus scandens</i>	Asparagus fern
C	<i>Calycotoma spinosa</i>	Spiny Broom
	<i>Buddleia dysophyllus</i>	Buddleia
C	<i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C	<i>Cirsium vulgare</i>	Spear Thistle
	<i>Coprosma repens</i>	Mirror-bush
	<i>Coprosma robusta</i>	Large Coprosma
	<i>Cortaderia jubata/selloana</i>	Pampas Grass

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn
	<i>Crocosmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea ssp. Africana</i>	African Olive

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagittatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana</i> cv. 'Bulbillifera'	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO3.

FRANKSTON SOUTH

1.0

04/05/2017
C113

Statement of nature and key elements of landscape

At Frankston South there is a mixture of remnant indigenous vegetation and mature native and exotic trees and shrubs which make a significant contribution to the landscape quality and character of this low density residential area. This land is the highest in the municipality and is quite prominent when viewed from the north of Frankston, Port Phillip Bay and the Moorooduc Plain.

2.0

23/05/2019
C133fran

Landscape character objectives to be achieved

To maintain the well vegetated landscape character of Frankston South.

3.0

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Proposed C165fran

Permit requirement

Buildings and Works

A permit is not required:

- To construct a building or construct or carry out works outside the Tree Protection Zone of any substantial tree. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk except where:
 - The measured radius is less than 2 metres, in which case the radius must be 2 metres; or
 - The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation (native or exotic including dead trees and palms) that has a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.

Vegetation Removal

A permit is required to remove, destroy prune or lop any substantial tree except where:

- The substantial tree is an environmental weed as specified in Table 1 to this schedule.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.

Note: Pruning is defined as removing branches or occasionally roots 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.

4.0

23/05/2019
C133fran

Application requirements

None specified.

5.0

23/05/2019
C133fran

Decision guidelines

Before deciding an application to remove, destroy or lop substantial trees the responsible authority must consider:

- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.

FRANKSTON PLANNING SCHEME

- Whether the removal of substantial trees including for defensible space has been avoided or minimised having regard to the bushfire risk and other available siting options.
- The impact of the proposal on the visual landscape or biological values of the area.
- The extent, location and species to be used in any proposed replanting, with preference given to indigenous plants and within the appropriate Ecological Vegetation Class when appropriate.
- The impact of development on soil stability.
- Whether alternative siting, design or screening is appropriate to reduce the visual impact of development.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

Table 1: Major environmental weed species

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

	Species	Common name
	<i>Acacia baileyana</i>	Cootamundra Wattle
	<i>Acacia elata</i>	Cedar Wattle
	<i>Acacia floribunda</i>	White Sallow Wattle
	<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+	<i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
	<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
	<i>Asparagus asparagoides</i>	Bridal Creeper
	<i>Asparagus scandens</i>	Asparagus fern
C	<i>Calycotoma spinosa</i>	Spiny Broom
	<i>Buddleia dysophyllus</i>	Buddleia
C	<i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C	<i>Cirsium vulgare</i>	Spear Thistle
	<i>Coprosma repens</i>	Mirror-bush
	<i>Coprosma robusta</i>	Large Coprosma
	<i>Cortaderia jubata/selloana</i>	Pampas Grass
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn
	<i>Crocosmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea ssp. Africana</i>	African Olive
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagittatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana</i> cv. 'Bulbillifera'	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

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

FRANKSTON SOUTH - SWEETWATER CREEK ENVIRONS

1.0

23/05/2019
C133fran

Statement of nature and key elements of landscape

The Frankston City Neighbourhood Character Study identifies the importance of vegetation and the relationship between the buildings and the landscape to the character of the area around the Sweetwater Creek. The Municipal Planning Strategy and the Neighbourhood Character Study recognise the importance of the Creek as a landscape and environmental feature of the Frankston South area. The areas covered by this overlay have a character that is partly derived from the density of native trees and other vegetation. The preferred neighbourhood character of these areas is identified as being related to the setting of residential development within these trees. It is intended that in typical streetscapes substantial native trees will dominate the skyline and be common in gardens and roadside reservations. The use of native vegetation, and where possible vegetation indigenous to the creek environs, is encouraged in order to complement and enhance the visual and environmental qualities of the area.

2.0

23/05/2019
C133fran

Landscape character objectives to be achieved

- To retain and encourage the planting and retention of trees in keeping with the preferred neighbourhood character of the Frankston South area.
- To enhance the visual and environmental qualities of the Sweetwater Creek environs.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain and any existing vegetation.
- To ensure that the health of existing trees is not jeopardised by new development.

3.0

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Proposed C165fran

Permit requirement

Buildings and Works

A permit is required to construct a front fence.

A permit is not required:

- To construct a building or construct or carry out works outside the Tree Protection Zone of any substantial tree. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk 12 times the diameter of the trunk except where:
 - The measured radius is less than 5 metres, in which case the radius must be 5 metres; or
 - The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation (native or exotic including dead trees and palms) that has a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.

Vegetation removal

A permit is required to remove, destroy, prune or lop any substantial tree except where:

- The substantial tree is an environmental weed as specified in Table 1 to this schedule.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.

FRANKSTON PLANNING SCHEME

*Note: Pruning is defined as removing branches or roots 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.*

4.0

23/05/2019
C133fran

Application requirements

None specified.

5.0

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Proposed C165fran

Decision guidelines

Before deciding on an application to remove, destroy or lop substantial trees, the responsible authority must consider, as appropriate:

- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.
- Whether the style and height of any front fence is consistent with existing fences, where fences are commonly provided in the street.
- The need for additional landscaping and screen planting to maintain the existing and preferred landscape qualities identified in the Neighbourhood Character Study.
- The extent to which the proposal maintains the vegetation dominated streetscapes and vistas, including views across or from valleys.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

Table 1: Major environmental weed species

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

Species	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+ <i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
<i>Asparagus asparagoides</i>	Bridal Creeper
<i>Asparagus scandens</i>	Asparagus fern
C <i>Calycotoma spinosa</i>	Spiny Broom
<i>Buddleia dysophyllus</i>	Buddleia
C <i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C <i>Cirsium vulgare</i>	Spear Thistle
<i>Coprosma repens</i>	Mirror-bush
<i>Coprosma robusta</i>	Large Coprosma

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Cortaderia jubata/selloana</i>	Pampas Grass
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn
	<i>Crocasmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Olea europaea ssp. Africana</i>	African Olive
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagittatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana cv. 'Bulbillifera'</i>	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 5 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO5.

FORMER G.K. TUCKER BROTHERHOOD OF ST. LAURENCE SETTLEMENT

1.0

30/05/2024
C152fran

Statement of nature and key elements of landscape

The site commonly known as the G.K. Tucker Brotherhood of St. Laurence Settlement contains a mixture of remnant indigenous vegetation and mature exotic trees and shrubs which make a significant contribution to the landscape quality and character of this area.

Areas of remnant indigenous vegetation have been identified on the site, this vegetation has environmental significance including providing habitat for indigenous fauna.

This land was established as low cost housing in the early 20th century by Gerard Kennedy Tucker founder of the Brotherhood of St. Lawrence. Trees that were planted as part of this development remain on the site today. These planted trees provide links to the former use of the site and as such are of historical landscape significance.

2.0

30/05/2024
C152fran

Landscape character objectives to be achieved

- To protect vegetation in the area with intrinsic landscape and historical or environmental values.
- To conserve and enhance remnant indigenous vegetation in the area.
- To ensure that development responds to and maintains the landscape quality of the GK Tucker Brotherhood of St. Laurence Settlement.

3.0

19/10/2017
C100

Permit requirement

A permit is required:

- To remove, destroy or lop vegetation that is listed in Table 1 to this schedule.
- For buildings and works within the tree protection zone of any tree that is listed in Table 1 to this schedule.

A permit is not required:

- For buildings and works outside the tree protection zone of any tree listed in Table 1 to this schedule.
- To prune or lop limbs less than 75mm in diameter and not more than a total of 10% of the canopy of any significant tree listed in the table to this schedule for:
 - maintaining access to existing roads, driveways and footpaths;
 - clearing within two metres of an existing permanent structure;
 - maintaining of an existing specialised pruning method such as hedging, espalier or topiary;
 - reducing overhang to neighbouring properties.
- To remove dead and broken limbs.

All pruning works must be carried out in accordance with Australian Standard AS4373-2009 Pruning of Amenity Trees.

Before deciding on an application to remove, destroy, prune or lop any specified tree or area of vegetation, the responsible authority may require the applicant to provide a report prepared by a qualified arborist, ecologist, or botanist on the reason and need for the proposed work, options for alternative treatments and any remedial or restorative action proposed.

FRANKSTON PLANNING SCHEME

4.0

23/05/2019
C133fran

Application requirements

None specified.

5.0

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Proposed C165fran

Decision guidelines

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

- Whether the proposal has minimised any negative impacts on the valued landscape of the area.
- The reasons for removing any vegetation and the practicality of any alternative options which do not require removal of native vegetation in accordance with the Native Vegetation Framework.

Table 1 to Schedule 5

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
91 William Road, Carrum Downs	36	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.27	Zone Map 2
27 Wattlewoods Place, Carrum Downs (Common Property)	80	<i>Corymbia maculata</i>	6.00	Zone Map 2
27 Wattlewoods Place, Carrum Downs (Common Property)	82	<i>Angophora costata</i>	7.20	Zone Map 2
27 Wattlewoods Place, Carrum Downs (Common Property)	83	<i>Angophora costata</i>	6.00	Zone Map 2
25 Wattlewoods Place, Carrum Downs	85	<i>Angophora costata</i>	6.00	Zone Map 2
61R William Road, Carrum Downs	121	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	122	<i>Eucalyptus camaldulensis</i>	7.02	Zone Map 2
61R William Road, Carrum Downs	123	<i>Eucalyptus camaldulensis</i>	7.21	Zone Map 2
61R William Road, Carrum Downs	124	<i>Eucalyptus camaldulensis</i>	1.44	Zone Map 2
61R William Road, Carrum Downs	125	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	126	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	127	<i>Eucalyptus camaldulensis</i>	1.44	Zone Map 2
61R William Road, Carrum Downs	128	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	129	<i>Eucalyptus camaldulensis</i>	5.40	Zone Map 2
61R William Road, Carrum Downs	130	<i>Eucalyptus camaldulensis</i>	2.16	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
61R William Road, Carrum Downs	131	<i>Eucalyptus camaldulensis</i>	4.80	Zone Map 2
61R William Road, Carrum Downs	132	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.80	Zone Map 2
61R William Road, Carrum Downs	133	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	134	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
61R William Road, Carrum Downs	135	<i>Eucalyptus viminalis subsp. pryoriana</i>	2.04	Zone Map 2
61R William Road, Carrum Downs	136	<i>Eucalyptus ovata</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	137	<i>Eucalyptus camaldulensis</i>	9.35	Zone Map 2
61R William Road, Carrum Downs	138	<i>Eucalyptus camuldulensis</i>	2.40	Zone Map 2
61R William Road, Carrum Downs	139	<i>Eucalyptus camuldulensis</i>	6.00	Zone Map 2
61R William Road, Carrum Downs	140	<i>Eucalyptus camuldulensis</i>	7.02	Zone Map 2
61R William Road, Carrum Downs	141	<i>Eucalyptus camuldulensis</i>	9.54	Zone Map 2
61R William Road, Carrum Downs	142	<i>Eucalyptus camuldulensis</i>	4.80	Zone Map 2
61R William Road, Carrum Downs	143	<i>Eucalyptus camuldulensis</i>	6.00	Zone Map 2
61R William Road, Carrum Downs	144	<i>Eucalyptus camuldulensis</i>	8.78	Zone Map 2
61R William Road, Carrum Downs	145	<i>Eucalyptus camuldulensis</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	146	<i>Eucalyptus camuldulensis</i>	5.40	Zone Map 2
61R William Road, Carrum Downs	147	<i>Eucalyptus camuldulensis</i>	7.56	Zone Map 2
61R William Road, Carrum Downs	148	<i>Eucalyptus camuldulensis</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	149	<i>Eucalyptus</i>	4.80	Zone Map 2
61R William Road, Carrum Downs	150	<i>Eucalyptus camuldulensis</i>	2.16	Zone Map 2
61R William Road, Carrum Downs	152	<i>Eucalyptus camuldulensis</i>	5.34	Zone Map 2
61R William Road, Carrum Downs	153	<i>Eucalyptus camuldulensis</i>	7.82	Zone Map 2
61R William Road, Carrum Downs	154	<i>Eucalyptus viminalis subsp. pryoriana</i>	7.34	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
61R William Road, Carrum Downs	155	<i>Eucalyptus camaldulensis</i>	2.64	Zone Map 2
61R William Road, Carrum Downs	161	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	163	<i>Eucalyptus ovata</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	167	<i>Eucalyptus camaldulensis</i>	4.20	Zone Map 2
61R William Road, Carrum Downs	169	<i>Eucalyptus camaldulensis</i>	0.84	Zone Map 2
48 Wattlewoods Place, Carrum Downs (Road Reserve)	188	<i>Corymbia maculata</i>	6.00	Zone Map 2
61R William Road, Carrum Downs	190	<i>Eucalyptus ovata</i>	6.68	Zone Map 2
61R William Road, Carrum Downs	191	<i>Eucalyptus ovata</i>	1.80	Zone Map 2
61R William Road, Carrum Downs	192	<i>Eucalyptus ovata</i>	8.28	Zone Map 2
61R William Road, Carrum Downs	193	<i>Eucalyptus ovata</i>	8.98	Zone Map 2
61R William Road, Carrum Downs	196	<i>Eucalyptus ovata</i>	7.82	Zone Map 2
61R William Road, Carrum Downs	198	<i>Acmena smithii</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	200	<i>Eucalyptus</i>	2.64	Zone Map 2
11 Coles Parkway, Carrum Downs	202	<i>Liquidamber styraciflua</i>	1.20	Zone Map 2
61R William Road, Carrum Downs	203	<i>Callistemon</i>	1.80	Zone Map 2
61R William Road, Carrum Downs	205	<i>Sequoiadendron giganteum</i>	3.60	Zone Map 2
13 Coles Parkway, Carrum Downs	206	<i>Photinia glabra</i> 'Rubens'	2.76	Zone Map 2
61R William Road, Carrum Downs	219	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
61R William Road, Carrum Downs	220	<i>Eucalyptus ovata</i>	0.84	Zone Map 2
61R William Road, Carrum Downs	221	<i>Eucalyptus ovata</i>	1.32	Zone Map 2
61R William Road, Carrum Downs	222	<i>Eucalyptus ovata</i>	0.84	Zone Map 2
61R William Road, Carrum Downs	223	<i>Eucalyptus ovata</i>	0.84	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
61R William Road, Carrum Downs	224	<i>Eucalyptus ovata</i>	0.96	Zone Map 2
61R William Road, Carrum Downs	225	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
61R William Road, Carrum Downs	227	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	7.37	Zone Map 2
61R William Road, Carrum Downs	228	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	229	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	230	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	5.40	Zone Map 2
61R William Road, Carrum Downs	231	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	232	<i>Eucalyptus ovata</i>	2.40	Zone Map 2
61R William Road, Carrum Downs	233	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	234	<i>Allocasuarina cunninghamiana</i>	6.00	Zone Map 2
61R William Road, Carrum Downs	235	<i>Eucalyptus ovata</i>	1.44	Zone Map 2
61R William Road, Carrum Downs	236	<i>Eucalyptus ovata</i>	2.40	Zone Map 2
61R William Road, Carrum Downs	237	<i>Eucalyptus ovata</i>	3.24	Zone Map 2
61R William Road, Carrum Downs	243	<i>Acacia melanoxylon</i>	1.80	Zone Map 2
61R William Road, Carrum Downs	244	<i>Eucalyptus ovata</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	245	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
61R William Road, Carrum Downs	247	<i>Eucalyptus ovata</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	248	<i>Eucalyptus ovata</i>	3.84	Zone Map 2
61R William Road, Carrum Downs	249	<i>Eucalyptus ovata</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	250	<i>Eucalyptus ovata</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	251	<i>Eucalyptus ovata</i>	2.40	Zone Map 2
61R William Road, Carrum Downs	252	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	6.49	Zone Map 2
61R William Road, Carrum Downs	253	<i>Eucalyptus ovata</i>	3.60	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
61R William Road, Carrum Downs	254	<i>Eucalyptus ovata</i>	5.40	Zone Map 2
61R William Road, Carrum Downs	255	<i>Eucalyptus ovata</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	256	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.80	Zone Map 2
61R William Road, Carrum Downs	258	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	259	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.20	Zone Map 2
61R William Road, Carrum Downs	260	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	261	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.20	Zone Map 2
61R William Road, Carrum Downs	263	<i>Exocarpos cupressiformis</i>	0.72	Zone Map 2
61R William Road, Carrum Downs	264	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	7.60	Zone Map 2
61R William Road, Carrum Downs	265	<i>Eucalyptus ovata</i> Stump	1.20	Zone Map 2
61R William Road, Carrum Downs	266	<i>Eucalyptus viminalis</i> subsp. <i>Pryoriana</i>	2.64	Zone Map 2
61R William Road, Carrum Downs	267	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.20	Zone Map 2
61R William Road, Carrum Downs	268	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.80	Zone Map 2
61R William Road, Carrum Downs	269	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	9.60	Zone Map 2
61R William Road, Carrum Downs	270	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	8.63	Zone Map 2
61R William Road, Carrum Downs	271	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	6.79	Zone Map 2
61R William Road, Carrum Downs	272	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	6.95	Zone Map 2
61R William Road, Carrum Downs	274	<i>Eucalyptus ovata</i>	1.20	Zone Map 2
61R William Road, Carrum Downs	275	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	276	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	277	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	6.02	Zone Map 2
61R William Road, Carrum Downs	279	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	280	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.60	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
61R William Road, Carrum Downs	283	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	6.91	Zone Map 2
61R William Road, Carrum Downs	284	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	6.53	Zone Map 2
61R William Road, Carrum Downs	285	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	286	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	0.96	Zone Map 2
61R William Road, Carrum Downs	288	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	7.79	Zone Map 2
61R William Road, Carrum Downs	290	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	2.40	Zone Map 2
61R William Road, Carrum Downs	291	<i>Eucalyptus camuldulensis</i>	3.60	Zone Map 2
1/65 William Road, Carrum Downs	292	<i>Eucalyptus lehmannii</i>	9.60	Zone Map 2
61R William Road, Carrum Downs	293	<i>Eucalyptus</i>	0.72	Zone Map 2
1/65 William Road, Carrum Downs	294	<i>Eucalyptus camaldulensis</i>	2.64	Zone Map 2
61R William Road, Carrum Downs	295	<i>Allocasuarina cunninghamiana</i>	0.60	Zone Map 2
1/65 William Road, Carrum Downs	296	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	Zone Map 2
1/65 William Road, Carrum Downs	297	<i>Eucalyptus cladocalyx</i>	2.64	Zone Map 2
65 William Road, Carrum Downs (Road Reserve)	305	<i>Eucalyptus camuldulensis</i>	3.60	Zone Map 2
1/65 William Road, Carrum Downs	306	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
61R William Road, Carrum Downs (Road Reserve)	307	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	2.64	Zone Map 2
61R William Road, Carrum Downs (Road Reserve)	308	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	
61R William Road, Carrum Downs	309	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	7.63	Zone Map 2
61R William Road, Carrum Downs	310	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.60	Zone Map 2
61R William Road, Carrum Downs	312	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.60	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
61R William Road, Carrum Downs	313	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.2	Zone Map 2
61R William Road, Carrum Downs	315	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	316	<i>Allocasuarina cunninghamiana</i>	0.96	Zone Map 2
61R William Road, Carrum Downs	317	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	6.00	Zone Map 2
61R William Road, Carrum Downs	318	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.80	Zone Map 2
61R William Road, Carrum Downs	319	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.20	Zone Map 2
61R William Road, Carrum Downs	321	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	7.14	Zone Map 2
61R William Road, Carrum Downs	323	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	6.56	Zone Map 2
61R William Road, Carrum Downs	325	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	Zone Map 2
61R William Road, Carrum Downs	328	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	5.40	Zone Map 2
61 William Road, Carrum Downs	338	<i>Liquidambar styraciflua</i>	2.64	Zone Map 2
61R William Road, Carrum Downs	345	<i>Eucalyptus ovata</i>	4.20	Zone Map 2
5 Coaldrake Street, Carrum Downs	347	<i>Banksia marginata</i>	1.2	Zone Map 2
7 Coaldrake Street, Carrum Downs	349	<i>Banksia marginata</i>	1.20	Zone Map 2
1 Coaldrake Street, Carrum Downs	350	<i>Banksia marginata</i>	1.20	Zone Map 2
9 Coaldrake Street, Carrum Downs (Road Reserve)	351	<i>Banksia marginata</i>	0.96	Zone Map 2
11 Coaldrake Street, Carrum Downs (Road Reserve)	352	<i>Banksia marginata</i>	1.44	Zone Map 2
13 Bandler Drive, Carrum Downs	379	<i>Larix deciduas</i>	4.20	Zone Map 2
13 Bandler Drive, Carrum Downs	380	<i>Larix deciduas</i>	4.20	Zone Map 2
13 Bandler Drive, Carrum Downs	381	<i>Larix deciduas</i>	4.20	Zone Map 2
15R Barnett Avenue, Carrum Downs	396	<i>Banksia marginata</i>	4.20	Zone Map 2
15R Barnett Avenue, Carrum Downs	402	<i>Cedrus libani</i>	9.60	Zone Map 2
15R Barnett Avenue, Carrum Downs	405	<i>Acmena smithii</i>	3.60	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
15R Barnett Avenue, Carrum Downs	408	<i>Angophora costata</i>	6.00	Zone Map 2
15R Barnett Avenue, Carrum Downs	412	<i>Agonis flexuosa</i>	7.20	Zone Map 2
15R Barnett Avenue, Carrum Downs	413	<i>Agonis flexuosa</i>	6.00	Zone Map 2
15R Barnett Avenue, Carrum Downs	415	<i>Agonis flexuosa</i>	12.00	Zone Map 2
15R Barnett Avenue, Carrum Downs	418	<i>Agonis flexuosa</i>	6.00	Zone Map 2
15R Barnett Avenue, Carrum Downs	421	<i>Cedrus libani</i>	8.40	Zone Map 2
6 and 8 Barnett Avenue, Carrum Downs (Common Property)	422	<i>Corymbia citriodora</i>	2.76	Zone Map 2
8 Barnett Avenue, Carrum Downs (Common Property)	423	<i>Corymbia ficifolia</i>	14.40	Zone Map 2
2 Barnett Avenue, Carrum Downs	435	<i>Grevillea robusta</i>	6.00	Zone Map 2
2 Barnett Avenue, Carrum Downs	436	<i>Acmena smithii</i>	3.00	Zone Map 2
15R Barnett Avenue, Carrum Downs	438	<i>Agonis flexuosa</i>	8.40	Zone Map 2
24 Bandler Drive, Carrum Downs	443	<i>Cupressus torulosa</i>	3.60	Zone Map 2
24 Bandler Drive, Carrum Downs	444	<i>Cupressus torulosa</i>	3.60	Zone Map 2
28 Bandler Drive, Carrum Downs	449	<i>Eriobotrya japonica</i>	1.20	Zone Map 2
14 Coles Parkway, Carrum Downs	458	<i>Acmena smithii</i>	2.76	Zone Map 2
11 Coles Parkway, Carrum Downs	461	<i>Photinia glabra</i> 'Rubens'	0.84	Zone Map 2
22 Bandler Drive, Carrum Downs	467	<i>Acmena smithii</i>	3.00	Zone Map 2
15R Barnett Avenue, Carrum Downs	479	<i>Araucaria heterophylla</i>	4.80	Zone Map 2
15R Barnett Avenue, Carrum Downs	480	<i>Brachychiton acerifolia</i>	3.00	Zone Map 2
15R Barnett Avenue, Carrum Downs	486	<i>Magnolia grandiflora</i>	6.00	Zone Map 2
15R Barnett Avenue, Carrum Downs	488	<i>Araucaria heterophylla</i>	7.20	Zone Map 2
15R Barnett Avenue, Carrum Downs	489	<i>Brachychiton acerifolia</i>	4.80	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
15R Barnett Avenue, Carrum Downs	491	<i>Araucaria heterophylla</i>	6.00	Zone Map 2
15R Barnett Avenue, Carrum Downs	492	<i>Lophostemon conferta</i>	4.80	Zone Map 2
15R Barnett Avenue, Carrum Downs	493	<i>Quercus robur</i>	10.80	Zone Map 2
15R Barnett Avenue, Carrum Downs	494	<i>Lophostemon conferta</i>	5.40	Zone Map 2
15 Tucker Boulevard, Carrum Downs	515	<i>Jacaranda mimosifolia</i>	4.80	Zone Map 2
1/15 Coaldrake Street, Carrum Downs	524	<i>Liquidambar styraciflua</i>	3.60	Zone Map 2
15 Coaldrake Street, Carrum Downs	525	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
53 William Road, Carrum Downs	535	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
53 William Road, Carrum Downs (Road Reserve)	537	<i>Corymbia</i>	4.20	Zone Map 2
49 William Road, Carrum Downs (Road Reserve)	538	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
45 William Road, Carrum Downs (Road Reserve)	539	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
39 William Road, Carrum Downs	544	<i>Eucalyptus leucoxylon Rosea</i>	3.60	Zone Map 2
11R Frost Street, Carrum Downs	545	<i>Angophora costata</i>	4.80	Zone Map 2
11R Frost Street, Carrum Downs	546	<i>Banksia marginata</i>	4.20	Zone Map 2
37 William Road, Carrum Downs	548	<i>Cupressus torulosa</i>	3.60	Zone Map 2
37 William Road, Carrum Downs (Road Reserve)	549	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
35 William Road, Carrum Downs	550	<i>Grevillea robusta</i>	3.00	Zone Map 2
33 William Road, Carrum Downs (Road Reserve)	554	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
31 William Road, Carrum Downs (Road Reserve)	555	<i>Eucalyptus cladocalyx</i>	3.60	Zone Map 2
29 William Road, Carrum Downs (Road Reserve)	565	<i>Eucalyptus cladocalyx</i>	3.00	Zone Map 2
16 Frost Street, Carrum Downs (Road Reserve)	573	<i>Acmena smithii</i>	3.24	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
18 Frost Street, Carrum Downs (Road Reserve)	574	<i>Eucalyptus maculata</i>	8.00	Zone Map 2
8 Frost Street, Carrum Downs	581	<i>Acmena smithii</i>	5.00	Zone Map 2
11R Frost Street, Carrum Downs	586	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
11R Frost Street, Carrum Downs	587	<i>Populus deltoides</i>	9.60	Zone Map 2
61 Tucker Boulevard, Carrum Downs	597	<i>Liquidambar Styraciflua</i>	7.20	
3 Frost Street, Carrum Downs	597a	<i>Liquidambar styraciflua</i>	7.20	Zone Map 2
59A Tucker Boulevard, Carrum Downs	600	<i>Quercus robur</i>	7.80	Zone Map 2
57 Tucker Boulevard, Carrum Downs	601	<i>Quercus robur</i>	3.84	Zone Map 2
57 Tucker Boulevard, Carrum Downs	604	<i>Quercus robur</i>	3.00	Zone Map 2
2/1 Sutton Crescent, Carrum Downs	614	<i>Corymbia citriodora</i>	5.40	Zone Map 2
1 Sutton Crescent, Carrum Downs (Common Property)	621	<i>Eucalyptus leucoxylon Rosea</i>	5.40	Zone Map 2
1 Sutton Crescent, Carrum Downs (Common Property)	622	<i>Eucalyptus viminalis subsp. pryoriana</i>	8.40	Zone Map 2
1 Sutton Crescent, Carrum Downs (Common Property)	623	<i>Eucalyptus</i>	3.00	Zone Map 2
1 Sutton Crescent, Carrum Downs (Common Property)	628	<i>Eucalyptus camuldulensis</i>	7.20	Zone Map 2
1 Sutton Crescent, Carrum Downs (Common Property)	630	<i>Eucalyptus camuldulensis</i>	6.00	Zone Map 2
1 Sutton Crescent, Carrum Downs (Common Property)	631	<i>Eucalyptus camuldulensis</i>	9.60	Zone Map 2
1 Sutton Crescent, Carrum Downs (Common Property)	632	<i>Eucalyptus camuldulensis</i>	4.80	Zone Map 2
	644	<i>Eucalyptus camuldulensis</i>	10.80	Zone Map 2
Reserve 50R Tucker Boulevard, Carrum Downs	653	<i>Melaleuca armillaris</i>	4.20	Zone Map 2
19 Sutton Crescent, Carrum Downs	656	<i>Melaleuca linarifolia</i>	2.40	Zone Map 2
21 Sutton Crescent, Carrum Downs	659	<i>Melaleuca armillaris</i>	4.20	Zone Map 2
21 Sutton Crescent, Carrum Downs	660	<i>Melaleuca linarifolia</i>	3.00	Zone Map 2
23 Sutton Crescent, Carrum Downs	661	<i>Melaleuca styphelioides</i>	2.64	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
24 Sutton Crescent, Carrum Downs (Common Property)	667	<i>Eucalyptus camaldulensis</i>	8.40	Zone Map 2
24 Sutton Crescent, Carrum Downs (Common Property)	668	<i>Eucalyptus camaldulensis</i>	6.00	Zone Map 2
24 Sutton Crescent, Carrum Downs (Common Property)	669	<i>Eucalyptus camaldulensis</i>	2.40	Zone Map 2
35 Barnett Avenue, Carrum Downs	697	<i>Liquidambar styraciflua</i>	7.20	Zone Map 2
35 Barnett Avenue, Carrum Downs	698	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
36 Barnett Avenue, Carrum Downs	711	<i>Liquidambar styraciflua</i>	4.80	Zone Map 2
29 Barnett Avenue, Carrum Downs	734	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
42 Barnett Avenue, Carrum Downs (Common Property)	749	<i>Corymbia ficifolia</i>	3.0	Zone Map 2
42 Barnett Avenue, Carrum Downs (Common Property)	750	<i>Corymbia ficifolia</i>	1.2	Zone Map 2

FRANKSTON PLANNING SCHEME

23/05/2019
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SCHEDULE 6 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO6.

FRANKSTON SOUTH – SWEETWATER CREEK FRINGE AREA

1.0

23/05/2019
C133fran

Statement of nature and key elements of landscape

The Municipal Planning Strategy and the Neighbourhood Character Study recognise the importance of the Sweetwater Creek as a landscape and environmental feature of the Frankston South area. The Frankston City Neighbourhood Character Study identifies the importance of vegetation and the relationship between the buildings and the landscape to the character of the broader areas beyond the creek. The area covered by this overlay has a character that is partly derived from the density of trees and other vegetation and the setting of residential development within these trees. It is intended that this area will have a character in which trees dominate the streetscapes and skyline. The use of native and indigenous vegetation is encouraged in order to complement and enhance the visual and environmental qualities of the area whilst also recognising the contribution of large deciduous trees to the area.

2.0

23/05/2019
C133fran

Landscape character objectives to be achieved

- To retain and encourage the planting and retention of trees in keeping with the preferred neighbourhood character of the Frankston South area.
- To ensure that development is sensitive to the presence and contribution of existing vegetation.
- To ensure that the health of existing trees is not jeopardised by new development.

3.0

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Proposed C165fran

Permit requirement

Buildings and Works

A permit is required to construct a front fence.

A permit is not required:

- To construct a building or construct or carry out works outside the Tree Protection Zone of any substantial tree. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk 12 times the diameter of the trunk except where:
- The measured radius is less than 5 metres, in which case the radius must be 5 metres; or
- The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation (native or exotic including dead trees and palms) that has a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.

- To construct buildings where the total area of all buildings at ground level is less than 40 per cent of the site.

Vegetation removal

A permit is required to remove, destroy or lop any substantial tree except where:

- The vegetation is an environmental weed specified in Table 1 to this schedule.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.

*Note: Pruning is defined as removing branches or roots 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.*

FRANKSTON PLANNING SCHEME

4.0

23/05/2019
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Application requirements

None specified.

5.0

23/05/2019
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Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.
- The need to ensure new buildings and works, including driveways fit within the landscape.
- Whether the style and height of any front fence is consistent with existing fences, where fences are commonly provided in the street.
- The need for additional landscaping and screen planting to maintain the existing and preferred landscape qualities identified in the Neighbourhood Character Study.
- The extent to which the proposal maintains the vegetation dominated streetscapes and vistas.
- The guidelines and principles of Australian Standard 4970-2009 – Protection of Trees on Development Sites.

Table 1: Major environmental weed species

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

	Species	Common name
	<i>Acacia baileyana</i>	Cootamundra Wattle
	<i>Acacia elata</i>	Cedar Wattle
	<i>Acacia floribunda</i>	White Sallow Wattle
	<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+	<i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
	<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
	<i>Asparagus asparagoides</i>	Bridal Creeper
	<i>Asparagus scandens</i>	Asparagus fern
C	<i>Calycotoma spinosa</i>	Spiny Broom
	<i>Buddleia dysophyllus</i>	Buddleia
C	<i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C	<i>Cirsium vulgare</i>	Spear Thistle
	<i>Coprosma repens</i>	Mirror-bush
	<i>Coprosma robusta</i>	Large Coprosma
	<i>Cortaderia jubata/selloana</i>	Pampas Grass
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn
	<i>Crocasmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia</i> ssp. <i>angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista</i> (garden hybrid)	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea</i> ssp. <i>Africana</i>	African Olive
	<i>Paraserianthes lophantha</i> subsp. <i>lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar

FRANKSTON PLANNING SCHEME

	Species	Common name
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagitatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana</i> cv. 'Bulbillifera'	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

Consideration of City Planning Reports

PLANNING SCHEME AMENDMENT C165FRAN (CORRECTIONS AMENDMENT) - CONSIDERATION OF THE PLANNING PANEL REPORT

Planning Scheme Amendment C165fran - Ordinance (tracked changes)

Meeting Date: 6 October 2025

Attachment: C

FRANKSTON PLANNING SCHEME

02.04

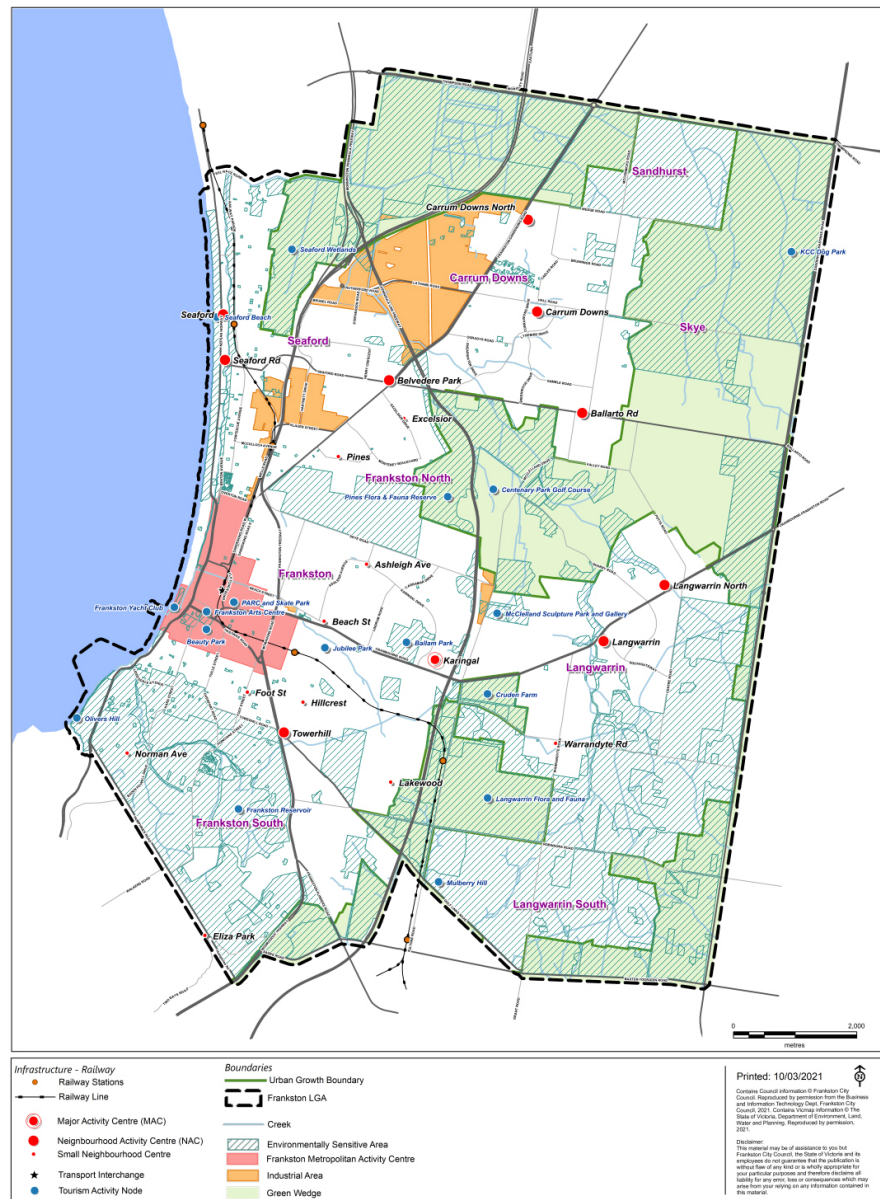
10/02/2022
C141fran

02.04-01

10/02/2022
C141fran

STRATEGIC FRAMEWORK PLANS

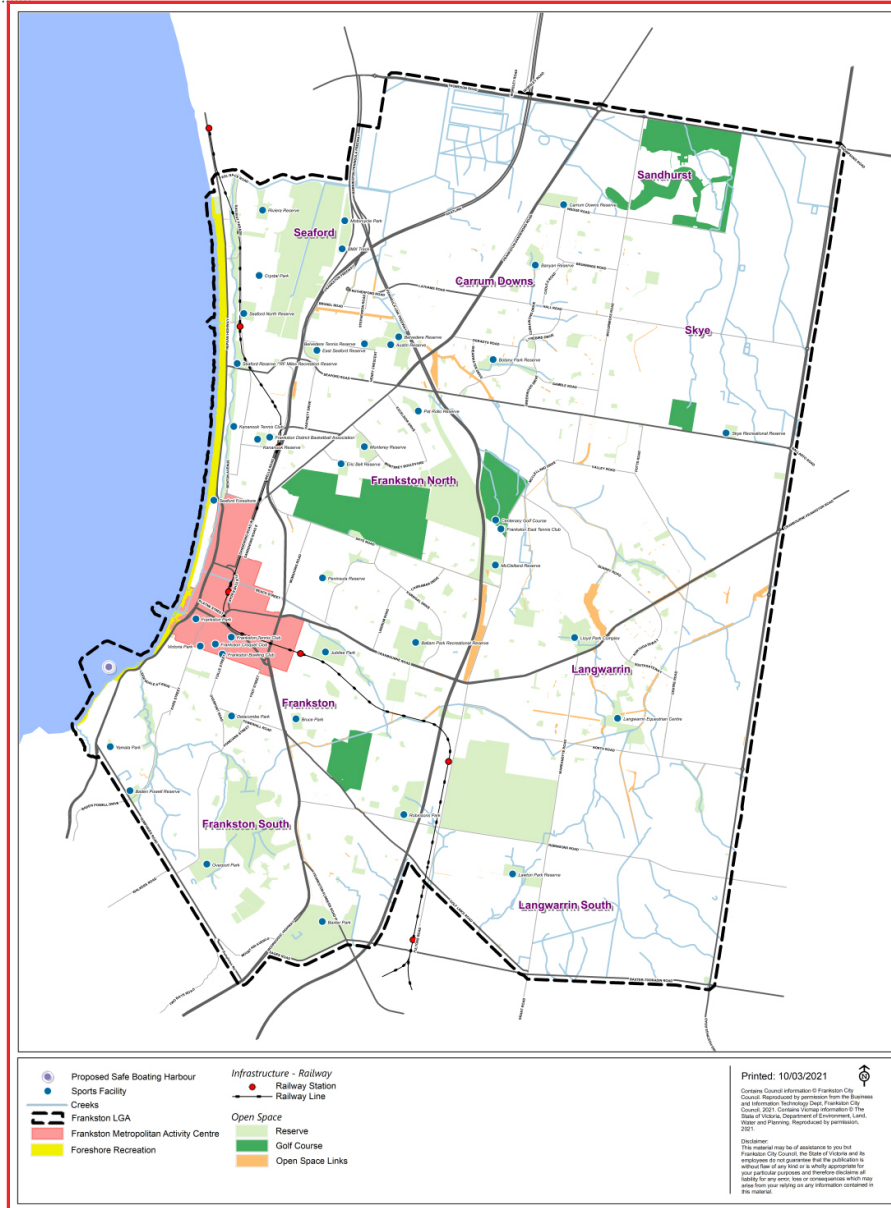
Municipal strategic framework plan



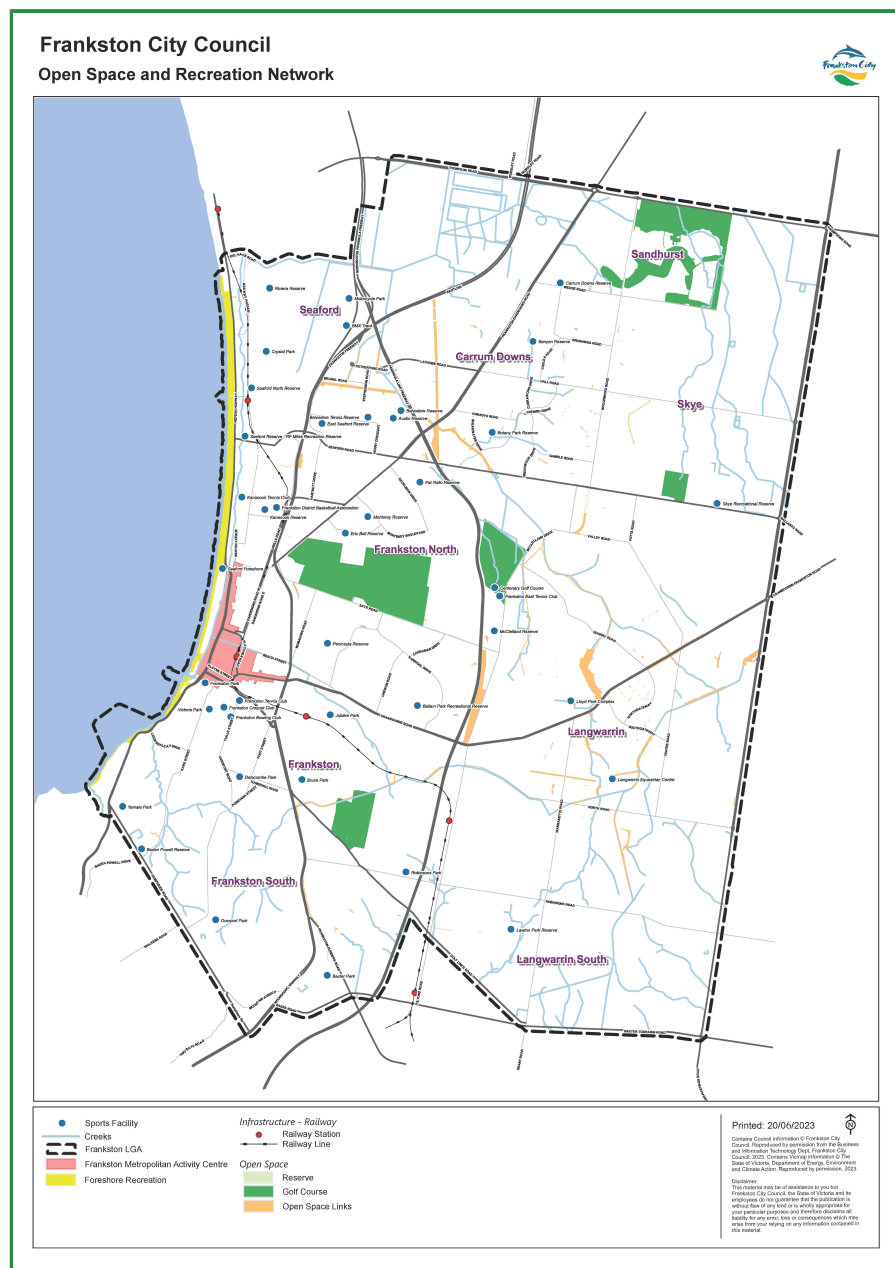
FRANKSTON PLANNING SCHEME

02.04-2 Open space & recreation network map

10/02/2022
G144fran Proposed C165fran



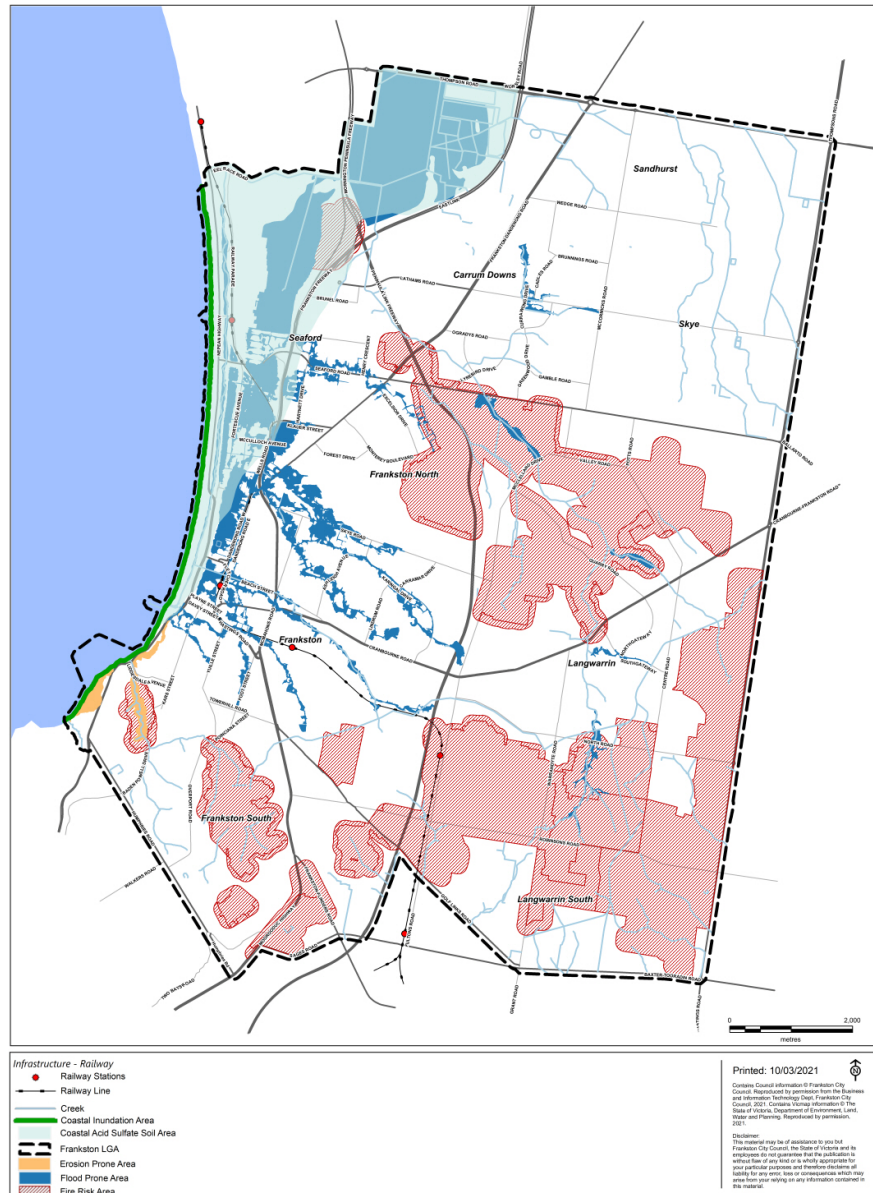
FRANKSTON PLANNING SCHEME



FRANKSTON PLANNING SCHEME

02.04-3
10/02/2022
C141fran

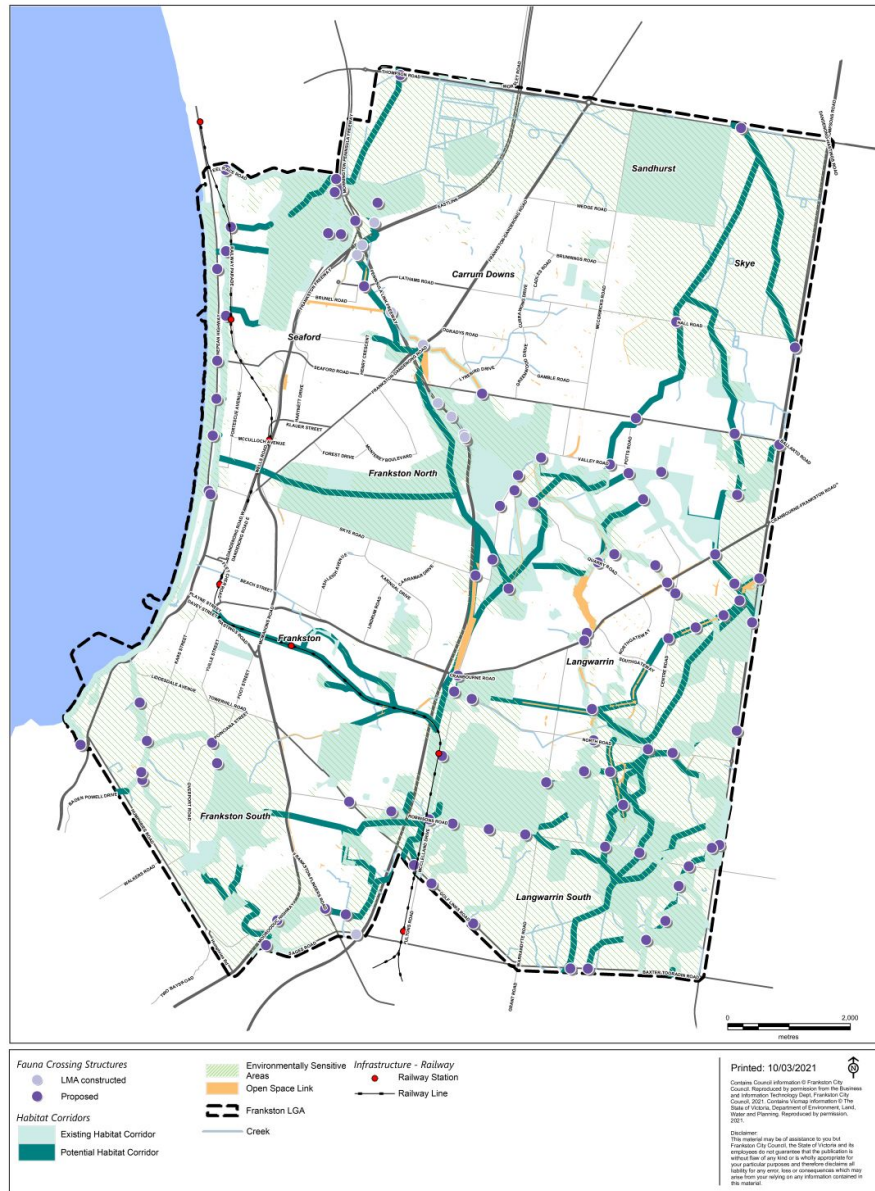
Environmental risks map



FRANKSTON PLANNING SCHEME

02.04-4
10/02/2022
C141fran

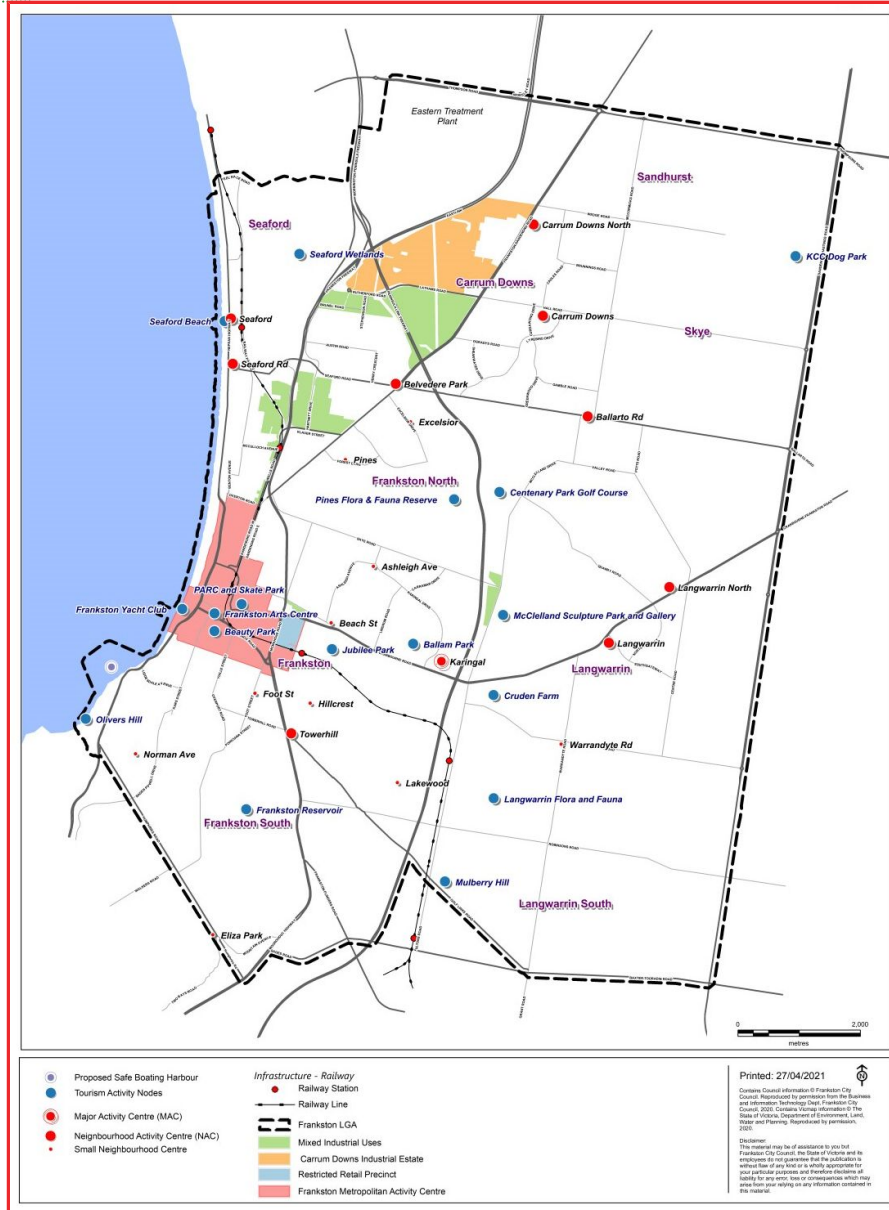
Environmental & landscape values



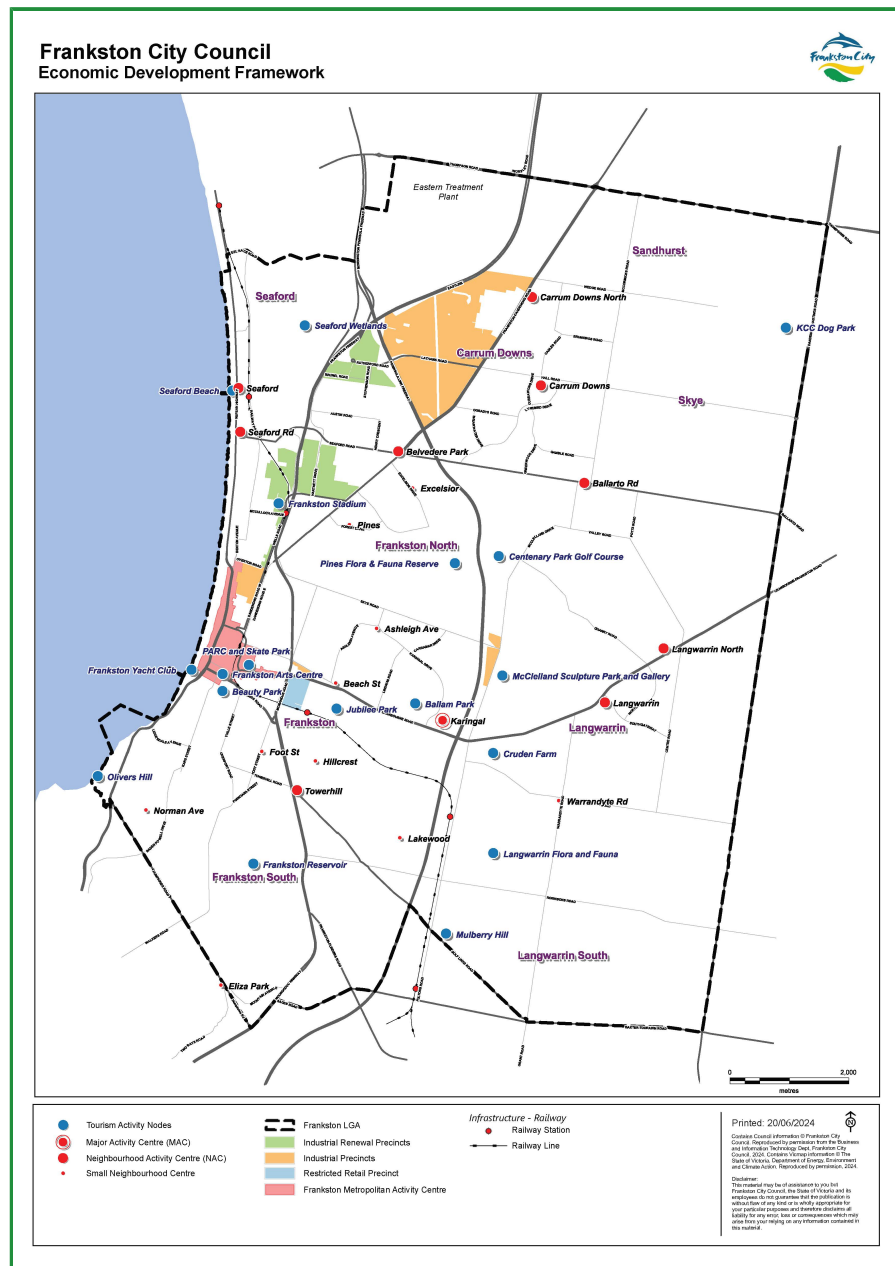
FRANKSTON PLANNING SCHEME

02.04-5 Economic development framework map

10/02/2022
G144fran Proposed C165fran



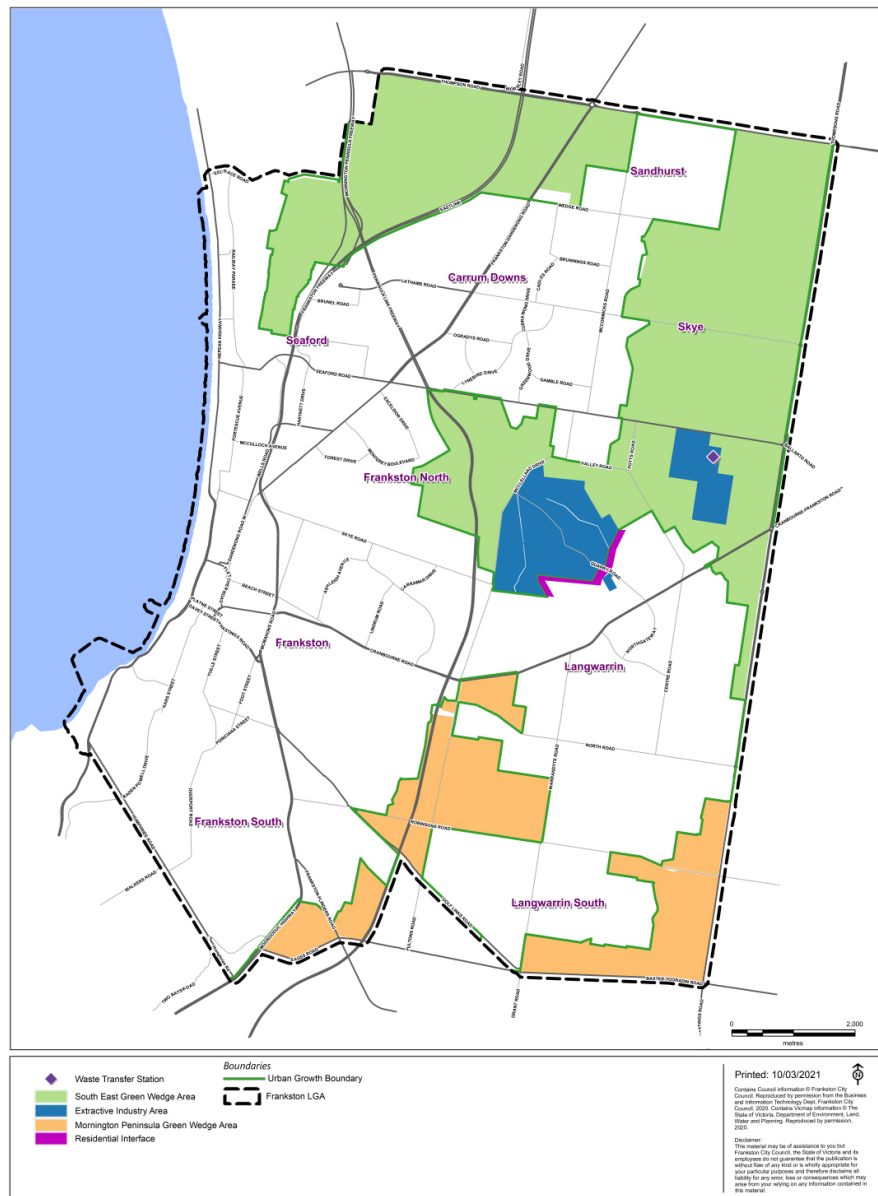
FRANKSTON PLANNING SCHEME



FRANKSTON PLANNING SCHEME

02.04-6
10/02/2022
C141fran

Resource management map



FRANKSTON PLANNING SCHEME

02.04-7
10/02/2022
C141fran

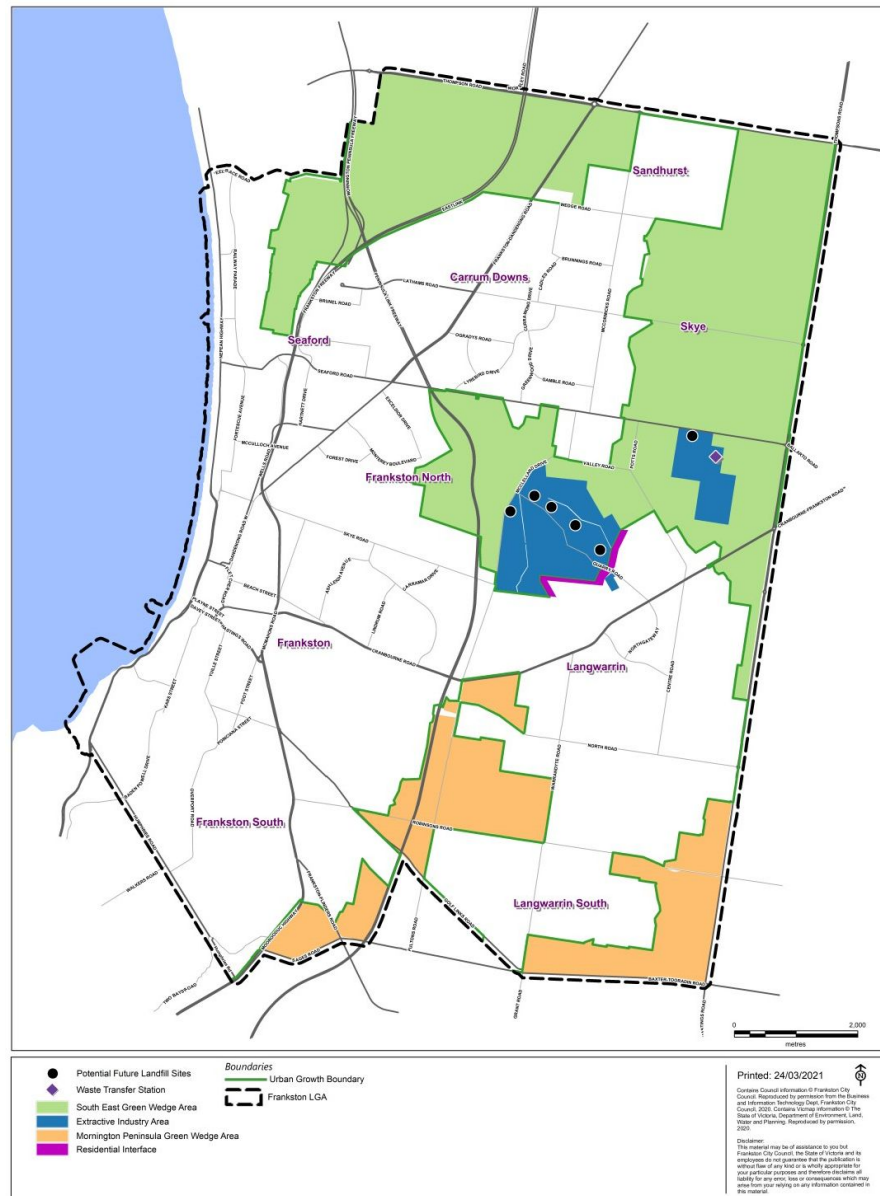
Transport framework map



FRANKSTON PLANNING SCHEME

02.04-8
10/02/2022
C141fran

Potential landfill sites plan



FRANKSTON PLANNING SCHEME

15.01 **BUILT ENVIRONMENT**
31/07/2018
VC148

FRANKSTON PLANNING SCHEME

15.01-1S

31/07/2018
VC148

Urban design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

FRANKSTON PLANNING SCHEME

15.01-1R Urban design - Metropolitan Melbourne

31/07/2018
VC148

Objective

To create a distinctive and liveable city with quality design and amenity.

Strategies

Support the creation of well-designed places that are memorable, distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards.

Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

FRANKSTON PLANNING SCHEME

15.01-1L-01 Signs

04/05/2022
VC210

Objective

To encourage signs that make a positive contribution to both the day and night-time character of an area.

Strategies - General

Ensure that signs are designed and located to minimise the impact on the surrounding area.

Encourage the consolidation of signage along identified gateway locations.

Discourage the installation of illuminated signs in residential areas.

Discourage signs on buildings that interrupt views into and within a heritage place.

Encourage temporary match related / sporting event signage on sporting facilities and recreation reserves to be limited to match days instead of permanent signage.

Discourage signs on sporting facilities, non-urban areas, recreation reserves and open spaces that are visible from beyond the site.

Avoid advertising signs near exit and entry ramps to major road corridors.

Strategies - Commercial areas

Encourage signs to be located on the main building or canopy.

Encourage a co-ordinated and consistent approach in the design and location of signs.

Ensure signs are designed and located to minimise their impact on surrounding residential areas.

Support signs that are designed to integrate with new buildings.

Avoid signs that cover ground level display windows.

Discourage above veranda and upper level façade signs.

Strategies - EastLink and Peninsula Link

Encourage modest signage that is designed and built to a high quality and shows innovation and responsiveness in its relationship to the established EastLink and Peninsula Link form.

Discourage major promotional signs and sky signs where they have an adverse visual impact in the landscape and design of the EastLink and Peninsula Link freeway corridors.

Discourage signs that promote goods, services, an event or any other matter, not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.

Policy guidelines

Consider as relevant:

- Limiting signage to premises in a residential zone to a maximum of:
 - Two signs for premises fronting a Transport Zone 2 or Transport Zone 3.
 - One sign for premises fronting a local road.

Policy document

Consider as relevant:

Outdoor Advertising Signage Design Guidelines (Frankston City Council, 2014)

FRANKSTON PLANNING SCHEME

15.01-1L-02 Urban design

10/02/2022
C141fran

Strategies

Support the retention of existing canopy trees.

Encourage the provision of sufficient areas to accommodate the planting of new canopy trees.

Encourage development to utilise rear laneways for vehicle access to prioritise frontages for pedestrians.

Ensure development reinstates redundant vehicle crossings with kerb and channel and or a footpath and nature strip.

FRANKSTON PLANNING SCHEME

15.01-2S

01/01/2024
VC250

Building design

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

FRANKSTON PLANNING SCHEME

15.01-2L-01 Environmentally Sustainable Development

10/06/2022
VC216

Policy application

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

- Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.
- Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).
- Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

- Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.
- Reduce indoor air pollutants by encouraging use of low-toxicity materials.
- Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

FRANKSTON PLANNING SCHEME

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reusable of building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Policy guidelines

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 2 - 9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 50sqm and 1000sqm.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 1000sqm.

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 300sqm to 1000sqm.
- An extension to an existing non-residential building creating between 100sqm to 1000sqm of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 1000sqm.
- An extension to an existing non-residential building creating more than 1000sqm of additional gross floor area (excluding outbuildings).

Mixed use

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning* (IMAP, 2015)

FRANKSTON PLANNING SCHEME

- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

Commencement

This policy does not apply to applications received by the responsible authority before the gazettal date if this clause.

Expiry

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

FRANKSTON PLANNING SCHEME

15.01-2L-02 Efficiency and sustainability

10/06/2022
VC216

Strategy

Encourage energy efficient and passive design in development, including subdivisions, such as lot and building orientation, green roofs and walls, and solar and / or wind powered street lighting.

FRANKSTON PLANNING SCHEME

15.01-3S

01/01/2024
VC250

Subdivision design

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
 - Responds to climate related hazards.
 - Incorporates integrated water management, including sustainable irrigation of open space.
 - Minimises peak demand on the electricity network.
 - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
 - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Policy documents

Consider as relevant:

FRANKSTON PLANNING SCHEME

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

FRANKSTON PLANNING SCHEME

15.01-4S

31/07/2018
VC148

Healthy neighbourhoods

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

FRANKSTON PLANNING SCHEME

15.01-4R

31/07/2018
VC148

Healthy neighbourhoods - Metropolitan Melbourne

Strategy

Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

FRANKSTON PLANNING SCHEME

15.01-5S

09/10/2020
VC169

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

FRANKSTON PLANNING SCHEME

15.01-5L Frankston preferred neighbourhood character

30/05/2024
6452frankston Proposed C165frankston

Policy application

This policy applies to development in a residential zone shown on Map 1 to this Clause.

Objective

Ensure that development is responsive to the preferred future character of the area.

Carrum Downs

CARRUM DOWNS			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1, 2, 3 & 4	Strengthen the garden settings of the dwellings.	1 & 4	Providing low maintenance vegetation species.
		2 & 3	Providing substantial trees and shrubs as part of development.
		3	Retaining substantial, established trees as part of development.
1, 2 & 3	Preserve the rhythm of dwelling spacing in the area. Site buildings to create the appearance of space.	1 & 2	Providing setbacks on at least one side boundary.
		3	Providing setbacks on all boundaries.
1, 2, 3 & 4	Ensure buildings do not dominate the streetscape.	1, 2, 3 & 4	Articulating the form and elevations of buildings.
1, 2, 3 & 4	Preserve the openness of the streetscape.	2, 3 & 4	Providing no front fences, other than along heavily trafficked roads.
		1	Providing low or open style front fences, other than along heavily trafficked roads.

Frankston

FRANKSTON			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
2, 3, 5, 6, 7, 8 & 9	Strengthen the garden setting.	3, 5, 6, 7, 8 & 9	Providing low maintenance vegetation species as part of development.
		5, 7 & 8	Retaining substantial, established trees as part of development.
		9	Retaining substantial trees and providing for the planting of new trees particularly on larger sites as part of development.
		2	Providing as part of development: <ul style="list-style-type: none"> Substantial trees and shrubs. Retaining existing substantial trees. Providing setbacks from all boundaries to accommodate substantial trees and substantial shrubs.

FRANKSTON PLANNING SCHEME

FRANKSTON			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1	Enhance the garden setting and backdrop of native trees.	1	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Retention of existing large trees. Setbacks from at least two boundaries to accommodate large trees.
10	Minimise the loss of front garden space and the dominance of car storage facilities.	10	<ul style="list-style-type: none"> Locating garages and carports behind the existing building line. Minimising hard paved areas in front gardens and using permeable surfaces and materials.
4, 10 & 11 4 & 10	Strengthen the coastal character of the area.	4, 10 & 11	<ul style="list-style-type: none"> Retaining existing coastal native and indigenous trees and understorey vegetation. Locating building footings outside root zones of all trees and shrubs. Providing appropriate coastal species as part of development landscaping.
	Encourage the use of materials and finishes that complement coastal vegetation and setting.	4	The use of timber or other masonry sheeting or cladding materials on external surfaces.
		10	<ul style="list-style-type: none"> The use of timber or other non-masonry sheeting or cladding materials or natural materials such as stone. The use of muted colours on external surfaces.
2,9	Preserve the rhythm of existing dwelling spacing.	2	Providing setbacks on both side boundaries and the rear boundary.
		9	Providing setbacks on at least one side boundary.
2, 3, 4, 6, 7, 8, 10 & 11	Ensure buildings do not dominate the streetscape.	2,6,7,8,10 & 11	Articulating the form and elevation of buildings.
		2	Providing low pitched roof forms.
		3	<ul style="list-style-type: none"> Providing for building heights that reflect the predominant existing building heights in the street and nearby properties. Recessing two storey elements from front facades.
		4	Locating buildings away from ridge lines.
1, 5, 6, 7, 8, 9 & 10, 10 & 11	Preserve the openness of the streetscape.	1,7,8 & 9	Providing no front fences, other than along heavily trafficked roads.
		5,6,11	Providing no front fences, or low, open style fences, other than along heavily trafficked roads.
		3 & 4	Providing low or open style front fences, other than along heavily trafficked roads.

FRANKSTON PLANNING SCHEME

FRANKSTON			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
		2	Providing no front fences facing the street and low open style fences in other areas, other than along heavily trafficked roads.
		10	Providing low, open style or brush front fences other than along heavily trafficked roads.
4 & 11	Support the sharing of views to the ocean or coast.	4 & 11	Siting buildings to respond to existing view corridors to the ocean and coast of nearby properties.
10	Support the sharing of views to the ocean, creek or coast.	10	<ul style="list-style-type: none"> Siting buildings to respond to existing view corridors to the ocean, creek or coast of nearby properties. Providing setbacks from at least one side boundary (at ground level).
4, 10, & 11	Encourage innovative architecture that respects the coastal setting.	4, 10 & 11	Incorporating building elements that contribute to a lightness of structure including balconies, verandas, open or light transparent balustrading and gable ends.
		4 & 10	Designing buildings to respond to the dominant characteristics of the area and the site.
4 & 11	Minimise site disturbance and impact of buildings on the landscape.	4 & 11	<ul style="list-style-type: none"> Utilising the existing contours of the site or step down the site. Minimising the use of retaining walls and battering of slopes.
1, 3, 5, 7 & 8	Preserve the rhythm of existing dwelling spacing.	1,3,5,7 & 8	Providing setbacks on at least one side boundary.
		4,6 & 11	Providing setbacks on both side boundaries.
4	Protect the escarpment landform west of Cliff Road		Providing setbacks from the escarpment edge.
10	Enhance residential interface with the beach and creek environments.	10	<p>Where a site adjoins the beach or Kananook Creek:</p> <ul style="list-style-type: none"> Locating building mass away from the beach or creek. Setting back the second storey component of any building from the ground floor beach or creek elevation, a distance of at least the ground floor building height. Minimising hard surfaces on sites adjoining the beach and creek environment. Encouraging low or no fences on creek boundary. Designing any high fences to be transparent or mesh.

FRANKSTON PLANNING SCHEME

Frankston North

FRANKSTON NORTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1 & 2	Preserve the rhythm of existing dwelling spacing.	1 & 2	Providing setbacks on both side boundaries.
1 & 2	Preserve the openness of the streetscape.	1 & 2	Providing low or open style front fences, other than along heavily trafficked roads.
1 & 2	Ensure that buildings do not dominate the streetscape.	1 & 2	Encouraging low pitched roof forms.
1 & 2	Strengthen the garden settings.	1	<ul style="list-style-type: none"> Providing low maintenance vegetation species and native trees as part of development. Retaining existing native trees.
		2	Providing low maintenance species as part of development.

Frankston South

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1, 2, 6, 8, 9, 10, 11, 12, 13, & 14	Minimise site disturbance and impact of the building on the landscape.	1, 2, 6, 8, 9, 10, 11, 12, 13 & 14	Utilizing the existing contours of the site or stepping down the site.
1 & 8	Strengthen the continuous flow of vegetation across the landscape.	1 & 8	Providing open front fencing or post and wire style fencing, other than along heavily trafficked roads.
2, 3, 4, 5, 6, 7, 9, 11, 12 & 14	Preserve the openness of the streetscape.	2, 3, 5, 7, 11, 12 & 14	Providing no front fences, other than along heavily trafficked roads.
		4, 6, & 9	Providing no front fences or low, open style front fences, other than along heavily trafficked roads.
6, 9, 10, 11, 13 & 14	Minimise the loss of front garden space and the dominance of car storage facilities.	6,9,10,11 & 13	Locating garages and car ports behind the line of the front dwelling.
		6, 9 & 11	Minimising paving in front yards, including the driveway.
		14	Locating garages and car ports behind the line of the dwelling, or beside the dwelling within the roofline.
2, 5 & 13	Encourage a garden setting.	2	Retaining substantial native trees and understorey and indigenous vegetation, and provide for the planting of new native trees as part of development.
		5	Providing substantial trees and shrubs as part of development.

FRANKSTON PLANNING SCHEME

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
		13	<ul style="list-style-type: none"> Providing indigenous and native vegetation as part of development. Retaining substantial native trees and providing for the planting of new native trees and understorey.
3	Strengthen the garden settings and the former pastoral landscape.	3	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Retention of substantial trees and any remnant vegetation. The planting of new native trees.
4	Strengthen the garden settings of the dwellings and rural treed backdrop.	4	Providing as part of development: <ul style="list-style-type: none"> The planting of substantial trees and shrubs. Retention of substantial trees and indigenous vegetation.
6	Encourage the extension of the Sweetwater Creek vegetation qualities into the surrounding residential area and to strengthen the garden settings of the dwellings.	6	Providing as part of development: <ul style="list-style-type: none"> Retention of substantial native trees. The planting of new native trees and understorey. Locating building footings outside of root zones. Providing setbacks from at least two boundaries to accommodate large trees. Providing setbacks on sites greater than 700 square metres, from all boundaries to accommodate large trees and other vegetation.
9, 10, 11 & 14.	Strengthen the coastal bush settings and the relationship to the landscape of the Sweetwater Creek environs.	10 & 11	Providing as part of development: <ul style="list-style-type: none"> Indigenous coastal species, particularly in areas visible from the street. Retention of substantial native trees. New native trees and understorey.
		9 & 14	Providing as part of development: <ul style="list-style-type: none"> Substantial trees and shrubs and indigenous vegetation in areas visible from the street. Setbacks from at least two boundaries sufficient distance to accommodate substantial vegetation. Retention of substantial trees. The planting of new native trees and understorey. Locating building footings outside of root zones.

FRANKSTON PLANNING SCHEME

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
12	Strengthen the coastal character of the area by planting of appropriate coastal species.	12	<p>Providing as part of development:</p> <ul style="list-style-type: none"> Retention of existing coastal native and indigenous trees and understorey vegetation. The planting of appropriate coastal species. Locating building footings outside of root zones.
1	Strengthen the vegetation dominated landscape and the relationship to the vegetation qualities of the Sweetwater Creek environs.	1	<p>Providing as part of development substantial native trees and shrubs including:</p> <ul style="list-style-type: none"> Retention of substantial, established native trees and understorey vegetation. The planting of new native trees. Space for the planting of substantial vegetation. Locating building footings outside of root zones for established and new trees.
7 & 8	Strengthen the rural bush setting and the relationship to the landscape of the Sweetwater Creek environs.	7 & 8	<p>Providing as part of development:</p> <ul style="list-style-type: none"> Native and indigenous coastal trees and understorey, particularly in areas visible from the street. Retention of substantial native trees and indigenous vegetation.
		7	Providing setbacks from both side and rear boundaries to accommodate substantial trees as part of development.
		8	<p>Siting and designing buildings to incorporate space for the planting of substantial vegetation.</p> <p>Locating building footings outside root zones.</p>
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14	Preserve the rhythm of existing dwelling spacing.	4 & 5	Providing setbacks on one side boundary.
		2 & 6	Providing setbacks on both side boundaries and the rear boundary.
		3, 7, 10, 11, 12, 13 & 14	Providing setbacks on both side boundaries and the rear boundary.
		1 & 8	Providing setbacks on all boundaries.
		6	Providing setbacks on both side boundaries and the rear boundary for lots greater than 700sqm.
		9	Providing setbacks on at least one side boundary and preferably all side and rear boundaries.

FRANKSTON PLANNING SCHEME

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1, 6, 7, 8, 9, 10, 11, 13 & 14	Ensure adequate spaces are provided for the retention and planting of vegetation.	6, 9, 10, 11 & 14	Minimising building site coverage.
		1, 7, 8 & 13	Minimising building site coverage and areas covered by impervious surfaces.
6, 7, 8, 9, 10, 11 & 14	Enhance the residential interface with the creek environment on sites adjacent to Sweetwater Creek.	6, 7, 8, 9, 10, 11 & 14	Where a site adjoins Sweetwater Creek: <ul style="list-style-type: none"> Locating building mass away from the creek. Setting buildings at least 10 metres from the creek reserve boundary or from any slope of 10% or greater. Minimising hard surfaces on sites adjoining the creek. Providing no or low fences on creek boundary. Designing any high fences to be transparent or mesh.
13	Enhance the residential interface with the coast and creek environments on adjoining sites.	13	Where a site adjoins the coast, or Kackeraboite Creek: <ul style="list-style-type: none"> Locating building mass away from the coast or creek. Setting back the second storey component of any building from the ground floor coast or creek elevation a distance of at least the ground floor building height.
7, 10, 11 & 12,	Ensure new buildings do not dominate the streetscape and the wider landscape setting.	7, 8, 10, 11 & 12	Articulating the form and elevation of buildings.
		12	Locating buildings away from ridgelines.
2, 3 & 14	Ensure buildings do not dominate the streetscape.	2, 3 & 14	Articulating the form and elevation of buildings.
12	Provide for reasonable sharing of views to the ocean or coast.	12	Siting buildings to respond to existing view corridors to the ocean or coast from nearby properties.
12 & 13	Encourage innovative architecture that respects the coastal settings.	12, 13	Incorporating as part of development: <ul style="list-style-type: none"> Building elements and details that contribute to a lightness of structure including balconies, verandas, light transparent balustrading and gable ends. Timber or other non-masonry sheeting or cladding materials.
		12	Incorporating as part of development subdued colours on external finishes.
		13	Incorporating as part of development rendering, bagging or painted masonry surfaces.
13	Maintain the openness of the streetscape.	13	Providing open style front fences other than along highly trafficked roads.

FRANKSTON PLANNING SCHEME

Langwarrin

LANGWARRIN			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1, 2, 3, 4 & 6	Strengthen the garden settings and encourage the retention and planting of indigenous vegetation.	1, 2, 3 & 4	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Retention of large, established trees. The planting of new native and indigenous trees, particularly on larger sites. Adequate space for tree planting.
		6	Providing as part of development: <ul style="list-style-type: none"> Substantial trees and shrubs. Retention of large, established trees and understorey. The planting of new native trees. Space for the planting of substantial vegetation. Locating building footings outside root zones.
5	Strengthen the garden settings.	5	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Retention of large, established trees. The planting of new native trees, particularly on larger sites. Adequate space for tree planting.
1, 2, 3, 4 & 5	Maintain the openness of the streetscape.	1, 2, 3, 4 & 5	Providing low open style front fences.
6	Preserve the existing rhythm of dwelling spacing.	6	Providing set backs from all boundaries to create a semi rural setting with space for generous landscaping.
1, 2, 4 & 6	Encourage building elements that respects the creekside or any wetland environment and do not dominate the landscape.	1, 2, 4 & 6	Where a site adjoins Boggy Creek or a wetland: <ul style="list-style-type: none"> Locating building mass away from the creek or wetland. Setting back the second storey component of any building from the ground floor creek or wetland elevation a distance of at least the ground floor building height.
2, 5 & 6	Minimise site disturbance and impact of buildings on the landscape.	2, 5 & 6	Utilizing the existing contours of the site or step down the site as part of development.
1, 2, 3, 4 & 5	Preserve the rhythm of existing dwelling spacing.	1, 2 & 3	Providing setbacks on at least one side boundary and preferably both.
		4 & 5	Providing setbacks on both side boundaries.
1, 2, 3, 4, 5 & 6	Ensure buildings do not dominate the streetscape.	1, 2, 3, 4 & 5	Articulating the form and elevation of buildings.

FRANKSTON PLANNING SCHEME

LANGWARRIN			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
		6	Providing muted colours and tones on external finishes.
6	Enhance the continuous flow of vegetation across the landscape.	6	Providing no fencing or post and wire style fencing, other than along heavily trafficked roads.
3	Encourage building elements that respects the creekside or any wetland environment and do not dominate the landscape.	3	Where a site adjoins Boggy Creek, Little Boggy Creek or a wetland: <ul style="list-style-type: none"> ▪ Locating building mass away from the creek or wetland. ▪ Setting back the second storey component of any building from the ground floor creek or wetland elevation a distance of at least the ground floor building height.

Langwarrin South

LANGWARRIN SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1	Strengthen the native vegetation dominated streetscapes.	1	Providing as part of development: <ul style="list-style-type: none"> ▪ Landscaping that includes substantial trees and vegetation. ▪ Retention of large, established trees and understorey. ▪ The planting of new native trees. ▪ Siting and designing buildings to incorporate space for the planting of substantial vegetation. ▪ Locating building footings outside of root zones.
1	Minimise site disturbance and impact of the building on the landscape.	1	Utilizing existing contours of the site or step down the site.
1	Preserve the existing rhythm of dwelling spacing.	1	Providing set backs from all boundaries to create a semi rural setting with space for generous landscaping.
1	Ensure buildings do not dominate the streetscape and wider landscape setting.	1	Providing muted colours and tones on external finishes.
1	Enhance the continuous flow of vegetation across the landscape.	1	Providing no fencing or post and wire style fencing other than along heavily trafficked roads.
1	Encourage building elements that respects any wetland environment and do not dominate the landscape.	1	Where a site adjoins a wetland: <ul style="list-style-type: none"> ▪ Locating building mass away from the wetland. ▪ Setting back the second storey component of any building from the ground floor wetland elevation a

FRANKSTON PLANNING SCHEME

LANGWARRIN SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
			distance of at least the ground floor building height.

Seaford

SEAFORD			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
4, 5 & 7	Strengthen the coastal garden settings.	4, 5 & 7	<ul style="list-style-type: none"> Retaining existing coastal native and indigenous trees and understorey. Locating footings outside root zones. Providing coastal vegetation species, including trees, with an emphasis on indigenous species as part of development.
		4	The use of timber or other non-masonry sheeting or cladding materials in streets where weatherboard predominates.
4, 5 & 7	Encourage building elements that respects the creekside environment and do not dominate the landscape.	4	Where a site adjoins Kananook Creek: <ul style="list-style-type: none"> Locating building mass away from the creek. Setting back the second storey component of any building from the ground floor creek elevation a distance of at least the ground floor building height.
		7	Where a site adjoins Kananook Creek: <ul style="list-style-type: none"> Locating building mass away from the creek. Setting back the second and third storey component of any building from the creek elevation a distance of at least the height of the floor below. Minimising hard surfaces on sites adjoining the creek environment. Providing no or low fences on creek boundary. Designing any high fences to be transparent or mesh. Retaining creekside vegetation. Providing for revegetation.
		5	Where a site adjoins Kananook Creek or the Seaford Wetlands: <ul style="list-style-type: none"> Locating building mass away from the creek or wetlands. Setting back the second storey component of any building from the ground floor creek or wetland elevation

FRANKSTON PLANNING SCHEME

SEAFORD			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
			a distance of at least the ground floor building height.
1, 3, 6, 8 & 9	Strengthen the garden settings.	1	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Retention of existing native trees. The planting of indigenous trees and shrubs.
		3 & 6	Providing low maintenance plants, with an emphasis on indigenous species as part of development.
		6	Retaining large, established native trees as part of development.
		8 & 9	Providing low maintenance vegetation species as part of development.
2	Strengthen the garden settings and backdrop of canopy trees.	2	Providing as part of development: <ul style="list-style-type: none"> Low maintenance vegetation species. Areas for the planting of trees and other substantial vegetation. Retention of large, established trees. Setbacks from a side or rear boundary a sufficient distance to accommodate at least one large tree, and more trees on larger sites.
1, 2, 3, 4, 7, 8 & 9,	Ensure buildings do not dominate the streetscape.	1 & 2	Providing low pitched roof forms.
		4	Providing skillion, flat, single pitch or low pitched roof forms.
		3, 4, 7, 8 & 9	Articulating the form and elevations of buildings.
5 & 6	Ensure that buildings do not dominate the streetscape and wider landscape setting.	5 & 6	For buildings adjoining the Wetlands minimising visual impact when viewed from the wetlands reserve through the use of massing, forms, muted colours and materials.
		5	Providing low pitched roof forms.
6	Encourage building elements that respect the wetland environment and do not dominate the landscape.		Where a site adjoins the Seaford Wetlands: <ul style="list-style-type: none"> Locating building mass away from the wetlands. Setting back the second storey component of any building from the ground floor wetland elevation a distance of at least the ground floor building height.
1, 2, 3, 4, 5, 6, 7, 8 & 9	Preserve the openness of the streetscape.	1, 3, 4, 5 & 6	Providing no or low, open style front fences, other than on heavily trafficked roads.
		2 & 9	Providing low or open style front fences other than on heavily trafficked roads.

FRANKSTON PLANNING SCHEME

SEAFORD			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
		7	Providing open style front fences, other than along heavily trafficked roads, or using vegetation as a screening device.
		8	Providing no front fences, other than on heavily trafficked roads.
5 & 7	Encourage innovative architecture that respects and compliments the coastal settings and vegetation.	5 & 7	Incorporating timber or other non-masonry sheeting or cladding materials.
		7	Providing as part of development: <ul style="list-style-type: none"> Subdued colours on external finishes. Building elements and details that contribute to a lightness of structure including balconies, verandas, light transparent balustrading and gable ends.
7	Minimise the impact of buildings over two storeys on the streetscape.	7	Recessing parts of buildings over two (2) storeys: <ul style="list-style-type: none"> From the facade of lower levels. At least three (3) metres from the front facade.
1, 2, 3, 4, 5, 6, 7, 8 & 9	Preserve the rhythm of existing dwelling spacing.	1, 3, 4, 5 & 6	Providing setbacks that allow for tree planting.
		8 & 9	Providing setbacks on at least one boundary.
		2	Providing setbacks on at least one side boundary and preferably both.
		7	Providing setbacks on both side boundaries.
7	Preserve sharing of views to the ocean, creek or coast.	7	Sitting buildings to respond to view corridors to the ocean, creek or coast from nearby properties and public areas.

Skye

SKYE			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1 & 2	Strengthen the garden settings.	1 & 2	Providing low maintenance vegetation species as part of development.
1 & 2	Preserve the rhythm of existing dwelling spacing.	1 & 2	Providing setbacks on at least one side boundary.
1 & 2	Ensure that buildings do not dominate the streetscape.	1 & 2	Articulating the form and elevations of buildings.
1 & 2	Preserve the openness of the streetscape.	1 & 2	Providing no front fences, other than on heavily trafficked roads.

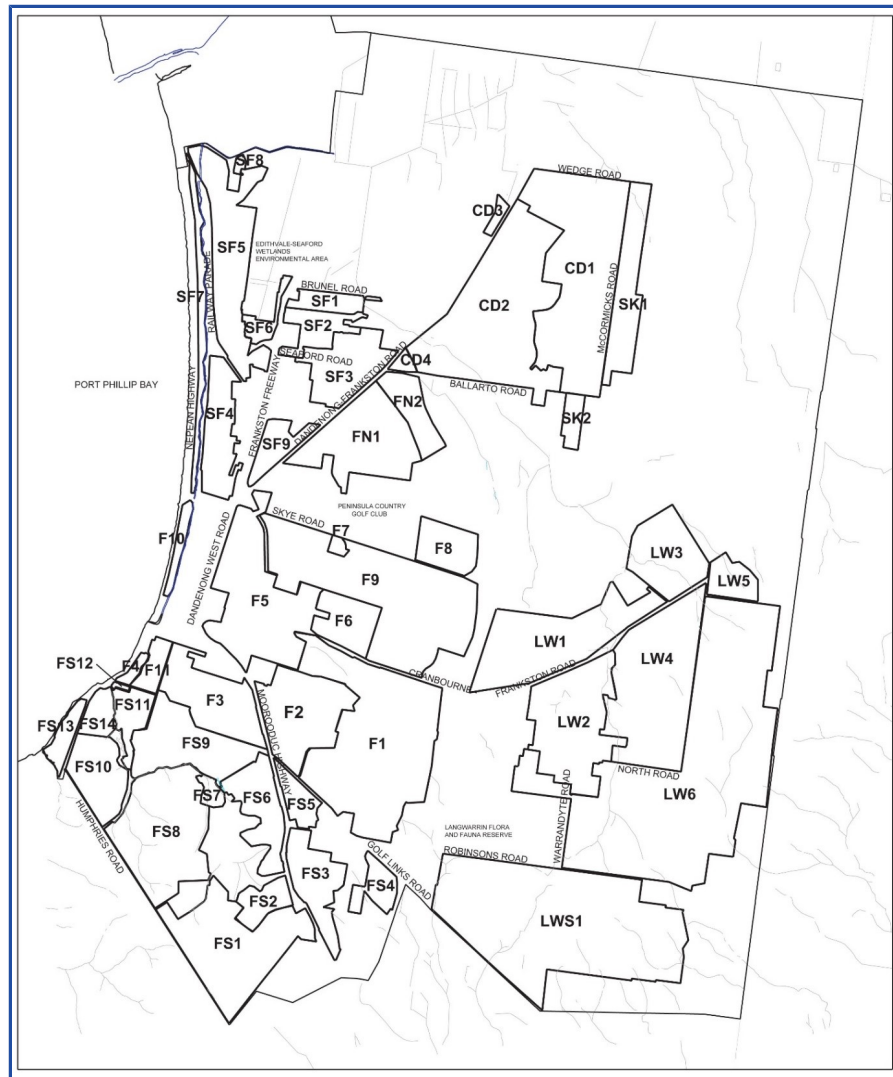
FRANKSTON PLANNING SCHEME

Policy documents

Consider as relevant:

- *Frankston City Neighbourhood Character Study, including all Neighbourhood Character Precinct brochures* (Planisphere and John Curtis Pty Ltd, 2002)

Frankston City Council – Neighbourhood Character Precincts – Map 1



FRANKSTON PLANNING SCHEME

15.01-6S

31/07/2018
VC148

Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1**.

LANGWARRIN HINTERLAND

1.0

04/05/2017
C113

Statement of nature and key elements of landscape

A generally enclosed landscape with undulating topography and a mosaic of pasture, remnant bushland and planted vegetation.

The remnant bushland makes a significant contribution to the landscape character of the area and is of botanical and habitat significance. It provides an extensive native canopy and understory that is an important biological connectivity network between the Langwarrin Flora and Fauna Reserve and other habitat patches.

State biodiversity and native vegetation provisions place emphasis on protecting higher value biodiversity which is significant or important on the national and state level. Much of the remnant native vegetation is of local and regional significance. Locally and regionally significant vegetation makes an important contribution to the biological diversity of the municipality and as such is important to protect, maintain and enhance.

2.0

23/05/2019
C133fran

Landscape character objectives to be achieved

- To conserve and enhance the area's trees and native vegetation for its intrinsic, habitat and landscape values.
- To protect national, state, regional and locally significant vegetation and biodiversity within the municipality.
- To protect and enhance bio links across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.
- To ensure that development and management of land demonstrates the 'avoidance hierarchy':
 - To avoid adverse impacts, particularly through vegetation clearance.
 - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management.
 - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.

3.0

04/05/2017--/--/---
G143Proposed C165fran

Permit requirement

Buildings and works

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

- The buildings and works are being constructed by or on behalf of Parks Victoria as a public land manager.
- The buildings and works are outside the Tree Protection Zone of substantial trees. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk except where:
 - The measured radius is less than 2 metres, in which case the radius must be 2 metres; or
 - The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

FRANKSTON PLANNING SCHEME

- For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.
- A substantial tree is defined as vegetation ~~including indigenous and where appropriate, Australian native large old trees and trees with hollows~~ (native or exotic including dead trees and palms) that have a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.
- To construct a building or carry out works more than 5 metres from native vegetation other than trees.

Vegetation removal

A permit is required to remove, destroy, prune or lop substantial trees and native vegetation except where:

- The vegetation is an environmental weed as specified in Table 1 to this schedule
- Undertaken by or on behalf of Parks Victoria as a public land manager.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.
- The vegetation is within a building envelope, fire protection buffer, or is required to be removed for the construction of roads, property access and services shown on an endorsed plan required by section 1.0 of schedule 6, to the Development Plan Overlay.

Note:

Pruning is defined as removing branches or roots 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.

4.0

Application requirements

~~23/05/2019~~
~~C133fran~~ Proposed C165fran An application to construct a building or construct or carry out works must be accompanied by the following information as appropriate:

- An arboricultural report prepared by a suitably qualified and experienced arborist, assessing any substantial tree with a Tree Protection Zone within the works footprint.
- A site plan (drawn to scale) including but not limited to:
 - The location of buildings and works including but not limited to driveways, batters, trenches and underground services and effluent disposal systems.
 - Dimensions of any existing or proposed building envelope.
 - The location, type and extent of indigenous vegetation on site.
 - Accurate and detailed existing and proposed site levels.
 - Cross sections to illustrate the extent of cut and fill.
 - Details of retaining walls including height, materials and if required drainage.

An application to remove, destroy or lop vegetation must be accompanied by the following information as appropriate.

- An arborist report for any trees to be removed.
- An assessment of the visual impact of the removal of vegetation on adjoining properties and from roads and other public places.
- A flora and fauna assessment that includes:
 - An inventory of flora and fauna species present on the site.

FRANKSTON PLANNING SCHEME

- Mapping of native vegetation and scattered trees present on site.
- A habitat hectare assessment of vegetation quality.
- A habitat assessment for threatened fauna.
- An assessment of the ecological values present on site and the likely impact of the proposed development on those values with particular attention given to the impact of the proposed development on flora and fauna species and communities listed under the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999* and *Victorian Flora and Fauna Guarantee Act 1988*, Advisory Lists of rare or threatened plants and fauna in Victoria, and local and regional significant flora and fauna.
- An assessment of the contribution the proposed vegetation removal would have on cumulative losses and / or strategic directions for biodiversity protection within Frankston City Council.
- Any proposed on-site replacement planting.
- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees and native vegetation on the site.

*Note: Pruning 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.*

5.0

04/05/2017
C113

Decision guidelines

Before deciding an application to construct a building; construct or carry out works; or remove, destroy or lop any vegetation the responsible authority must consider:

- Demonstration of the avoidance hierarchy.
- The impact of the proposal on bio links across the landscape.
- The impact of the proposal on the visual landscape or biological values of the area.
- Whether the natural resources of the area are to be adequately protected and their sustainability and long term conservation ensured.
- Whether appropriate management practices are proposed including the control of environmental weeds and pest animals, prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with indigenous plant species.
- The impact of development on soil stability and on water quality, particularly in the Western Port catchment.
- The impact on the rural surrounds and outlook of Mulberry Hill.
- Replacement planting to address the loss of vegetation having regard to the local and regional conservation significance of the vegetation.
- Whether offsets can be provided on-site.
- Whether the removal of vegetation including for defensible space has been avoided or minimised having regard to the bushfire risk and other available siting options.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

Table 1 Major environmental weed species

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Acacia baileyana</i>	Cootamundra Wattle
	<i>Acacia elata</i>	Cedar Wattle
	<i>Acacia floribunda</i>	White Sallow Wattle
	<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+	<i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
	<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
	<i>Asparagus asparagoides</i>	Bridal Creeper
	<i>Asparagus scandens</i>	Asparagus fern
C	<i>Calycotoma spinosa</i>	Spiny Broom
	<i>Buddleia dysophyllus</i>	Buddleia
C	<i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C	<i>Cirsium vulgare</i>	Spear Thistle
	<i>Coprosma repens</i>	Mirror-bush
	<i>Coprosma robusta</i>	Large Coprosma
	<i>Cortaderia jubata/selloana</i>	Pampas Grass
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn
	<i>Crocasmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea ssp. Africana</i>	African Olive
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagittatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana</i> cv. 'Bulbillifera'	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO2.

CARRUM DOWNS, SANDHURST AND SKYE HINTERLAND

1.0

04/05/2017
C113

Statement of nature and key elements of landscape

An open landscape containing scattered, mature River Red Gum trees, many of which pre-date European settlement. The River Red Gums give the area a distinctive, attractive landscape quality and they are also of botanical, habitat and, in some cases, aboriginal cultural significance.

Native trees make a significant contribution to the landscape, botanical and habitat character of the area.

2.0

23/05/2019
C133fran

Landscape character objectives to be achieved

- To conserve and enhance the remnant strands of River Red Gums (*E. camaldulensis*) and associated native trees and indigenous understory vegetation for their intrinsic, habitat and landscape values.
- To ensure that development and management of land demonstrates the 'avoidance hierarchy':
 - To avoid adverse impacts, particularly through vegetation clearance.
 - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management.
 - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.

3.0

04/05/2017
C113
Proposed C165fran

Permit requirements

Buildings and Works

A permit is not required:

- To construct a building or carry out works outside the Tree Protection Zone of substantial Australian native trees. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk except where:
 - The measured radius is less than 2 metres in which case the radius must be 2 metres; or
 - The measured radius is 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation ~~including indigenous and where appropriate, Australian native large old trees and trees with hollows~~ (native or exotic including dead trees and palms) that has a trunk circumference greater than 0.50 metres at 1.40 metres above the point where it meets natural ground level.

- To construct a building or carry out works more than 5 metres from remnant indigenous understory vegetation.
- To prune or lop limbs less than one-third (1/3rd) of the crown of the tree.

Vegetation Removal

A permit is required to remove, destroy, prune or lop Australian native trees and remnant indigenous understory vegetation, except where:

- The vegetation is an environmental weed as specified in Table 1 to this schedule.

FRANKSTON PLANNING SCHEME

Note:

Pruning is defined as removing branches or roots 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.

4.0 Application requirements

~~23/05/2019~~
~~C143fran~~ Proposed C165fran An application to construct a building or construct or carry out works must be accompanied by the following information as appropriate:

- An arboricultural report prepared by a suitably qualified and experienced arborist, assessing any tree with a Tree Protection Zone within the works footprint.
- A site plan (drawn to scale) including but not limited to:
 - Dimensions of any proposed or existing building envelope.
 - The location of buildings and works including but not limited to driveways, batters, trenches and underground services and effluent disposal systems.
 - The location, type and extent of Australian native trees and remnant indigenous understory vegetation on site.
 - Accurate and detailed existing and proposed site levels.
 - Cross sections to illustrate the extent of cut and fill.
 - Details of retaining walls including height, materials and if required drainage.

An application to remove, destroy or lop Australian native trees or remnant indigenous understory vegetation must be accompanied by the following information as appropriate:

- An arborists report for any trees to be removed.
- An assessment of the visual impact of the removal of any Australian native trees on adjoining properties and from roads and other public places.
- A flora and fauna assessment that includes as a minimum:
 - An inventory of flora and fauna species present on site.
 - Mapping of Australian native trees present on site.
 - A habitat hectare assessment of tree quality.
 - A habitat assessment for threatened species.
 - The heritage significance of remnant River Red Gums.
 - An assessment of the ecological values present on site and the likely impact of the proposed development on those values with particular attention given to the impact of the proposed development on flora and fauna species and communities listed under the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999* and *Victorian Flora & Fauna Guarantee Act 1988*, Advisory List of rare or threatened plants and fauna in Victoria, and local and regional significant flora and fauna.
 - An assessment of the contribution the proposed Australian native tree removal would have on cumulative losses and / or strategic directions for biodiversity protection within Frankston City Council.

Whether offsets can be provided on-site.

~~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.~~

FRANKSTON PLANNING SCHEME

5.0

04/05/2017
C113

Decision guidelines

Before deciding an application to construct a building; construct or carry out works; or remove, destroy or lop Australian native trees or remnant indigenous understory vegetation, the responsible authority must consider:

- Demonstration of the avoidance hierarchy.
- The impact of the proposal on the visual landscape or biological values of the area.
- The reasons for removing any Australian native trees or remnant indigenous understory vegetation and the practicality of any alternative options which do not require removal of vegetation.
- Whether the natural resources of the area are to be adequately protected and their sustainability and long term conservation ensured.
- Whether appropriate management practices are proposed including the control of environmental weeds and pest animals, prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with indigenous plant species.
- Indigenous replacement planting to address the loss of vegetation having regard to the conservation significance of the vegetation.
- Whether offsets can be provided on-site.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

Table 1 Major environmental weed species

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

Species	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+ <i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
<i>Asparagus asparagoides</i>	Bridal Creeper
<i>Asparagus scandens</i>	Asparagus fern
C <i>Calycotoma spinosa</i>	Spiny Broom
<i>Buddleia dysophyllus</i>	Buddleia
C <i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C <i>Cirsium vulgare</i>	Spear Thistle
<i>Coprosma repens</i>	Mirror-bush
<i>Coprosma robusta</i>	Large Coprosma
<i>Cortaderia jubata/selloana</i>	Pampas Grass

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn
	<i>Crocsmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea ssp. Africana</i>	African Olive

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagittatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana</i> cv. 'Bulbillifera'	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO3.

FRANKSTON SOUTH

1.0

04/05/2017
C113

Statement of nature and key elements of landscape

At Frankston South there is a mixture of remnant indigenous vegetation and mature native and exotic trees and shrubs which make a significant contribution to the landscape quality and character of this low density residential area. This land is the highest in the municipality and is quite prominent when viewed from the north of Frankston, Port Phillip Bay and the Moorooduc Plain.

2.0

23/05/2019
C133fran

Landscape character objectives to be achieved

To maintain the well vegetated landscape character of Frankston South.

3.0

04/05/2017
C113
Proposed C165fran

Permit requirement

Buildings and Works

A permit is not required:

- To construct a building or construct or carry out works outside the Tree Protection Zone of any substantial tree. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk except where:
 - The measured radius is less than 2 metres, in which case the radius must be 2 metres; or
 - The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation ~~including indigenous and where appropriate, Australian native large old trees and trees with hollows~~ (native or exotic including dead trees and palms) that has a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.

Vegetation Removal

A permit is required to remove, destroy prune or lop any substantial tree except where:

- The substantial tree is an environmental weed as specified in Table 1 to this schedule.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.

*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.*

4.0

23/05/2019
C133fran

Application requirements

None specified.

5.0

23/05/2019
C133fran

Decision guidelines

Before deciding an application to remove, destroy or lop substantial trees the responsible authority must consider:

- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.

FRANKSTON PLANNING SCHEME

- Whether the removal of substantial trees including for defensible space has been avoided or minimised having regard to the bushfire risk and other available siting options.
- The impact of the proposal on the visual landscape or biological values of the area.
- The extent, location and species to be used in any proposed replanting, with preference given to indigenous plants and within the appropriate Ecological Vegetation Class when appropriate.
- The impact of development on soil stability.
- Whether alternative siting, design or screening is appropriate to reduce the visual impact of development.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

Table 1: Major environmental weed species

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

Species	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+ <i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
<i>Asparagus asparagoides</i>	Bridal Creeper
<i>Asparagus scandens</i>	Asparagus fern
C <i>Calycotoma spinosa</i>	Spiny Broom
<i>Buddleia dysophyllus</i>	Buddleia
C <i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C <i>Cirsium vulgare</i>	Spear Thistle
<i>Coprosma repens</i>	Mirror-bush
<i>Coprosma robusta</i>	Large Coprosma
<i>Cortaderia jubata/selloana</i>	Pampas Grass
<i>Cotoneaster sp.</i>	Cotoneaster
C <i>Crataegus monogyna</i>	Hawthorn
<i>Crocasmia x crocosmiflora</i>	Montbretia
<i>Cytisus palmensis</i>	Tree Lucerne
C <i>Cytisus scoparius</i>	English Broom
<i>Delairea odorata</i>	Cape Ivy

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia</i> ssp. <i>angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista</i> (garden hybrid)	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea</i> ssp. <i>Africana</i>	African Olive
	<i>Paraserianthes lophantha</i> subsp. <i>lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagittatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana</i> cv. 'Bulbillifera'	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019
C133frn

SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO4.

FRANKSTON SOUTH - SWEETWATER CREEK ENVIRONS

1.0

23/05/2019
C133frn

Statement of nature and key elements of landscape

The Frankston City Neighbourhood Character Study identifies the importance of vegetation and the relationship between the buildings and the landscape to the character of the area around the Sweetwater Creek. The Municipal Planning Strategy and the Neighbourhood Character Study recognise the importance of the Creek as a landscape and environmental feature of the Frankston South area. The areas covered by this overlay have a character that is partly derived from the density of native trees and other vegetation. The preferred neighbourhood character of these areas is identified as being related to the setting of residential development within these trees. It is intended that in typical streetscapes substantial native trees will dominate the skyline and be common in gardens and roadside reservations. The use of native vegetation, and where possible vegetation indigenous to the creek environs, is encouraged in order to complement and enhance the visual and environmental qualities of the area.

2.0

23/05/2019
C133frn

Landscape character objectives to be achieved

- To retain and encourage the planting and retention of trees in keeping with the preferred neighbourhood character of the Frankston South area.
- To enhance the visual and environmental qualities of the Sweetwater Creek environs.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain and any existing vegetation.
- To ensure that the health of existing trees is not jeopardised by new development.

3.0

04/05/2017
C443 Proposed C165frn

Permit requirement

Buildings and Works

A permit is required to construct a front fence.

A permit is not required:

- To construct a building or construct or carry out works outside the Tree Protection Zone of any substantial tree. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk 12 times the diameter of the trunk except where:
 - The measured radius is less than 5 metres, in which case the radius must be 5 metres; or
 - The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation ~~including indigenous and where appropriate, Australian native large old trees and trees with hollows~~ (native or exotic including dead trees and palms) that has a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.

Vegetation removal

A permit is required to remove, destroy, prune or lop any substantial tree except where:

- The substantial tree is an environmental weed as specified in Table 1 to this schedule.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.

FRANKSTON PLANNING SCHEME

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.*

4.0

23/05/2019
C133fran

Application requirements

None specified.

5.0

23/05/2019
C133fran

Decision guidelines

Before deciding on an application to remove, destroy or lop substantial trees, the responsible authority must consider, as appropriate:

- Demonstration of the ~~avoidance hierarchy~~ avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.
- Whether the style and height of any front fence is consistent with existing fences, where fences are commonly provided in the street.
- The need for additional landscaping and screen planting to maintain the existing and preferred landscape qualities identified in the Neighbourhood Character Study.
- The extent to which the proposal maintains the vegetation dominated streetscapes and vistas, including views across or from valleys.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

Table 1: Major environmental weed species

Note: *Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.*

Species	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+ <i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
<i>Asparagus asparagoides</i>	Bridal Creeper
<i>Asparagus scandens</i>	Asparagus fern
C <i>Calycotoma spinosa</i>	Spiny Broom
<i>Buddleia dysophyllus</i>	Buddleia
C <i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C <i>Cirsium vulgare</i>	Spear Thistle
<i>Coprosma repens</i>	Mirror-bush
<i>Coprosma robusta</i>	Large Coprosma

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Cortaderia jubata/selloana</i>	Pampas Grass
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn
	<i>Crocasmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Olea europaea ssp. Africana</i>	African Olive
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagittatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana cv. 'Bulbillifera'</i>	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 5 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO5.

FORMER G.K. TUCKER BROTHERHOOD OF ST. LAURENCE SETTLEMENT

1.0

30/05/2024
C152fran

Statement of nature and key elements of landscape

The site commonly known as the G.K. Tucker Brotherhood of St. Laurence Settlement contains a mixture of remnant indigenous vegetation and mature exotic trees and shrubs which make a significant contribution to the landscape quality and character of this area.

Areas of remnant indigenous vegetation have been identified on the site, this vegetation has environmental significance including providing habitat for indigenous fauna.

This land was established as low cost housing in the early 20th century by Gerard Kennedy Tucker founder of the Brotherhood of St. Lawrence. Trees that were planted as part of this development remain on the site today. These planted trees provide links to the former use of the site and as such are of historical landscape significance.

2.0

30/05/2024
C152fran

Landscape character objectives to be achieved

- To protect vegetation in the area with intrinsic landscape and historical or environmental values.
- To conserve and enhance remnant indigenous vegetation in the area.
- To ensure that development responds to and maintains the landscape quality of the GK Tucker Brotherhood of St. Laurence Settlement.

3.0

19/10/2017
C100

Permit requirement

A permit is required:

- To remove, destroy or lop vegetation that is listed in Table 1 to this schedule.
- For buildings and works within the tree protection zone of any tree that is listed in Table 1 to this schedule.

A permit is not required:

- For buildings and works outside the tree protection zone of any tree listed in Table 1 to this schedule.
- To prune or lop limbs less than 75mm in diameter and not more than a total of 10% of the canopy of any significant tree listed in the table to this schedule for:
 - maintaining access to existing roads, driveways and footpaths;
 - clearing within two metres of an existing permanent structure;
 - maintaining of an existing specialised pruning method such as hedging, espalier or topiary;
 - reducing overhang to neighbouring properties.
- To remove dead and broken limbs.

All pruning works must be carried out in accordance with Australian Standard AS4373-2009 Pruning of Amenity Trees.

Before deciding on an application to remove, destroy, prune or lop any specified tree or area of vegetation, the responsible authority may require the applicant to provide a report prepared by a qualified arborist, ecologist, or botanist on the reason and need for the proposed work, options for alternative treatments and any remedial or restorative action proposed.

FRANKSTON PLANNING SCHEME

4.0

23/05/2019
C133fran

Application requirements

None specified.

5.0

23/05/2019
C133fran

Decision guidelines
























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

- Whether the proposal has minimised any negative impacts on the valued landscape of the area.
- The reasons for removing any vegetation and the practicality of any alternative options which do not require removal of native vegetation in accordance with the Native Vegetation Framework.

Table 1 to Schedule 5

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Road reserve/Lot 42/43	2	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.80	Zone Map 2
Lot 4	23	<i>Eucalyptus radiata</i> subsp. <i>radiata</i>	5.57	Zone Map 2
Lot 3/Lot 4	29	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	6.37	Zone Map 2
Lot 23/Road Reserve 91 William Road, Carrum Downs	36	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.27	Zone Map 2
Lot 27	68	<i>Corymbia maculata</i>	6.00	Zone Map 2
Lot 40/Lot 41 27 Wattlewoods Place, Carrum Downs (Common Property)	80	<i>Corymbia maculata</i>	6.00	Zone Map 2
Lot 40/Lot 41 27 Wattlewoods Place, Carrum Downs (Common Property)	82	<i>Angophora costata</i>	7.20	Zone Map 2
Lot 41 27 Wattlewoods Place, Carrum Downs (Common Property)	83	<i>Angophora costata</i>	6.00	Zone Map 2
Lot 39/Lot 40/Lot 41 25 Wattlewoods Place, Carrum Downs	85	<i>Angophora costata</i>	6.00	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	121	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	122	<i>Eucalyptus camaldulensis</i>	7.02	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	123	<i>Eucalyptus camaldulensis</i>	7.21	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	124	<i>Eucalyptus camaldulensis</i>	1.44	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	125	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	126	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	127	<i>Eucalyptus camaldulensis</i>	1.44	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	128	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map	
<u>Reserve No. 261R William Road, Carrum Downs</u>	129	<i>Eucalyptus camaldulensis</i>	5.40	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	130	<i>Eucalyptus camaldulensis</i>	2.16	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	131	<i>Eucalyptus camaldulensis</i>	4.80	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	132	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.80	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	133	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	134	<i>Eucalyptus ovata</i>	4.80	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	135	<i>Eucalyptus viminalis subsp. pryoriana</i>	2.04	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	136	<i>Eucalyptus ovata</i>	3.00	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	137	<i>Eucalyptus camaldulensis</i>	9.35	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	138	<i>Eucalyptus camaldulensis</i>	2.40	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	139	<i>Eucalyptus camaldulensis</i>	6.00	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	140	<i>Eucalyptus camaldulensis</i>	7.02	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	141	<i>Eucalyptus camaldulensis</i>	9.54	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	142	<i>Eucalyptus camaldulensis</i>	4.80	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	143	<i>Eucalyptus camaldulensis</i>	6.00	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	144	<i>Eucalyptus camaldulensis</i>	8.78	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	145	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	146	<i>Eucalyptus camaldulensis</i>	5.40	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	147	<i>Eucalyptus camaldulensis</i>	7.56	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	148	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	149	<i>Eucalyptus</i>	4.80	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	150	<i>Eucalyptus camaldulensis</i>	2.16	Zone Map 2	
<u>Reserve No. 261R William Road, Carrum Downs</u>	152	<i>Eucalyptus camaldulensis</i>	5.34	Zone Map 2	

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Reserve No. 261R William Road, Carrum Downs	153	<i>Eucalyptus camaldulensis</i>	7.82	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	154	<i>Eucalyptus viminalis subsp. pryoriana</i>	7.34	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	155	<i>Eucalyptus camaldulensis</i>	2.64	Zone Map 2
Lot 52/Reserve No. 361R William Road, Carrum Downs	161	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	163	<i>Eucalyptus ovata</i>	3.60	Zone Map 2
Lot 55/Lot 56 61R William Road, Carrum Downs	167	<i>Eucalyptus camaldulensis</i>	4.20	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	169	<i>Eucalyptus camaldulensis</i>	0.84	Zone Map 2
Road Reserve 48 Wattlewoods Place, Carrum Downs (Road Reserve)	188	<i>Corymbia maculata</i>	6.00	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	190	<i>Eucalyptus ovata</i>	6.68	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	191	<i>Eucalyptus ovata</i>	1.80	Zone Map 2
Reserve No. 3/Lot 134 61R William Road, Carrum Downs	192	<i>Eucalyptus ovata</i>	8.28	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	193	<i>Eucalyptus ovata</i>	8.98	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	196	<i>Eucalyptus ovata</i>	7.82	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	198	<i>Acmena smithii</i>	3.60	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	200	<i>Eucalyptus</i>	2.64	Zone Map 2
Lot 130/11 Coles Parkway, Carrum Downs	202	<i>Liquidamber styraciflua</i>	1.20	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	203	<i>Callistemon</i>	1.80	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	205	<i>Sequoiadendron giganteum</i>	3.60	Zone Map 2
Lot 130/Lot 131 13 Coles Parkway, Carrum Downs	206	<i>Photinia glabra</i> 'Rubens'	2.76	Zone Map 2
Road Reserve/Reserve No. 361R William Road, Carrum Downs	219	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	220	<i>Eucalyptus ovata</i>	0.84	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	221	<i>Eucalyptus ovata</i>	1.32	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Reserve No. 361R William Road, Carrum Downs	222	<i>Eucalyptus ovata</i>	0.84	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	223	<i>Eucalyptus ovata</i>	0.84	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	224	<i>Eucalyptus ovata</i>	0.96	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	225	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	227	<i>Eucalyptus viminalis subsp. pryoriana</i>	7.37	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	228	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	229	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	230	<i>Eucalyptus viminalis subsp. pryoriana</i>	5.40	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	231	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	232	<i>Eucalyptus ovata</i>	2.40	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	233	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
Reserve No. 3/Road Reserve 61R William Road, Carrum Downs	234	<i>Allocasuarina cunninghamiana</i>	6.00	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	235	<i>Eucalyptus ovata</i>	1.44	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	236	<i>Eucalyptus ovata</i>	2.40	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	237	<i>Eucalyptus ovata</i>	3.24	Zone Map 2
Reserve No. 4/Road Reserve 61R William Road, Carrum Downs	243	<i>Acacia melanoxylon</i>	1.80	Zone Map 2
Reserve No. 4/Road Reserve 61R William Road, Carrum Downs	244	<i>Eucalyptus ovata</i>	3.00	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	245	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	247	<i>Eucalyptus ovata</i>	3.60	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	248	<i>Eucalyptus ovata</i>	3.84	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	249	<i>Eucalyptus ovata</i>	3.00	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	250	<i>Eucalyptus ovata</i>	3.00	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	251	<i>Eucalyptus ovata</i>	2.40	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Reserve No. 461R William Road, Carrum Downs	252	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.49	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	253	<i>Eucalyptus ovata</i>	3.60	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	254	<i>Eucalyptus ovata</i>	5.40	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	255	<i>Eucalyptus ovata</i>	3.60	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	256	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.80	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	258	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.60	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	259	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.20	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	260	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.60	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	261	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.20	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	263	<i>Exocarpos cupressiformis</i>	0.72	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	264	<i>Eucalyptus viminalis subsp. pryoriana</i>	7.60	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	265	<i>Eucalyptus ovata Stump</i>	1.20	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	266	<i>Eucalyptus viminalis subsp. Pryoriana</i>	2.64	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	267	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.20	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	268	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.80	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	269	<i>Eucalyptus viminalis subsp. pryoriana</i>	9.60	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	270	<i>Eucalyptus viminalis subsp. pryoriana</i>	8.63	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	271	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.79	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	272	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.95	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	274	<i>Eucalyptus ovata</i>	1.20	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	275	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	276	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.60	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	277	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.02	Zone Map 2

























FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Reserve No. 461R William Road, Carrum Downs	279	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	3.60	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	280	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	3.60	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	283	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	6.91	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	284	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	6.53	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	285	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	3.60	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	286	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	0.96	Zone Map 2
Reserve No. 461R William Road, Carrum Downs	288	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	7.79	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	290	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	2.40	Zone Map 2
Reserve No. 3/Lot A61R William Road, Carrum Downs	291	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2
Reserve No. 3/Lot A1/65 William Road, Carrum Downs	292	<i>Eucalyptus lehmannii</i>	9.60	Zone Map 2
Reserve No. 361R William Road, Carrum Downs	293	<i>Eucalyptus</i>	0.72	Zone Map 2
Lot A1/65 William Road, Carrum Downs	294	<i>Eucalyptus camaldulensis</i>	2.64	Zone Map 2
Lot A61R William Road, Carrum Downs	295	<i>Allocasuarina cunninghamiana</i>	0.60	Zone Map 2
Lot A1/65 William Road, Carrum Downs	296	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	3.00	Zone Map 2
Lot A1/65 William Road, Carrum Downs	297	<i>Eucalyptus cladocalyx</i>	2.64	Zone Map 2
Lot A/ Road Reserve	298	<i>Eucalyptus lehmannii</i>	2.40	Zone Map 2
Road Reserve/Lot A/Lot 26	299	<i>Eucalyptus lehmannii</i>	9.60	Zone Map 2
Road Reserve/Lot A/Lot 26	300	<i>Eucalyptus lehmannii</i>	0.72	Zone Map 2
Road Reserve/Lot A	301	<i>Melaleuca armillaris</i>	10.80	Zone Map 2
Road Reserve	302	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	2.64	Zone Map 2
Road Reserve/Lot A	303	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	4.80	Zone Map 2
Lot A/Road Reserve	304	<i>Eucalyptus lehmannii</i>	1.32	Zone Map 2
Road Reserve/Lot A65 William Road, Carrum Downs (Road Reserve)	305	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2
Lot A/Road Reserve 1/65 William Road, Carrum Downs	306	<i>Eucalyptus ovata</i>	4.80	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Road Reserve 61R William Road, Carrum Downs (Road Reserve)	307	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	2.64	Zone Map 2
Road Reserve 61R William Road, Carrum Downs (Road Reserve)	308	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	
Lot A 61R William Road, Carrum Downs	309	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	7.63	Zone Map 2
Reserve No. 4/Road 61R William Road, Carrum Downs	310	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.60	Zone Map 2
Reserve No. 4/Road 61R William Road, Carrum Downs	312	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.60	Zone Map 2
Reserve No. 4/Road 61R William Road, Carrum Downs	313	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.2	Zone Map 2
Reserve No. 4/Road 61R William Road, Carrum Downs	315	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	Zone Map 2
Reserve No. 4 61R William Road, Carrum Downs	316	<i>Allocasuarina cunninghamiana</i>	0.96	Zone Map 2
Reserve No. 4 61R William Road, Carrum Downs	317	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	6.00	Zone Map 2
Reserve No. 4 61R William Road, Carrum Downs	318	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.80	Zone Map 2
Reserve No. 4/Road 61R William Road, Carrum Downs	319	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	4.20	Zone Map 2
Reserve No. 4/Road 61R William Road, Carrum Downs	321	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	7.14	Zone Map 2
Reserve No. 4/Road 61R William Road, Carrum Downs	323	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	6.56	Zone Map 2
Reserve No. 4 61R William Road, Carrum Downs	325	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	3.00	Zone Map 2
Reserve No. 4 61R William Road, Carrum Downs	328	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	5.40	Zone Map 2
Lot 61/Lot 62 61 William Road, Carrum Downs	338	<i>Liquidambar styraciflua</i>	2.64	Zone Map 2
Reserve No. 4 61R William Road, Carrum Downs	345	<i>Eucalyptus ovata</i>	4.20	Zone Map 2
Lot 110/Lot 111 5 Coaldrake Street, Carrum Downs	347	<i>Banksia marginata</i>	1.2	Zone Map 2
Lot 110 7 Coaldrake Street, Carrum Downs	349	<i>Banksia marginata</i>	1.20	Zone Map 2
Lot 109 1 Coaldrake Street, Carrum Downs	350	<i>Banksia marginata</i>	1.20	Zone Map 2
Road Reserve 9 Coaldrake Street, Carrum Downs (Road Reserve)	351	<i>Banksia marginata</i>	0.96	Zone Map 2
Road Reserve 11 Coaldrake Street, Carrum Downs (Road Reserve)	352	<i>Banksia marginata</i>	1.44	Zone Map 2
Lot 117/Lot 118	359	<i>Gorymbia citriodora</i>	3.00	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map	
Lot 123/Lot 124 13 Bandler Drive, Carrum Downs	379	<i>Larix deciduas</i>	4.20	Zone Map 2	
Lot 123 13 Bandler Drive, Carrum Downs	380	<i>Larix deciduas</i>	4.20	Zone Map 2	
Lot 123 13 Bandler Drive, Carrum Downs	381	<i>Larix deciduas</i>	4.20	Zone Map 2	
Lot 124	384	<i>Eucalyptus camuldulensis</i>	4.44	Zone Map 2	
Lot 176/Reserve No. 5	395	<i>Corymbia ficifolia</i>	4.80	Zone Map 2	
Reserve No. 5 15R Barnett Avenue, Carrum Downs	396	<i>Banksia marginata</i>	4.20	Zone Map 2	
Reserve No. 5	398	<i>Acmena smithii</i>	3.00	Zone Map 2	
Reserve No. 5 15R Barnett Avenue, Carrum Downs	402	<i>Cedrus libani</i>	9.60	Zone Map 2	
Reserve No. 5 15R Barnett Avenue, Carrum Downs	405	<i>Acmena smithii</i>	3.60	Zone Map 2	
Reserve No. 5 15R Barnett Avenue, Carrum Downs	408	<i>Angophora costata</i>	6.00	Zone Map 2	
Reserve No. 5 15R Barnett Avenue, Carrum Downs	412	<i>Agonis flexuosa</i>	7.20	Zone Map 2	
Reserve No. 5 15R Barnett Avenue, Carrum Downs	413	<i>Agonis flexuosa</i>	6.00	Zone Map 2	
Reserve No. 5 15R Barnett Avenue, Carrum Downs	415	<i>Agonis flexuosa</i>	12.00	Zone Map 2	
Reserve No. 5/Road Reserve 15R Barnett Avenue, Carrum Downs	418	<i>Agonis flexuosa</i>	6.00	Zone Map 2	
Reserve No. 5/Road Reserve 15R Barnett Avenue, Carrum Downs	421	<i>Cedrus libani</i>	8.40	Zone Map 2	
Lot 141/Lot 142 6 and 8 Barnett Avenue, Carrum Downs (Common Property)	422	<i>Corymbia citriodora</i>	2.76	Zone Map 2	
Lot 141/Lot 142 8 Barnett Avenue, Carrum Downs (Common Property)	423	<i>Corymbia ficifolia</i>	14.40	Zone Map 2	
Lot 139/Lot 140 2 Barnett Avenue, Carrum Downs	435	<i>Grevillea robusta</i>	6.00	Zone Map 2	
Lot 139/Lot 140/Road Reserve 2 Barnett Avenue, Carrum Downs	436	<i>Acmena smithii</i>	3.00	Zone Map 2	
Lot 140	437	<i>Photinia glabra</i> 'Rubens'	0.72	Zone Map 2	
Reserve No. 5/Road Reserve 15R Barnett Avenue, Carrum Downs	438	<i>Agonis flexuosa</i>	8.40	Zone Map 2	
Reserve No. 5/Road Reserve	439	<i>Acmena smithii</i>	2.76	Zone Map 2	
Lot 132/Lot 133 24 Bandler Drive, Carrum Downs	443	<i>Cupressus torulosa</i>	3.60	Zone Map 2	
Lot 132/Lot 133 24 Bandler Drive, Carrum Downs	444	<i>Cupressus torulosa</i>	3.60	Zone Map 2	

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Lot 132/Lot 133	446	<i>Acmena-smithii</i>	4.20	Zone-Map-2
Lot 133	447	<i>Jacaranda-mimosifolia</i>	3.00	Zone-Map-2
Lot 133/Road Reserve 28 Bandler Drive, Carrum Downs	449	<i>Eriobotrya japonica</i>	1.20	Zone Map 2
Lot 136/Lot 137	455	<i>Leptospermum laevigatum</i>	2.40	Zone-Map-2
Lot 136	456	<i>Arbutus-unedo</i>	3.00	Zone-Map-2
Lot 135/Lot 136	457	<i>Acmena-smithii</i>	3.60	Zone-Map-2
Lot 135/Lot 136 14 Coles Parkway, Carrum Downs	458	<i>Acmena smithii</i>	2.76	Zone Map 2
Lot 129/Lot 130 11 Coles Parkway, Carrum Downs	461	<i>Photinia glabra</i> 'Rubens'	0.84	Zone Map 2
Lot 126	463	<i>Ginkgo-biloba</i>	1.56	Zone-Map-2
Lot 125/Lot 133 22 Bandler Drive, Carrum Downs	467	<i>Acmena smithii</i>	3.00	Zone Map 2
Lot 125/Lot 133	468	<i>Acmena-smithii</i>	3.00	Zone-Map-2
Reserve No. 515R Barnett Avenue, Carrum Downs	479	<i>Araucaria heterophylla</i>	4.80	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	480	<i>Brachychiton acerifolia</i>	3.00	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	486	<i>Magnolia grandiflora</i>	6.00	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	488	<i>Araucaria heterophylla</i>	7.20	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	489	<i>Brachychiton acerifolia</i>	4.80	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	491	<i>Araucaria heterophylla</i>	6.00	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	492	<i>Lophostemon conferta</i>	4.80	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	493	<i>Quercus robur</i>	10.80	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	494	<i>Lophostemon conferta</i>	5.40	Zone Map 2
Lot 97/Lot 98	499	<i>Corymbia ficifolia</i>	7.20	Zone-Map-2
Road Reserve Lot 101	507	<i>Acmena-smithii</i>	2.40	Zone-Map-2
Lot 100	510	<i>Acmena-smithii</i>	3.00	Zone-Map-2
Lot 100	511	<i>Grevillea-robusta</i>	4.80	Zone-Map-2
Lot 104/Road Reserve 15 Tucker Boulevard, Carrum Downs	515	<i>Jacaranda mimosifolia</i>	4.80	Zone Map 2
Lot 106 1/15 Coaldrake Street, Carrum Downs	524	<i>Quercus robur</i> <i>Liquidambar styraciflua</i>	3.60	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Lot 106 15 Coaldrake Street, Carrum Downs	525	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
Lot 67/Lot 68	531	<i>Corymbia ficifolia</i>	5.00	Zone Map 2
Lot 65/Lot 66 53 William Road, Carrum Downs	535	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
Road Reserve 53 William Road, Carrum Downs (Road Reserve)	537	<i>Corymbia</i>	4.20	Zone Map 2
Road Reserve 49 William Road, Carrum Downs (Road Reserve)	538	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Road Reserve 45 William Road, Carrum Downs (Road Reserve)	539	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Road Reserve	542	<i>Banksia marginata</i>	2.64	Zone Map 2
Road Reserve	543	<i>Corymbia ficifolia</i>	0.96	Zone Map 2
Reserve No. 6/Lot 72 39 William Road, Carrum Downs	544	<i>Eucalyptus leucoxylon Rosea</i>	3.60	Zone Map 2
Reserve No. 6/Lot 72 11R Frost Street, Carrum Downs	545	<i>Angophora costata</i>	4.80	Zone Map 2
Reserve No. 6/Lot 72 11R Frost Street, Carrum Downs	546	<i>Banksia marginata</i>	4.20	Zone Map 2
Lot 73/Road Reserve 37 William Road, Carrum Downs	548	<i>Cupressus torulosa</i>	3.60	Zone Map 2
Road Reserve 37 William Road, Carrum Downs (Road Reserve)	549	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Lot 73/Lot 74/Road Reserve 35 William Road, Carrum Downs	550	<i>Grevillea robusta</i>	3.00	Zone Map 2
Road Reserve	553	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Road Reserve 33 William Road, Carrum Downs (Road Reserve)	554	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Road Reserve 31 William Road, Carrum Downs (Road Reserve)	555	<i>Eucalyptus cladocalyx</i>	3.60	Zone Map 2
Lot 77/Lot 78/Road Reserve	564	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
Road Reserve/Lot 77 29 William Road, Carrum Downs (Road Reserve)	565	<i>Eucalyptus cladocalyx</i>	3.00	Zone Map 2
Lot 79/Lot 89	568	<i>Photinia glabra</i> 'Rubens'	2.40	Zone Map 2
Lot 91/Lot 92	571	<i>Acmena smithii</i>	3.00	Zone Map 2
Lot 210/Road Reserve 16 Frost Street, Carrum Downs (Road Reserve)	573	<i>Acmena smithii</i>	3.24	Zone Map 2
Road Reserve 18 Frost Street, Carrum Downs (Road Reserve)	574	<i>Eucalyptus maculata</i>	8.00	Zone Map 2
Lot 205/Lot 206	579	<i>Arbutus unedo</i>	2.64	Zone Map 2
Road Reserve/Lot 205/Lot 206	580	<i>Acmena smithii</i>	5.00	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Lot 204/Lot 205/Road Reserve 8 Frost Street, Carrum Downs	581	<i>Acmena smithii</i>	5.00	Zone Map 2
Reserve No. 6/Lot 96/11R Frost Street, Carrum Downs	586	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
Reserve No. 6/Lot 73/Lot 96/11R Frost Street, Carrum Downs	587	<i>Populus deltoides</i>	9.60	Zone Map 2
Lot 82/Lot 83/Lot 84/61 Tucker Boulevard, Carrum Downs	597	<i>Liquidambar Styraciflua</i>	7.20	
Lot 99/Lot 100/Lot 105/3 Frost Street, Carrum Downs	597a	<i>Liquidambar styraciflua</i>	7.20	Zone Map 2
Lot 82/Lot 83/Lot 84/59A Tucker Boulevard, Carrum Downs	600	<i>Quercus robur</i>	7.80	Zone Map 2
Lot 84/Lot 85/Lot 86/57 Tucker Boulevard, Carrum Downs	601	<i>Quercus robur</i>	3.84	Zone Map 2
Lot 85	602	<i>Quercus robur</i>	3.60	Zone Map 2
Lot 85/57 Tucker Boulevard, Carrum Downs	604	<i>Quercus robur</i>	3.00	Zone Map 2
Lot 217/Lot 218/2/1 Sutton Crescent, Carrum Downs	614	<i>Corymbia citriodora</i>	5.40	Zone Map 2
Lot 219	617	<i>Eucalyptus leucoxylon Rosea</i>	5.40	Zone Map 2
Lot 219/1 Sutton Crescent, Carrum Downs (Common Property)	621	<i>Eucalyptus leucoxylon Rosea</i>	5.40	Zone Map 2
Lot 219/Road Reserve 1 Sutton Crescent, Carrum Downs (Common Property)	622	<i>Eucalyptus viminalis subsp. pryoriana</i>	8.40	Zone Map 2
Lot 219/1 Sutton Crescent, Carrum Downs (Common Property)	623	<i>Eucalyptus</i>	3.00	Zone Map 2
Lot 219	624	<i>Phoenix canariensis</i>	8.40	Zone Map 2
Lot 219	627	<i>Liquidambar styraciflua</i>	2.64	Zone Map 2
Lot 219/1 Sutton Crescent, Carrum Downs (Common Property)	628	<i>Eucalyptus camuldulensis</i>	7.20	Zone Map 2
Lot 219/Road Reserve 1 Sutton Crescent, Carrum Downs (Common Property)	630	<i>Eucalyptus camuldulensis</i>	6.00	Zone Map 2
Lot 219/Lot 220/Road Reserve 1 Sutton Crescent, Carrum Downs (Common Property)	631	<i>Eucalyptus camuldulensis</i>	9.60	Zone Map 2
Lot 219/Lot 220/1 Sutton Crescent, Carrum Downs (Common Property)	632	<i>Eucalyptus camuldulensis</i>	4.80	Zone Map 2
Reserve No. 7/Road Reserve/Lot 231/GP No. 3	644	<i>Eucalyptus camuldulensis</i>	10.80	Zone Map 2
Reserve No. 8/Road Reserve/Lot 226/GP No. 3/50R Tucker Boulevard, Carrum Downs	653	<i>Melaleuca armillaris</i>	4.20	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Lot 226/19 Sutton Crescent, Carrum Downs	656	<i>Melaleuca linarifolia</i>	2.40	Zone Map 2
Lot 226/Lot 227/Road Reserve 21 Sutton Crescent, Carrum Downs	659	<i>Melaleuca armillaris</i>	4.20	Zone Map 2
Lot 227/Road Reserve 21 Sutton Crescent, Carrum Downs	660	<i>Melaleuca linarifolia</i>	3.00	Zone Map 2
Lot 227/23 Sutton Crescent, Carrum Downs	661	<i>Melaleuca styphelioides</i>	2.64	Zone Map 2
GP No. 324 Sutton Crescent, Carrum Downs (Common Property)	667	<i>Eucalyptus camaldulensis</i>	8.40	Zone Map 2
GP No. 3/Lot 229/Lot 230/24 Sutton Crescent, Carrum Downs (Common Property)	668	<i>Eucalyptus camaldulensis</i>	6.00	Zone Map 2
GP No. 324 Sutton Crescent, Carrum Downs (Common Property)	669	<i>Eucalyptus camaldulensis</i>	2.40	Zone Map 2
Lot 163/Lot 187/Road Reserve 35 Barnett Avenue, Carrum Downs	697	<i>Liquidambar styraciflua</i>	7.20	Zone Map 2
Lot 163/Road Reserve 35 Barnett Avenue, Carrum Downs	698	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Lot 159/Lot 160/Road Reserve	701	<i>Grevillea robusta</i>	6.00	Zone Map 2
Lot 159/Lot 160	702	<i>Grevillea robusta</i>	6.60	Zone Map 2
Lot 156/GP No. 2	710	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
Lot 155/Lot 156/36 Barnett Avenue, Carrum Downs	711	<i>Liquidambar styraciflua</i>	4.80	Zone Map 2
Lot 151/Lot 152	715	<i>Agonis flexuosa</i>	6.00	Zone Map 2
Lot 149/Lot 150	719	<i>Eriobotrya japonica</i>	1.80	Zone Map 2
Lot 151/Lot 152/Road Reserve	722	<i>Cupressus torulosa</i>	4.80	Zone Map 2
Lot 166/Lot 167/29 Barnett Avenue, Carrum Downs	734	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Lot 158/Lot 159/42 Barnett Avenue, Carrum Downs (Common Property)	749	<i>Corymbia ficifolia</i>	3.0	Zone Map 2
Lot 158/Lot 159/GP No. 2 Road Reserve 42 Barnett Avenue, Carrum Downs (Common Property)	750	<i>Corymbia ficifolia</i>	1.2	Zone Map 2
Lot 163	751	<i>Phoenix canariensis</i>	9.6	Zone Map 2
Lot 178/Road Reserve	763	<i>Angophora costata</i>	4.2	Zone Map 2
Lot 171/Road Reserve	765	<i>Prunus</i>	1.8	Zone Map 2

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 6 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO6.

FRANKSTON SOUTH – SWEETWATER CREEK FRINGE AREA

1.0

23/05/2019
C133fran

Statement of nature and key elements of landscape

The Municipal Planning Strategy and the Neighbourhood Character Study recognise the importance of the Sweetwater Creek as a landscape and environmental feature of the Frankston South area. The Frankston City Neighbourhood Character Study identifies the importance of vegetation and the relationship between the buildings and the landscape to the character of the broader areas beyond the creek. The area covered by this overlay has a character that is partly derived from the density of trees and other vegetation and the setting of residential development within these trees. It is intended that this area will have a character in which trees dominate the streetscapes and skyline. The use of native and indigenous vegetation is encouraged in order to complement and enhance the visual and environmental qualities of the area whilst also recognising the contribution of large deciduous trees to the area.

2.0

23/05/2019
C133fran

Landscape character objectives to be achieved

- To retain and encourage the planting and retention of trees in keeping with the preferred neighbourhood character of the Frankston South area.
- To ensure that development is sensitive to the presence and contribution of existing vegetation.
- To ensure that the health of existing trees is not jeopardised by new development.

3.0

04/05/2017
G443Proposed C165fran

Permit requirement

Buildings and Works

A permit is required to construct a front fence.

A permit is not required:

- To construct a building or construct or carry out works outside the Tree Protection Zone of any substantial tree. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk 12 times the diameter of the trunk except where:
- The measured radius is less than 5 metres, in which case the radius must be 5 metres; or
- The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation ~~including indigenous and where appropriate, Australian native large old trees and trees with hollows~~ (native or exotic including dead trees and palms) that has a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.

- To construct buildings where the total area of all buildings at ground level is less than 40 per cent of the site.

Vegetation removal

A permit is required to remove, destroy or lop any substantial tree except where:

- The vegetation is an environmental weed specified in Table 1 to this schedule.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.

FRANKSTON PLANNING SCHEME

Note: *Pruning of a tree is defined as removing branches (or occasionally roots) from a tree or plant roots 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.*

4.0

23/05/2019
C133fran

Application requirements

None specified.

5.0

23/05/2019
C133fran

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.
- The need to ensure new buildings and works, including driveways fit within the landscape.
- Whether the style and height of any front fence is consistent with existing fences, where fences are commonly provided in the street.
- The need for additional landscaping and screen planting to maintain the existing and preferred landscape qualities identified in the Neighbourhood Character Study.
- The extent to which the proposal maintains the vegetation dominated streetscapes and vistas.
- The guidelines and principles of Australian Standard 4970-2009 – Protection of Trees on Development Sites.

Table 1: Major environmental weed species

Note: *Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.*

Species	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+ <i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
<i>Asparagus asparagoides</i>	Bridal Creeper
<i>Asparagus scandens</i>	Asparagus fern
C <i>Calycotoma spinosa</i>	Spiny Broom
<i>Buddleia dysophyllus</i>	Buddleia
C <i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C <i>Cirsium vulgare</i>	Spear Thistle
<i>Coprosma repens</i>	Mirror-bush
<i>Coprosma robusta</i>	Large Coprosma
<i>Cortaderia jubata/selloana</i>	Pampas Grass
<i>Cotoneaster sp.</i>	Cotoneaster
C <i>Crataegus monogyna</i>	Hawthorn

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	Species	Common name
	<i>Crocosmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea ssp. Africana</i>	African Olive
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagittatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana</i> cv. 'Bulbillifera'	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019
C133fran

SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO4.

SIGNIFICANT TREES AND AREAS OF VEGETATION

1.0

01/11/2012
C63

Statement of environmental significance

Frankston City contains many individual trees, groups of trees and areas of vegetation with special significance. Native and exotic trees and other vegetation contribute to diversity of significant trees because of landscape, habitat, horticultural or genetic value, are rare or of localised distribution, are outstanding examples of their species or are of cultural or historical significance.

2.0

08/05/2008
C44

Environmental objective to be achieved

To protect and enhance trees and areas of vegetation that have been identified as being significant and which are shown in the Table to this schedule.

3.0

04/05/2017
C113

Permit requirement

A permit is not required:

- To construct a building or carry out works outside the Tree Protection Zone of any significant tree specified in the table to this schedule.
- The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk, except where:
 - the measured radius is less than 2 metres, in which case the radius must be 2 metres; or
 - the measured radius is greater than 15 metres, in which case the radius must be 15 metres.
- For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4m above the point where it meets natural ground level.
- To remove, destroy, prune or lop any significant tree or area of vegetation which is also included in the Victorian Heritage Register.
- To remove, destroy, prune or lop any vegetation which is not listed in the Table to this schedule.
- To prune any significant tree or area of vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where pruning is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree of any significant tree listed in the table to this schedule for:
 - maintaining access to existing roads, driveways and footpaths;
 - clearing within two metres of an existing permanent structure;
 - maintaining of an existing specialised pruning method such as hedging, espalier or topiary;
 - reducing overhang to neighbouring properties.
- To remove dead and broken limbs.
- For the application of fertiliser at the manufacturer's recommended dosage and intervals.
- For the treatment of pests and diseases associated with the significant tree and in accordance with the manufacturer's recommended application.
- The inspection of and treatment for termites associated with the significant tree including drilling to the minimal amount necessary.
- Watering using portable or existing fixed irrigation systems.

FRANKSTON PLANNING SCHEME

- The removal of structures and surfacing such as paving if the soil surface level and root system are not disturbed.
- For any works in accordance with a Significant Tree Management Plan prepared and endorsed within the past ten years.

Before deciding on an application to remove, destroy, prune or lop any specified tree or area of vegetation, the responsible authority may require the applicant to provide a report prepared by a qualified arborist, ecologist, or botanist on the reason and need for the proposed work, options for alternative treatments and any remedial or restorative action proposed.

*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.*

4.0

23/05/2019
C133fran

Application requirements

None specified.

5.0

30/05/2024
C152fran

Decision guidelines

Before deciding on an application under this overlay, the responsible authority must consider:

- The impact of any proposal on the environmental, habitat, botanical, scientific, landscape, historical or cultural significance of any specified trees or areas of vegetation.
- The impact of the proposal on the health, appearance and stability of the tree or area of vegetation.
- Any report that identifies, describes, or deals with specified trees or areas of vegetation, including the *Frankston City Council Significant Trees Register - Tree Assessment Sheets* (June 2011) and the *National Trust (Victoria) significant tree register*.
- Any relevant report from a qualified arborist, ecologist, or botanist.
- Whether alternatives to vegetation removal, including the redesign or relocation of buildings and works, have been considered.
- The benefits of requiring a long-term maintenance program for specified trees or areas of vegetation and especially those subject to continuing works.
- Where relevant, the need for remedial or restorative works for vegetation.
- The desirability of requiring fencing and management of a Tree Protection Zone as described in *Tree Protection Guidelines for Construction Sites* (September 2005).
- Where building or works are proposed in a Tree Protection Zone, the need to undertake an assessment, prepare a management plan and provide supervision as described in *Tree Protection Guidelines for Construction Sites* (September 2005).
- The guidelines and principles of AS4970-2009 – Protection of Trees and Development Sites.

Background documents

Frankston City Council Significant Trees Register - Tree Assessment Sheets (June 2011)

Table to Schedule 4

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
6 Abram Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
7 Abram Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
25 Access Way, Carrum Downs	219	<i>Eucalyptus camaldulensis</i>	25 Access Way	2ESO
28 Access Way, Carrum Downs	218	<i>Eucalyptus camaldulensis</i>	28 Access Way	2ESO
30 Access Way, Carrum Downs	218	<i>Eucalyptus camaldulensis</i>	28 Access Way	2ESO
32 Access Way, Carrum Downs	227	<i>Eucalyptus camaldulensis</i>	32 Access Way	2ESO
10 Ajana Lane, Frankston South	32 33	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	24 Chetwyn Court 10 Ajana Lane	7ESO
2 Ambleside Close, Frankston South	264	<i>Cupressus leylandii</i>	2 Ambleside Close	7ESO
5 Angala Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
6 Angala Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
2 Armagh Road, Frankston South	31 (15) 267	<i>Cupressus sempervirens</i> <i>Cupressus sempervirens</i>	2 Armagh Road 179 Overport Road	7ESO
44 Austin Road, Seaford	142	<i>Eucalyptus camaldulensis</i>	44 Austin Road	1 ESO
46 Austin Road, Seaford	142	<i>Eucalyptus camaldulensis</i>	44 Austin Road	1ESO
28 Baden Powell Drive, Frankston South	16	<i>Brachychiton populneus</i>	28 Baden Powell Drive	7 ESO
9 Bainbridge Avenue, Seaford	95 96	<i>Eucalyptus camaldulensis</i>	9 Bainbridge Avenue	4ESO
1/11 Bainbridge Avenue, Seaford	95 96	<i>Eucalyptus camaldulensis</i>	9 Bainbridge Avenue	4 ESO
3/11 Bainbridge Avenue, Seaford	95	<i>Eucalyptus camaldulensis</i>	9 Bainbridge Avenue	4ESO
225 Ballarto Road, Carrum Downs	205	<i>Eucalyptus pryoriana</i>	225 Ballarto Road	5ESO
7 Bangalay Avenue, Frankston South	53	<i>Angophora costata</i>	9 Bangalay Avenue	7ESO
9 Bangalay Avenue, Frankston South	53	<i>Angophora costata</i>	9 Bangalay Avenue	7ESO
25 Bangalay Avenue, Frankston South	54	<i>Erythrina indica</i>	25 Bangalay Avenue	7ESO
5 Banjo Boulevard, Carrum Downs	214	<i>Cupressus macrocarpa</i>	205 McCormicks Road	3ESO
7 Banjo Boulevard, Carrum Downs	214	<i>Cupressus macrocarpa</i>	205 McCormicks Road	3ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1 Barriedale Grove, Frankston South	80 81 82	<i>Corymbia citriodora</i> <i>Corymbia citriodora</i> <i>Corymbia citriodora</i>	1 Barriedale Grove 1 Barriedale Grove 1 Barriedale Grove	7ESO
3 Barriedale Grove, Frankston South	77 78 79 80	<i>Corymbia citriodora</i> <i>Corymbia citriodora</i> <i>Corymbia citriodora</i> <i>Corymbia citriodora</i>	3 Barriedale Grove 1 Barriedale Grove 1 Barriedale Grove 1 Barriedale Grove	7ESO
9 Barriedale Grove, Frankston South	240 (35)	<i>Cupressuss spp.</i>	9 Barriedale Grove	7ESO
51 Bayview Road, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
53 Bayview Road, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
11 Beaumont Crescent, Frankston	232 233	<i>Phoenix canariensis</i> <i>Phoenix canariensis</i>	11 Beaumont Crescent 11 Beaumont Crescent	5ESO
Common Property 2D & E Bembridge Ave, Frankston South	278	<i>Eucalyptus cineria</i>	4 Bembridge Avenue	7ESO
2C, D & E Bembridge Avenue, Frankston South	278	<i>Eucalyptus cineria</i>	4 Bembridge Avenue	7ESO
3 Bembridge Avenue, Frankston South	305	<i>Quercus robur</i>	2 The Grove	7ESO
4 Bembridge Avenue, Frankston South	278	<i>Eucalyptus cineria</i>	4 Bembridge Avenue	7ESO
2/5 Bembridge Avenue, Frankston South	305	<i>Quercus robur</i>	2 The Grove	7ESO
8 Bembridge Avenue, Frankston South	26 27	<i>Corymbia ficifolia</i> <i>Fraxinus excelsior</i> 'Aurea'	8 Bembridge Avenue 8 Bembridge Avenue	7ESO
10 Bembridge Avenue, Frankston South	26	<i>Corymbia ficifolia</i>	8 Bembridge Avenue	7ESO
40 Blaxland Avenue, Frankston South	72	<i>Sequoiadendron giganteum</i>	42 Blaxland Avenue	7ESO
42 Blaxland Avenue, Frankston South	72	<i>Sequoiadendron giganteum</i>	42 Blaxland Avenue	7ESO
33 Bognor Avenue, Seaford	180	<i>Banksia integrifolia</i>	85 Railway Parade	1ESO
6 Braemar Street, Seaford	129	<i>Phoenix canariensis</i>	6 Braemar Street	4ESO
8 Braemar Street, Seaford	129	<i>Phoenix canariensis</i>	6 Braemar Street	4ESO
34 Bruarong Crescent, Frankston South	22	<i>Quercus robur</i>	36 Bruarong Crescent	7ESO
36 Bruarong Crescent, Frankston South	22	<i>Quercus robur</i>	36 Bruarong Crescent	7ESO
1 Brumbys Road, Carrum Downs	215	<i>Eucalyptus camaldulensis</i>	3 Brumbys Road	3ESO
3 Brumbys Road, Carrum Downs	215	<i>Eucalyptus camaldulensis</i>	3 Brumbys Road	3ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1A Bundara Court, Frankston	85	<i>Ulmus procera</i>	3 Bundara Court	4ESO
3 Bundara Court, Frankston	85	<i>Ulmus procera</i>	3 Bundara Court	4ESO
1, 2, 3 & 4/9 Bundara Court, Frankston	84	<i>Cupressus sempervirens</i>	11 Bundara Court	4ESO
11 Bundara Court, Frankston	84	<i>Cupressus sempervirens</i>	11 Bundara Court	4ESO
26 Carramar Drive, Frankston	230	<i>Quercus robur</i>	3 Milford Crescent	5ESO
39 Carramar Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
41 Carramar Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
15 Carrington Avenue, Seaford	132	<i>Eucalyptus saligna</i>	15 Carrington Avenue	2ESO
17 Carrington Avenue, Seaford	132	<i>Eucalyptus saligna</i>	15 Carrington Avenue	2ESO
9 Cecil Street, Frankston	58	<i>Quercus robur</i>	20 Victoria Parade	4ESO
6 Charlotte Court, Frankston South	74	<i>Protea neriifolia</i>	8 Charlotte Court	7ESO
8 Charlotte Court, Frankston South	74	<i>Protea neriifolia</i>	8 Charlotte Court	7ESO
22 Chetwyn Court, Frankston South	33	<i>Cupressus macrocarpa</i>	10 Ajana Lane	7ESO
24 Chetwyn Court, Frankston South	32 33	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	24 Chetwyn Court 10 Ajana Lane	7ESO
Common Property 17 Claude Street, Seaford	127	<i>Banksia integrifolia</i>	17 Claude Street	4ESO
3, 4 & 5/17 Claude Street, Seaford	127	<i>Banksia integrifolia</i>	17 Claude Street	4ESO
13, 14 & 15/17 Claude Street, Seaford	127	<i>Banksia integrifolia</i>	17 Claude Street	4ESO
38 Claude Street, Seaford	128	<i>Banksia integrifolia</i>	38 Claude Street	4ESO
40 Claude Street, Seaford	128	<i>Banksia integrifolia</i>	38 Claude Street	4ESO
27 Cliff Road, Frankston	310	<i>Melia azederach</i>	27 Cliff Road	4ESO
64 Cliff Road, Frankston	8	<i>Corymbia ficifolia</i>	42 Warringa Road	4ESO
66 Clifton Grove, Carrum Downs	228	<i>Eucalyptus camaldulensis</i>	36 Clifton Grove	2ESO
110R Colemans Road, Carrum Downs	221 222 223 224 225 226	<i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i>	110R Colemans Road 110R Colemans Road 110R Colemans Road 110R Colemans Road 110R Colemans Road 110R Colemans Road	2ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
		<i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i>		
27 Corio Avenue, Frankston	250	<i>Quercus robur</i>	17R Mincha Street	7ESO
6 Cove Lane, Seaford	174 176	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	70-98 Eel Race Road 70-98 Eel Race Road	1ESO
Common Property 124 Cranbourne Road, Frankston	274	<i>Magnolia grandiflora</i>	124 Cranbourne Road	4ESO
2 & 3/124 Cranbourne Road, Frankston	274	<i>Magnolia grandiflora</i>	124 Cranbourne Road	4ESO
223 Cranbourne Road, Frankston	236	<i>Ulmus parvifolia</i>	223 Cranbourne Road	5ESO
225 Cranbourne Road, Frankston	236	<i>Ulmus parvifolia</i>	223 Cranbourne Road	5ESO
260R Cranbourne Road, Frankston	311	<i>Quercus robur</i>	280R Cranbourne Road	5ESO
280R Cranbourne Road, Frankston	306 307 (7) 311	<i>Ceratonia siliqua</i> <i>Olea europaea subsp.</i> <i>Quercus robur</i>	280R Cranbourne Road 280R Cranbourne Road 280R Cranbourne Road	5ESO
2/60 Cranbourne-Frankston Road, Langwarrin	309 (120)	<i>Corymbia citriodora</i>	60 Cranbourne Road	8ESO
3/60 Cranbourne-Frankston Road, Langwarrin	242 243 244	<i>Corymbia citriodora</i> <i>Araucaria bidwillii</i> <i>Araucaria bidwillii</i>	60 Cranbourne-Frankston Road 60 Cranbourne-Frankston Road 60 Cranbourne-Frankston Road	8ESO
140 Cranbourne-Frankston Road, Langwarrin	302 303 304	<i>Phoenix Canariensis</i> <i>Livistonia australis</i> <i>Quercus palustris</i>	140 Cranbourne-Frankston Road 140 Cranbourne-Frankston Road 140 Cranbourne-Frankston Raod	5ESO
Common Property 39 Cranhaven Road, Langwarrin	299	<i>Quercus robur</i>	1 Tweed Court	8ESO
39 Cranhaven Road, Langwarrin	299	<i>Quercus robur</i>	1 Tweed Court	8ESO
39A Cranhaven Road, Langwarrin	299	<i>Quercus robur</i>	1 Tweed Court	8ESO
27 Dandenong Road East, Frankston	92	<i>Phoenix canariensis</i>	27 Dandenong Rd East	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
Common Property 29 Dandenong Road East, Frankston	92	<i>Phoenix canariensis</i>	27 Dandenong Rd East	4ESO
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12/93 Dandenong Road East, Frankston	93	<i>Araucaria heterophylla</i>	97 Dandenong Rd East	4ESO
97 Dandenong Road East, Frankston	93	<i>Araucaria heterophylla</i>	97 Dandenong Rd East	4ESO
40 Davey Street, Frankston	119 (16)	<i>Cupressus macrocarpa</i>	40 Davey Street	4ESO
2, 3, 4, 7 & 8/20-24 Davey Street, Frankston	120 121 122	<i>Ficus macrophylla</i> <i>Araucaria heterophylla</i> <i>Quercus robur</i>	20-24 Davey Street 20-24 Davey Street 20-24 Davey Street	4ESO
30R Davey Street, Frankston	308	<i>Araucaria heterophylla</i>	30R Davey Street	4ESO
38 Dell Road, Frankston	86	<i>Ulmus spp</i>	38 Dell Road	4ESO
3 Duncan Avenue, Seaford	97	<i>Eucalyptus camaldulensis</i>	3 Duncan Avenue	4ESO
5 Duncan Avenue, Seaford	97	<i>Eucalyptus camaldulensis</i>	3 Duncan Avenue	4ESO
27 Dunstan Street, Frankston South	276 277	<i>Corymbia ficifolia</i> <i>Eucalyptus sideroxylon</i>	29 Dunstan Street 29 Dunstan Street	7ESO
29 Dunstan Street, Frankston South	276 277	<i>Corymbia ficifolia</i> <i>Eucalyptus sideroxylon</i>	29 Dunstan Street 29 Dunstan Street	7ESO
52R Eel Race Road, Seaford	161 164 165 166	<i>Banksia integrifolia</i> <i>Cactus species</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	62 Wunalla Road 66 Wunalla Road 12 Seabrook Way 12 Seabrook Way	1ESO
64 Eel Race Road, Seaford	169 170 171 172 173 174	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road	1ESO
70-98 Eel Race Road, Seaford	168 169 170 171 172 173 174 175 176	<i>Angophora costata</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road	1ESO
4 Elsie Avenue, Seaford	279	<i>Banksia integrifolia</i>	4 Elsie Avenue	4ESO
11 Fenton Crescent, Frankston South	289	<i>Cupressus macrocarpa</i>	13 Fenton Crescent	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
13 Fenton Crescent, Frankston South	285 286 287 288 289 290 291	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i> <i>Taxus baccata</i> <i>'Fastigiata'</i> <i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	13 Fenton Crescent 13 Fenton Crescent 13 Fenton Crescent 13 Fenton Crescent 13 Fenton Crescent 13 Fenton Crescent 13 Fenton Crescent	7ESO
56 Finlay Street, Frankston	87	<i>Banksia integrifolia</i>	56 Finlay Street	4ESO
52 Fleetwood Crescent, Frankston South	20	<i>Eucalyptus viminalis</i>	54 Fleetwood Crescent	7ESO
54 Fleetwood Crescent, Frankston South	19-20	<i>Eucalyptus viminalis</i>	54 Fleetwood Crescent	7ESO
56 Fleetwood Crescent, Frankston South	19	<i>Eucalyptus viminalis</i>	54 Fleetwood Crescent	7ESO
28 Foot Street, Frankston	237 238 239	<i>Harpephyllum caffrum</i> <i>Harpephyllum caffrum</i> <i>Harpephyllum caffrum</i>	28 Foot Street 28 Foot Street 28 Foot Street	7ESO
2 Forest Drive, Frankston North	195	<i>Cupressus spp.</i>	2 Forest Drive	5ESO
42 Fortescue Avenue, Seaford	108 109	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	42 Fortescue Avenue 42 Fortescue Avenue	4ESO
76 Fortescue Avenue, Seaford	110	<i>Banksia integrifolia</i>	78 Fortescue Avenue	4ESO
78 Fortescue Avenue, Seaford	110	<i>Banksia integrifolia</i>	78 Fortescue Avenue	4ESO
140 Fortescue Avenue, Seaford	112	<i>Banksia integrifolia</i>	142 Fortescue Avenue	4ESO
1275 Frankston-Dandenong Road, Carrum Downs	209 210 211 212	<i>Pinus pinea</i> <i>Pinus pinea</i> <i>Pinus pinea</i> <i>Pinus pinea</i>	1275 Dandenong Road 1275 Dandenong Road 1275 Dandenong Road 1275 Dandenong Road	2ESO
130 Frankston Gardens Drive, Carrum Downs	312	<i>Eucalyptus camaldulensis (stand)</i>	130 Frankston Gardens Drive	2ESO
1 Fulham Close, Frankston South	70	<i>Eucalyptus botryoides</i>	1 Fulham Close	7ESO
5 Gateway Drive, Carrum Downs	220	<i>Eucalyptus camaldulensis</i>	110 Colemans Road	2ESO
7 Gateway Drive, Carrum Downs	220	<i>Eucalyptus camaldulensis</i>	110 Colemans Road	2ESO
4 Geoffrey Court, Frankston	257	<i>Ulmus spp</i>	4 Geoffrey Court	4ESO
Common Property 2 George Street, Frankston	4 5 6	<i>Phoenix canariensis</i> <i>Phoenix canariensis</i> <i>Phoenix canariensis</i>	2 George Street 2 George Street 2 George Street	4ESO
1/2 George Street, Frankston	4	<i>Phoenix canariensis</i>	2 George Street	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
	5	<i>Phoenix canariensis</i>	2 George Street	
1/4 George Street, Frankston	6	<i>Phoenix canariensis</i>	2 George Street	4ESO
123 Golf Links Road, Frankston	301	<i>Eucalyptus regnans</i>	79-121 Golf Links Road	8ESO
140 Golf Links Road, Frankston South	292 293 294 295 296 297 298	<i>Quercus robur</i> <i>Quercus robur</i> <i>Quercus canariensis</i> <i>Quercus robur</i> <i>Eucalyptus globulus</i> <i>Tilia cordata</i> <i>Magnolia grandiflora</i>	140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road	8ESO
79-121 Golf Links Road, Frankston	301	<i>Eucalyptus regnans</i>	79-121 Golf Links Road	8ESO
Common Property 66A Gould Street, Frankston	124	<i>Cupressus macrocarpa</i>	68-70 Gould Street	4ESO
3/66A Gould Street, Frankston	124	<i>Cupressus macrocarpa</i>	68-70 Gould Street	4ESO
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12/68-70 Gould Street, Frankston	124	<i>Cupressus macrocarpa</i>	68-70 Gould Street	4ESO
4 Grange Road, Frankston South	269	<i>Eucalyptus leucoxylon</i>	6 Grange Road	7ESO
6 Grange Road, Frankston South	268 269	<i>Fraxinus spp</i> <i>Eucalyptus leucoxylon</i>	6 Grange Road 6 Grange Road	7 ESO
22 Grange Road, Frankston South	24	<i>Magnolia grandiflora</i>	24 Grange Road	7ESO
24 Grange Road, Frankston South	23 24	<i>Ulmus procera</i> <i>Magnolia grandiflora</i>	24A Grange Road 24 Grange Road	7ESO
24A Grange Road, Frankston South	23	<i>Ulmus procera</i>	24A Grange Road	7ESO
30 Grange Road, Frankston South	21	<i>Ulmus glaba 'Lutescens'</i>	30 Grange Road	7ESO
32 Gretana Crescent, Frankston	229	<i>Corymbia citriodora</i>	34 Gretana Crescent	5ESO
34 Gretana Crescent, Frankston	229	<i>Corymbia citriodora</i>	34 Gretana Crescent	5ESO
26 Gweno Avenue, Frankston	7	<i>Brachychiton populneus</i>	Common Property at 28 Gweno Avenue	4ESO
Common Property at 28 Gweno Avenue, Frankston	7	<i>Brachychiton populneus</i>	Common Property at 28 Gweno Avenue	4ESO
2 Hannah Street, Seaford	126	<i>Schinus molle</i>	4 Hannah Street	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1/2 Hannah Street, Seaford	126	<i>Schinus molle</i>	4 Hannah Street	4ESO
5/4 Hannah Street, Seaford	126	<i>Schinus molle</i>	4 Hannah Street	4ESO
11 Harcourt Avenue, Frankston South	13	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	7ESO
	14	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	
	15	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	
13 Harcourt Avenue, Frankston South	13	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	7ESO
	15	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	
1 Harry Court, Frankston South	73	<i>Angophora floribunda</i>	1 Harry Court	7ESO
3 Helen Street, Frankston	310	<i>Melia azederach</i>	27 Cliff Road	4ESO
1 Helvetia Court, Frankston	63	<i>Corymbia maculata</i>	3 Helvetia Court	7ESO
3 Helvetia Court, Frankston	63	<i>Corymbia maculata</i>	3 Helvetia Court	7ESO
43 Helvetia Court, Frankston	64	<i>Fraxinus raywoodii</i>	45 Helvetia Court	7ESO
45 Helvetia Court, Frankston	64	<i>Fraxinus raywoodii</i>	45 Helvetia Court	7ESO
3N High Street, Frankston	251	<i>Phoenix canariensis</i>	Bay Street South	4ESO
	252	<i>Phoenix canariensis</i>	Bay Street South	
28 High Street, Frankston	118	<i>Ulmus x hollandica</i>	30 High Street	4ESO
30 High Street, Frankston	118	<i>Ulmus x hollandica</i>	30 High Street	4ESO
32 High Street, Frankston	118	<i>Ulmus x hollandica</i>	30 High Street	4ESO
20 Hillcrest Road, Frankston	254	<i>Arbutus unedo</i>	20 Hillcrest Road	8ESO
32 Hodgins Crescent, Frankston North	202	<i>Salix babylonica</i>	32 Hodgins Crescent	5ESO
7 Holroyd Street, Seaford	130	<i>Photinia robusta</i>	7 Holroyd Street	5ESO
24 Homestead Road, Langwarrin	255	<i>Schinus molle</i>	24 Homestead Road	6ESO
12 Honeysuckle Street, Frankston North	203	<i>Eucalyptus pryoriana</i>	12 Honeysuckle Street	5ESO
14 Honeysuckle Street, Frankston North	203	<i>Eucalyptus pryoriana</i>	12 Honeysuckle Street	5ESO
1/1 Industry Boulevard, Carrum Downs	216	<i>Eucalyptus camaldulensis</i>	1R Industry Boulevard, Carrum Downs	2ESO
1R Industry Boulevard, Carrum Downs	216	<i>Eucalyptus camaldulensis</i>	1R Industry Boulevard, Carrum Downs	2ESO
8 Ireland Street, Seaford	156	<i>Banksia integrifolia</i>	10 Ireland Street	1ESO
10 Ireland Street, Seaford	156	<i>Banksia integrifolia</i>	10 Ireland Street	1ESO
22 Ithaca Road, Frankston South	17	<i>Cedrus atlantica</i>	24 Ithaca Road	7ESO
24 Ithaca Road, Frankston South	17	<i>Cedrus atlantica</i>	24 Ithaca Road	7ESO
8 James Street, Seaford	146	<i>Livistonia australis</i>	8 James Street	1ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
4 Japonica Grove, Frankston South	40	<i>Melia azederach</i>	4 Japonica Grove	7ESO
6 Japonica Grove, Frankston South	40	<i>Melia azederach</i>	4 Japonica Grove	7ESO
17 Jasper Terrace, Frankston South	38	<i>Schinus molle</i>	17 Jasper Terrace	7ESO
Common Property 19 Jasper Terrace, Frankston South	38	<i>Schinus molle</i>	17 Jasper Terrace	7ESO
1/19 Jasper Terrace, Frankston South	38	<i>Schinus molle</i>	17 Jasper Terrace	7ESO
29 Jasper Terrace, Frankston South	37	<i>Jacaranda mimosifolia</i>	29 Jasper Terrace	7ESO
Common Property 32 Jasper Terrace, Frankston	36	<i>Grevillea robusta</i>	34 Jasper Terrace	7ESO
1, 2 & 3/32 Jasper Terrace, Frankston	36	<i>Grevillea robusta</i>	34 Jasper Terrace	7ESO
34 Jasper Terrace, Frankston	35 36	<i>Ulmus glabra</i> 'Lutescens' <i>Grevillea robusta</i>	34 Jasper Terrace 34 Jasper Terrace	7ESO
36 Jasper Terrace, Frankston	35	<i>Ulmus glabra</i> 'Lutescens'	34 Jasper Terrace	7ESO
7 Johnstone Street, Seaford	139	<i>Eucalyptus camaldulensis</i>	7 Johnstone Street	1ESO
10 Johnstone Street, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
12 Johnstone Street, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
23 Johnstone Street, Seaford	138	<i>Banksia integrifolia</i>	23 Johnstone Street	1ESO
25 Johnstone Street, Seaford	138	<i>Banksia integrifolia</i>	23 Johnstone Street	1ESO
13 Jubilee Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
15 Jubilee Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
Kananook 12A Kananook Avenue, Seaford	265	<i>Banksia integrifolia</i>	16 Levuka Street 12A Kananook Avenue	4ESO
23 Kananook Avenue, Seaford	107	<i>Banksia integrifolia</i>	23 Kananook Avenue	4ESO
50 Kananook Avenue, Seaford	103 104 105	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	50 Kananook Avenue	4ESO
62 Kananook Avenue, Seaford	101	<i>Banksia integrifolia</i>	64 Kananook Avenue	4ESO
64 Kananook Avenue, Seaford	101	<i>Banksia integrifolia</i>	64 Kananook Avenue	4ESO
69 Kananook Avenue, Seaford	102	<i>Banksia integrifolia</i>	69 Kananook Avenue	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
71 Kananook Avenue, Seaford	102	<i>Banksia integrifolia</i>	69 Kananook Avenue	4ESO
85 Kananook Avenue, Seaford	100	<i>Corymbia ficifolia</i>	85 Kananook Avenue	4ESO
87 Kananook Avenue, Seaford	100	<i>Corymbia ficifolia</i>	85 Kananook Avenue	4ESO
125 Kananook Avenue, Seaford	99	<i>Banksia integrifolia</i>	125 Kananook Avenue	4ESO
127 Kananook Avenue, Seaford	99	<i>Banksia integrifolia</i>	125 Kananook Avenue	4ESO
2/49 Kars Street, Frankston	4	<i>Phoenix canariensis</i>	2 George Street	4ESO
10 Kilmiston Court, Frankston South	83	<i>Eucalyptus baxteri</i>	10 Kilmiston Court	7ESO
12 Kilmiston Court, Frankston South	83	<i>Eucalyptus baxteri</i>	10 Kilmiston Court	7ESO
66 Kirkwood Avenue, Seaford	115	<i>Banksia integrifolia</i>	66 Kirkwood Avenue	4ESO
1/68 Kirkwood Avenue, Seaford	115	<i>Banksia integrifolia</i>	66 Kirkwood Avenue	4ESO
2/68 Kirkwood Avenue, Seaford	115	<i>Banksia integrifolia</i>	66 Kirkwood Avenue	4ESO
3 Koel Court, Carrum Downs	204	<i>Eucalyptus camaldulensis</i>	3 Koel Court	2ESO
20 Lardner Road, Frankston	91	<i>Angophora costata</i>	22 Lardner Road	4ESO
22 Lardner Road, Frankston	91	<i>Angophora costata</i>	22 Lardner Road	4ESO
1/24 Lardner Road, Frankston	91	<i>Angophora costata</i>	22 Lardner Road	4ESO
21 Larool Crescent, Seaford	177	<i>Schinus molle</i>	21 Larool Crescent	1ESO
4 Liddesdale Avenue, Frankston South	11	<i>Quercus palustris</i>	6 Liddesdale Avenue	7ESO
6 Liddesdale Avenue, Frankston South	11	<i>Quercus palustris</i>	6 Liddesdale Avenue	7ESO
10-12 Liddesdale Avenue, Frankston South	12	<i>Quercus robur</i>	12 Liddesdale Avenue	7ESO
14 Liddesdale Avenue, Frankston South	12	<i>Quercus robur</i>	12 Liddesdale Avenue	7ESO
3 Lyons Avenue, Frankston South	43	<i>Cedrus deodara</i>	3 Lyons Avenue	7ESO
9 Lyons Avenue, Frankston South	42	<i>Liriodendron tulipifera</i>	9 Lyons Avenue	7ESO
21 Lyons Avenue, Frankston South	41	<i>Cedrus atlantica</i>	21 Lyons Avenue	7ESO
7 Manchelle Close, Frankston South	29 30	<i>Quercus robur</i> <i>Quercus robur</i>	7 Manchelle Close 7 Manchelle Close	7ESO
2 Margaret Avenue, Seaford	152	<i>Eucalyptus camaldulensis</i>	2B Margaret Avenue	1ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1, 2, 3 & 4/2B Margaret Avenue, Seaford	152	<i>Eucalyptus camaldulensis</i>	2B Margaret Avenue	1ESO
2 Martin Street Seaford	256	<i>Quercus spp</i>	45 M Miles Grove	4ESO
4 Martin Street, Seaford	256	<i>Quercus spp</i>	45 M Miles Grove	4ESO
390 McClelland Drive, Langwarrin	282 283	<i>Eucalyptus radiata</i> <i>Eucalyptus macrorhycha</i>	390 McClelland Drive 390 McClelland Drive	5ESO
38 McComb Boulevard, Frankston South	18	<i>Cedrus atlantica</i>	38 McComb Boulevard	7ESO
205 McCormicks Road, Carrum Downs	214	<i>Cupressus macrocarpa</i>	205 McCormicks Road	3ESO
41 McKenzie Street, Seaford	143	<i>Araucaria cunninghamii</i>	41 McKenzie Street	1ESO
43 McKenzie Street, Seaford	143	<i>Araucaria cunninghamii</i>	41 McKenzie Street	1ESO
43A McKenzie Street, Seaford	143	<i>Araucaria cunninghamii</i>	41 McKenzie Street	1ESO
4 Melva Court, Frankston	90	<i>Schinus molle</i>	4 Melva Court	4ESO
4A Melva Court, Frankston	89 90	<i>Ulmus parvifolia</i> <i>Schinus molle</i>	6 Melva Court 4 Melva Court	4ESO
Common Property 6 Melva Court, Frankston	89	<i>Ulmus parvifolia</i>	6 Melva Court	7ESO
1, 2, 3 & 4/6 Melva Court, Frankston	89	<i>Ulmus parvifolia</i>	6 Melva Court	7ESO
10 Melville Avenue, Frankston	261	<i>Populus spp.</i>	10 Melville Avenue	4ESO
5A Marilyn Way, Frankston South	75	<i>Sequoiadendron giganteum</i>	24 Mountain Avenue	7ESO
45M Miles Grove, Seaford	256	<i>Quercus spp</i>	45 Miles Grove	4ESO
1, 2, 3, 4 & 5/79-83 Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
85 Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
87 Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
93R Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
3 Milford Crescent, Frankston	230	<i>Quercus robur</i>	3 Milford Crescent	5ESO
5 Milford Crescent, Frankston	230	<i>Quercus robur</i>	3 Milford Crescent	5ESO
2A Milne Avenue, Seaford	102	<i>Banksia integrifolia</i>	69 Kananook Avenue	4ESO
17 Mincha Street, Frankston	245 246 247	<i>Quercus robur</i> <i>Quercus robur</i> <i>Quercus robur</i>	17R Mincha Street 17R Mincha Street 17R Mincha Street	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
17R Mincha Street, Frankston	245	<i>Quercus robur</i>	17R Mincha Street	7ESO
	246	<i>Quercus robur</i>	17R Mincha Street	
	247	<i>Quercus robur</i>	17R Mincha Street	
	248	<i>Quercus robur</i>	17R Mincha Street	
	249	<i>Quercus robur</i>	17R Mincha Street	
	250	<i>Quercus robur</i>	17R Mincha Street	
2A Mona Street, Seaford	150	<i>Eucalyptus camaldulensis</i>	42 Park Street	1ESO
5 Mona Street, Seaford	149	<i>Magnolia grandiflora</i>	5 Mona Street	1ESO
62 Moorooduc Road, Frankston South	77	<i>Corymbia citriodora</i>	3 Barriedale Grove	7ESO
	78	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	79	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	80	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	81	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	82	<i>Corymbia citriodora</i>	3 Barriedale Grove	
4 Mountain Avenue, Frankston South	76	<i>Eucalyptus globulus</i>	4 Mountain Avenue	7ESO
24 Mountain Avenue, Frankston South	75	<i>Sequoiadendron giganteum</i>	24 Mountain Avenue	7ESO
18 Nareen Court, Frankston South	67	<i>Cedrus atlantica</i>	18 Nareen Court	7ESO
72 Nepean Highway, Seaford	184	<i>Banksia integrifolia</i>	72 Nepean Highway	1ESO
73 Nepean Highway, Seaford	184	<i>Banksia integrifolia</i>	72 Nepean Highway	1ESO
205 Nepean Highway, Seaford	185	<i>Cupressus macrocarpa</i>	206 Nepean Highway	4ESO
	189	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	190	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	191	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	192	<i>Ulmus x hollandica</i>	206 Nepean Highway	
206 Nepean Highway, Seaford	185	<i>Cupressus macrocarpa</i>	206 Nepean Highway	4ESO
	186	<i>Cupressus macrocarpa</i>	206 Nepean Highway	
	189	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	190	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	191	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	192	<i>Ulmus x hollandica</i>	206 Nepean Highway	
207 Nepean Highway, Seaford	186	<i>Cupressus macrocarpa</i>	206 Nepean Highway	4ESO
	187	<i>Phoenix canariensis</i>	207 Nepean Highway	
	188	<i>Phoenix canariensis</i>	207 Nepean Highway	
208 Nepean Highway, Seaford	187	<i>Cupressus macrocarpa</i>	207 Nepean Highway	4ESO
220 Nepean Highway, Seaford	193	<i>Phoenix canariensis</i>	220 Nepean Highway	4ESO
246 Nepean Highway, Seaford	116	<i>Metrosideros excelsus</i>	246 Nepean Highway	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
247 Nepean Highway, Seaford	116	<i>Metrosideros excelsus</i>	246 Nepean Highway	4ESO
290 Nepean Highway, Seaford	117	<i>Arbutus unedo</i>	290 Nepean Highway	4ESO
1 & 2/291 Nepean Highway, Seaford	117	<i>Arbutus unedo</i>	290 Nepean Highway	4ESO
288-289 Nepean Highway, Seaford	274	<i>Magnolia grandiflora</i>	288-289 Nepean Highway	4ESO
416-422 Nepean Highway, Frankston	271	<i>Araucaria heterophylla</i>	416-422 Nepean Highway	4ESO
4 Netherall Street, Seaford	155	<i>Banksia integrifolia</i>	6 Netherall Street	1ESO
6 Netherall Street, Seaford	155	<i>Banksia integrifolia</i>	6 Netherall Street	1ESO
2/12 Neville Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
14 Neville Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
20 Newton Avenue, Langwarrin South	241 275 (11)	<i>Cupressus sempervirens</i> <i>Cupressus macrocarpa</i>	20 Newton Avenue 20 Newton Avenue	8ESO
1 Oakfield Court, Frankston South	66	<i>Betula pendula</i>	1 Oakfield Court	7ESO
3 Oakfield Court, Frankston South	66	<i>Betula pendula</i>	1 Oakfield Court	7ESO
11 Oakfield Court, Frankston South	65	<i>Koelreuteria paniculata</i>	11 Oakfield Court	7ESO
13 Oakfield Court, Frankston South	65	<i>Koelreuteria paniculata</i>	11 Oakfield Court	7ESO
21 O'Grady Avenue, Frankston	94	<i>Populus x canadensis</i>	23 O'Grady Avenue	4ESO
23 O'Grady Avenue, Frankston	94	<i>Populus x canadensis</i>	23 O'Grady Avenue	4ESO
85 O'Gradys Road, Carrum Downs	206 207	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	85 O'Gradys Road	2ESO
89 O'Gradys Road, Carrum Downs	206 207	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	85 O'Gradys Road	2ESO
106 O'Gradys Road, Carrum Downs	208	<i>Eucalyptus tricarpa</i>	17 Mudlark Court	2ESO
108 O'Gradys Road, Carrum Downs	208	<i>Eucalyptus tricarpa</i>	17 Mudlark Court	2ESO
10 Overport Road, Frankston South	56	<i>Angophora costata</i>	12 Overport Road	7ESO
12 Overport Road, Frankston South	56	<i>Angophora costata</i>	12 Overport Road	7ESO
12A Overport Road, Frankston South	56	<i>Angophora costata</i>	12 Overport Road	7ESO
Common Property 79- 85B Overport Road, Frankston South	55 (10)	<i>Cupressus macrocarpa</i>	85 Overport Road	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
97 Overport Road, Frankston South	52 (21)	<i>Cupressus leylandii</i>	97 Overport Road	7ESO
99 Overport Road, Frankston South	52 (11)	<i>Cupressus leylandii</i>	97 Overport Road	7ESO
106 Overport Road, Frankston South	49 50 51	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	106 Overport Road 106 Overport Road 106 Overport Road	7ESO
131 Overport Road, Frankston South	28	<i>Cedrus atlantica</i>	131 Overport Road	7ESO
179 Overport Road, Frankston South	31 (2) 267	<i>Cupressus sempervirens</i> <i>Cupressus sempervirens</i>	2 Armagh Road 179 Overport Road	7ESO
Common Property 1-3 Overton Road, Seaford	273	<i>Eucalyptus pryoriana</i>	1 Overton Road	4ESO
12 Oxford Street, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
14 Oxford Street, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
3 Park Street, Seaford	144	<i>Eucalyptus camaldulensis</i>	3A Park Street	1ESO
3A Park Street, Seaford	144	<i>Eucalyptus camaldulensis</i>	3A Park Street	1ESO
9 Park Street, Seaford	145	<i>Eucalyptus camaldulensis</i>	11 Park Street	1ESO
11 Park Street, Seaford	145	<i>Eucalyptus camaldulensis</i>	11 Park Street	1ESO
31 Park Street, Seaford	148	<i>Eucalyptus camaldulensis</i>	31 Park Street	1ESO
33 Park Street, Seaford	148	<i>Eucalyptus camaldulensis</i>	31 Park Street	1ESO
42 Park Street, Seaford	150 151	<i>Eucalyptus camaldulensis</i> <i>Ulmus x hollandica</i>	42 Park Street 42 Park Street	1ESO
44 Park Street, Seaford	150 151	<i>Eucalyptus camaldulensis</i> <i>Ulmus x hollandica</i>	42 Park Street 42 Park Street	1ESO
6 Pine Street, Frankston North	198	<i>Banksia integrifolia</i>	6 Pine Street	4ESO
8 Pine Street, Frankston North	198	<i>Banksia integrifolia</i>	6 Pine Street	4ESO
20 Pine Street, Frankston North	199	<i>Liquidambar styraciflua</i>	22 Pine Street	4ESO
22 Pine Street, Frankston North	199	<i>Liquidambar styraciflua</i>	22 Pine Street	4ESO
19 Plantation Avenue, Frankston North	196	<i>Banksia integrifolia</i>	19 Plantation Avenue	5ESO
1, 2, 3, 4, & 5/2 Plowman Place, Frankston	123	<i>Banksia integrifolia</i>	2 Plowman Place	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
2 Poplar Street, Frankston North	201	<i>Banksia integrifolia</i>	2 Poplar Street	5ESO
28 Quarrion Drive, Carrum Downs	204	<i>Eucalyptus camaldulensis</i>	3 Koel Court	2ESO
260-280 Quarry Road, Langwarrin	262	<i>Quercus suber</i>	260-280 Quarry Road	5ESO
84 Railway Parade, Seaford	178	<i>Banksia integrifolia</i>	85 Railway Parade	1ESO
85 Railway Parade, Seaford	178 180	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	85 Railway Parade 85 Railway Parade	1ESO
4-5 Railway Parade, Seaford	136	<i>Eucalyptus camaldulensis</i>	4 Railway Parade	1ESO
86-96 Robinsons Road, Frankston South	281 (11)	<i>Corymbia maculata</i>	86-96 Robinsons Road	8ESO
66 Rosemary Crescent, Frankston North	200	<i>Eucalyptus sideroxylon</i>	68 Rosemary Crescent	5ESO
68 Rosemary Crescent, Frankston North	200	<i>Eucalyptus sideroxylon</i>	68 Rosemary Crescent	5ESO
70 Rosemary Crescent, Frankston North	200	<i>Eucalyptus sideroxylon</i>	68 Rosemary Crescent	5ESO
134 Rosslyn Avenue, Seaford	113	<i>Banksia integrifolia</i>	136 Rosslyn Avenue	4ESO
136 Rosslyn Avenue, Seaford	113 114	<i>Banksia integrifolia</i>	136 Rosslyn Avenue	4ESO
9 Rylett Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
35 Sanders Road, Frankston South	73	<i>Angophora floribunda</i>	1 Harry Court	7ESO
11 Scott Street, Seaford	140 141	<i>Eucalyptus botryoides</i>	13 Scott Street	1ESO
13 Scott Street, Seaford	140 141	<i>Eucalyptus botryoides</i>	13 Scott Street	1ESO
10 Seabrook Way, Seaford	165	<i>Banksia integrifolia</i>	12 Seabrook Way	1ESO
12 Seabrook Way, Seaford	165 166	<i>Banksia integrifolia</i>	12 Seabrook Way	1ESO
61 Summit Road, Frankston	34	<i>Erythrina indica</i>	63 Summit Road	7ESO
63 Summit Road, Frankston	34	<i>Erythrina indica</i>	63 Summit Road	7ESO
21 Sycamore Road, Frankston South	68 69	<i>Jacaranda mimosifolia</i> <i>Jacaranda mimosifolia</i>	23 Sycamore Road 23 Sycamore Road	7ESO
23 Sycamore Road, Frankston South	68 69	<i>Jacaranda mimosifolia</i> <i>Jacaranda mimosifolia</i>	23 Sycamore Road 23 Sycamore Road	7ESO
87 Sycamore Road, Frankston South	71	<i>Eucalyptus saligna</i>	87 Sycamore Road	7ESO
1 Tara Drive, Frankston	39	<i>Cedrus deodara</i>	1 Tara Drive	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
3 Tara Drive, Frankston	39	<i>Cedrus deodara</i>	1 Tara Drive	7ESO
22 Thames Street, Frankston South	263	<i>Ulmus glabra</i> <i>'Camperdownii'</i>	22 Thames Street	7ESO
4 The Close, Frankston South	48	<i>Erythrina indica</i>	4 The Close	7ESO
6 The Close, Frankston South	45	<i>Quercus palustris</i>	6 The Close	7ESO
8 The Close, Frankston South	45	<i>Quercus palustris</i>	6 The Close	7ESO
11 The Close, Frankston South	46	<i>Corymbia maculata</i>	11 The Close	7ESO
13 The Close, Frankston South	46	<i>Corymbia maculata</i>	11 The Close	7ESO
22 The Close, Frankston South	47	<i>Brachychiton populneus</i>	24 The Close	7ESO
24 The Close, Frankston South	47	<i>Brachychiton populneus</i>	24 The Close	7ESO
12 The Crest, Frankston South	44	<i>Quercus robur</i>	12 The Crest	7ESO
1 & 2/1 The Grove, Frankston South	269	<i>Eucalyptus leucoxylon</i>	6 Grange Road	7ESO
2 The Grove, Frankston South	305	<i>Quercus robur</i>	2 The Grove	7ESO
4 Trentham Way, Langwarrin	280	<i>Phoenix canariensis</i>	4 Trentham Way	8ESO
1 Tweed Court, Langwarrin	300	<i>Quercus robur</i>	1 Tweed Court	8ESO
Common Property 17 Verner Avenue, Frankston	248 249	<i>Quercus robur</i> <i>Quercus robur</i>	17R Mincha Street 17R Mincha Street	7ESO
17A Verner Avenue, Frankston	248	<i>Quercus robur</i>	17R Mincha Street	7ESO
17 Victoria Parade, Frankston	57	<i>Metrosideros excelsus</i>	17 Victoria Parade	4ESO
19 Victoria Parade, Frankston	57	<i>Metrosideros excelsus</i>	17 Victoria Parade	4ESO
20 Victoria Parade, Frankston	58 59	<i>Quercus robur</i> <i>Quercus palustris</i>	20 Victoria Parade 20 Victoria Parade	4ESO
36A Violet Street, Frankston South	258	<i>Quercus robur</i>	38E Violet Street	4ESO
38E Violet Street, Frankston South	258	<i>Quercus robur</i>	38E Violet Street	4ESO
44 Violet Street, Frankston South	10	<i>Erythrina indica</i>	44 Violet Street	4ESO
27 Warrain Street, Frankston	62	<i>Eucalyptus viminalis</i>	Common Property 29-31 Warrain Street	7ESO
Common Property 29-31 Warrain Street, Frankston	62	<i>Eucalyptus viminalis</i>	Common Property 29-31 Warrain Street	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
5/29-31 Warrain Street, Frankston	62	<i>Eucalyptus viminalis</i>	Common Property 29-31 Warrain Street	7ESO
4 Warringa Road, Frankston	9	<i>Metasequoia glyptostroboides</i>	4 Warringa Road	4ESO
10 Warringa Road, Frankston	284	<i>Metasequoia glyptostroboides</i>	10 Warringa Road	4ESO
12 Warringa Road, Frankston	284	<i>Metasequoia glyptostroboides</i>	10 Warringa Road	4ESO
42 Warringa Road, Frankston	8	<i>Corymbia ficifolia</i>	42 Warringa Road	4ESO
51 Warringa Road, Frankston South	10	<i>Erythrina indica</i>	44 Violet Street	4ESO
58 Washington Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
60 Washington Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
1 Weatherston Road, Seaford	135 137	<i>Eucalyptus camaldulensis</i>	1 Weatherston Road	1ESO
3 Weatherston Road, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
5 Weatherston Road, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
48 Wells Road, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
6 Williams Street, Frankston	2	<i>Ulmus spp</i>	6 Williams Street	4ESO
1 & 2/64 Williams Street, Frankston	1	<i>Arbutus unedo</i>	66 Williams Street	4ESO
66 Williams Street, Frankston	1	<i>Arbutus unedo</i>	66 Williams Street	4ESO
1/68 Williams Street, Frankston	1	<i>Arbutus unedo</i>	66 Williams Street	4ESO
5 & 6/6-12 Williams Street, Frankston	2	<i>Ulmus spp</i>	6 Williams Street	4ESO
10 Wise Avenue, Seaford	256	<i>Quercus spp</i>	45 Miles Grove	4ESO
1, 2, 3, 4 & 5/12-14 Wise Avenue, Seaford	256	<i>Quercus spp</i>	45 Miles Grove	4ESO
13-15 Wunalla Road, Seaford	157 158	<i>Banksia integrifolia</i>	17 Wunalla Road	1ESO
17 Wunalla Road, Seaford	157 158	<i>Banksia integrifolia</i>	17 Wunalla Road	1ESO
29 Wunalla Road, Seaford	160	<i>Brachychiton acerifolius</i>	29 Wunalla Road	1ESO
36 Wunalla Road, Seaford	159	<i>Banksia integrifolia</i>	36 Wunalla Road	1ESO
60 Wunalla Road, Seaford	161 163	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	62 Wunalla Road 62 Wunalla Road	1ESO
62 Wunalla Road, Seaford	161	<i>Banksia integrifolia</i>	62 Wunalla Road	1ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
	162	<i>Banksia integrifolia</i>		
	163	<i>Banksia integrifolia</i>		
64 Wunalla Road, Seaford	164	<i>Cactus species</i>	66 Wunalla Road	1ESO
66 Wunalla Road, Seaford	164	<i>Cactus species</i>	66 Wunalla Road	1ESO
14 Wynnstay Road, Seaford	153	<i>Livistonia australis</i>	14 Wynnstay Road	1ESO
16 Wynnstay Road, Seaford	153	<i>Livistonia australis</i>	14 Wynnstay Road	1ESO

Notes to Table:

- The Tree Number is the specific number for a given tree or group of trees as identified in the *Frankston City - Significant Tree Register - Tree Assessment Sheets* (June 2011). The number of trees in a group is indicated in parentheses ().
- Affected properties are sorted by house number then street name.

Consideration of City Planning Reports

PLANNING SCHEME AMENDMENT C165FRAN (CORRECTIONS AMENDMENT) - CONSIDERATION OF THE PLANNING PANEL REPORT

Planning Scheme Amendment C165fran - Maps

Meeting Date: 6 October 2025

Attachment: D

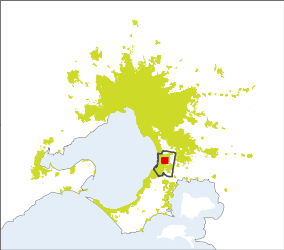


FRANKSTON PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C165fran



- LEGEND**
- PCRZ - Public Conservation and Resource Zone
 - Local Government Area
 - Urban Growth Boundary

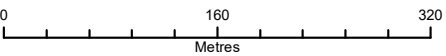


Part of Planning Scheme Map 5

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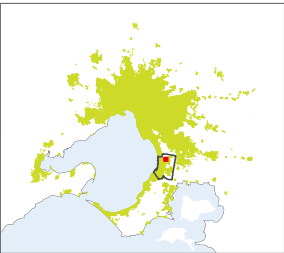


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FRANKSTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165fran



- LEGEND**
-  SLO5 - Significant Landscape Overlay - Schedule 5
 -  Local Government Area

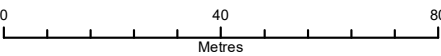


Part of Planning Scheme Map 2SLO

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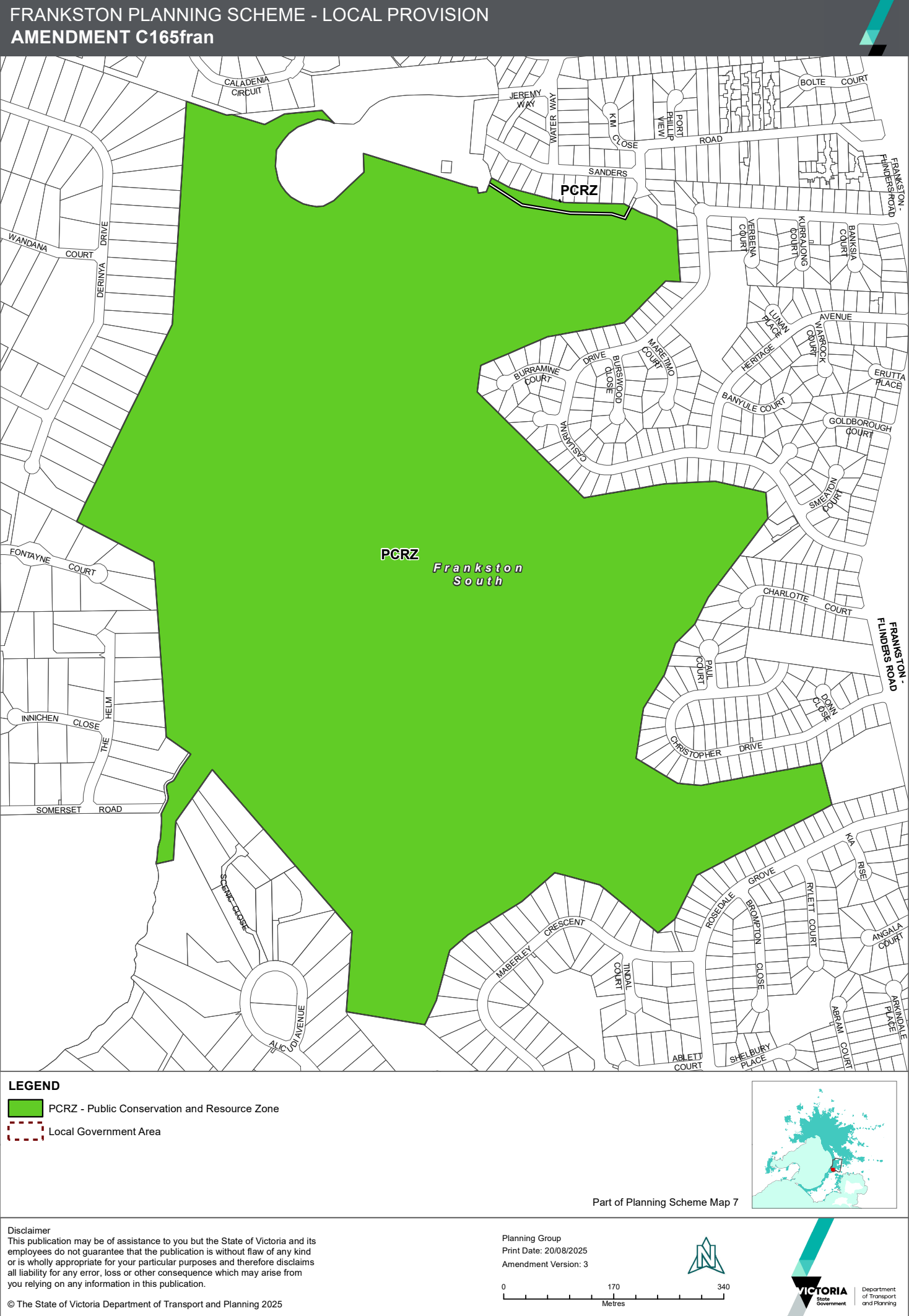
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FRANKSTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165fran



LEGEND

D-SLO - Area to be deleted from a Significant Landscape Overlay

Local Government Area

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Part of Planning Scheme Map 2SLO

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Consideration of City Planning Reports

PLANNING SCHEME AMENDMENT C165FRAN (CORRECTIONS AMENDMENT) - CONSIDERATION OF THE PLANNING PANEL REPORT

Planning Scheme Amendment C165fran - Explanatory Report (tracked changes)

Meeting Date: 6 October 2025

Attachment: E

Planning and Environment Act 1987

Frankston Planning Scheme

Amendment C165fran

Explanatory Report

Overview

Proposed Amendment C165fran seeks to correct various technical errors to planning controls within the Frankston Planning Scheme.

The amendment proposes to correct these technical errors by updating the mapping of zones and overlays to ensure that the appropriate zone and/or overlay is applied to the land in accordance with land use and site conditions.

The amendment proposes to make changes to schedules to ensure accuracy in the decision guidelines and permit requirements.

The amendment also proposes to correct spelling errors and tidies up language to ensure consistency throughout the Frankston Planning Scheme.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Frankston City Council website at <https://www.frankston.vic.gov.au/Planning-and-Building/Strategic-and-Heritage-Planning/Planning-Scheme-amendments>

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

Frankston Civic Centre, 30 Davey Street, Frankston

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 3 March 2025.

A submission must be sent to:

Email: strategicplanning@frankston.vic.gov.au with "Submission to Planning Scheme Amendment C165fran" in the subject line (**preferred**).

Post:

Strategic Planning – Planning Scheme Amendment C165fran
Frankston City Council
PO Box 499
Frankston VIC 3199

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: 30 June 2025
- Panel hearing: 28 July 2025

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Frankston City Council, who is the planning authority for this amendment.

The amendment has been made at the request of Frankston City Council.

Land affected by the amendment

The amendment applies to properties across the municipality. Zone and Overlay mapping is included in the reference table at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment seeks to correct technical errors and zone and overlay discrepancies within the Frankston Planning Scheme to ensure that controls are clear and that they reflect the correct land use. Specifically, the amendment:

Planning Policy Framework

- Amends Clause 15.01-5L (Preferred Neighbourhood Character) by correcting wording and omitted details.
- Deletes Clause 02.04 (Strategic Framework Maps) Economic development framework and Open space and recreation network maps reference to Safe Boat Harbour.

Zoning

Land / Area affected	Change to Planning Scheme	Explanation
5-7 Sunderland Court, Seaford	Partially rezone from Industrial 1 Zone (IN1Z) to General Residential Zone (GRZ Sch 1)	A section of this property is zoned incorrectly. Rezoning will align the zone to the property boundary.
54-55 Wells Road, Seaford	Partially rezone from General Residential Zone (GRZ) to Industrial 1 Zone (IN1Z)	The site was historically zoned industrial and continues to be used for industrial purposes.
Frankston Nature Reserve 53N Lawson Avenue, Frankston South	Part rezone from Public Use Zone – Schedule 1 (PUZ) to Public Conservation and Resource Zone (PCRZ).	The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.
Pines Flora and Fauna Reserve 40N Ballarto Road, Frankston North Parcel: 2086\PP2619	Partially rezone from Public Use Zone – Schedule 7 (PUZ) to Public Conservation and Resource Zone (PCRZ).	The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.
Pines Flora and Fauna Reserve 40N Ballarto Road, Frankston North Parcel 2053\PP2619	Partially rezone from Public Use Zone – Schedule 7 (PUZ) to Public Conservation and Resource Zone (PCRZ).	The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.
Pines Flora and Fauna Reserve	Partially rezone from Public Use Zone – Schedule 7	The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and

40N Ballarto Road, Frankston North Parcel 2051\PP2619	(PUZ) to Public Conservation and Resource Zone (PCRZ).	ownership.
Pines Flora and Fauna Reserve 40N Ballarto Road, Frankston North Parcel 2173\PP2619	Partially rezone from Public Use Zone – Schedule 7 (PUZ) to Public Conservation and Resource Zone (PCRZ).	The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.
Pines Flora and Fauna Reserve 40N Ballarto Road, Frankston North Parcel 2052\PP2619	Partially rezone from Public Use Zone – Schedule 7 (PUZ) to Public Conservation and Resource Zone (PCRZ).	The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.
Pines Flora and Fauna Reserve 40N Ballarto Road, Frankston North Parcel 2050\PP2619	Partially rezone from Public Use Zone – Schedule 7 (PUZ) to Public Conservation and Resource Zone (PCRZ).	The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.
Parcel: 2176\PP2619	Partially rezone from General Residential Zone (GRZ) to Public Conservation and Resource Zone (PCRZ).	The GRZ does not align with the use of the site. Rezoning will reflect the use and ownership.

Parcel 2228\PP2619	Rezone from General Residential Zone (GRZ) to Public Conservation and Resource Zone (PCRZ).	The GRZ does not align with the use of the site. Rezoning will reflect the use and ownership.
Parcel 2106\PP2619	Rezone from General Residential Zone (GRZ) to Public Conservation and Resource Zone (PCRZ).	The GRZ does not align with the use of the site. Rezoning will reflect the use and ownership.

Overlays

Land / Area affected	Reference (Map / Clause)	Change to Planning Scheme	Explanation
N/A	Schedule 2 to Clause 42.03-2 Significant Landscape Overlay	Amends Clause 42.03-2 3.0 Permit Requirements to include 'The pruning or lopping of limbs is less than one-third (1/3 rd) of the crown of the tree.'	Reduces onerous requirements to prune trees.
N/A	Schedule 4 to Clause 42.03-4 Significant Landscape Overlay	Amends Clause 42.03-4 by correcting spelling mistakes in the ordinance.	Corrects identified spelling mistakes to improve efficiency in translation of content.
16 Frost Street, Carrum Downs	Schedule 5 to Clause 42.03 Significant Landscape Overlay and Mapping	Amends Planning Scheme Map 2 to include 16 Frost Street.	Site incorrectly excluded from Zone Map 2
23 Sutton Crescent, Carrum	Schedule 5 to Clause 42.03	Amends Planning Scheme Map 2 to	Site incorrectly excluded from

Downs	Significant Landscape Overlay and Mapping	include 23 Sutton Crescent.	Zone Map 2
1/15 Coaldrake Street, Carrum Downs	Clause 42.03 Significant Landscape Overlay	Amend tree species at Clause 42.03-5 5.0 Decision Guidelines to correct tree species to Liquidamber styraciflua	Incorrect species identified.
	Schedule 1 to 42.03 Significant Landscape Overlay	Amend Clause Schedule 1 to 42.03 Applicant Requirements	Update confusing wording to reduce uncertainty.
	Schedule 2 to 42.03 Significant Landscape Overlay	Amend Clause Schedule 2 to 42.03 Applicant Requirements	Update confusing wording to reduce uncertainty.
	Schedule 3 to 42.03 Significant Landscape Overlay	Amend Clause Schedule 3 to 42.03 Applicant Requirements	Update confusing wording to reduce uncertainty.
	Schedule 4 to 42.03 Significant Landscape Overlay	Amend Clause Schedule 4 to 42.03 Applicant Requirements	Update confusing wording to reduce uncertainty.
	Schedule 6 to 42.03 Significant Landscape Overlay	Amend Clause Schedule 6 to 42.03 Applicant Requirements	Update confusing wording to reduce uncertainty.
	Schedule 4 to 42.01 Environment Significance Overlay	Amend Clause Schedule 6 42.01-4 Background Documents by correcting spelling errors and incorrect address.	Corrects identified spelling mistakes and property address to improve efficiency in translation of content.

	Reference (Map / Clause)	Change to Planning Scheme	Explanation
All properties as per below table 1.	Schedule 5 to 42.03 Significant Landscape Overlay.	Delete from mapping and from the table to the schedule.	Trees have been removed.

TABLE 1		
Tree No.	Address as per SLO5	Current address
2	Road Reserve/ Lot 42/43	40B Cadles Road, Carrum Downs
23	Lot 1	1/99 William Road, Carrum Downs
29	Lot 3/ Lot 4	95 William Road, Carrum Downs
68	Lot 27	50 Wattlewoods Place, Carrum Downs
359	Lot 117/ Lot 118	9 Tucker Boulevard, Carrum Downs
384	Lot 124	11 Bandler Drive, Carrum Downs
446	Lot 132/ Lot 133	15 Coles Parkway, Carrum Downs
455	Lot 136/ Lot 137	16 Coles Parkway, Carrum Downs
456	Lot 136/ Lot 137	16 Coles Parkway, Carrum Downs
463	Lot 126	3 Coles Parkway, Carrum Downs
499	Lot 97/ Lot 98	7 Frost Street, Carrum Downs
507	Road Reserve Lot 101	21 Tucker Boulevard, Carrum Downs (Road Reserve)
510	Lot 100	1 Frost Street, Carrum Downs
511	Lot 100	1 Frost Street, Carrum Downs
531	Lot 67/ Lot 68	49 William Road, Carrum Downs
564	Lot 77 / Lot 78 / Road Reserve	29 William Road, Carrum Downs
568	Lot 79/ Lot 89	25 William Road, Carrum Downs
571	Lot 91/ Lot 92	23 Frost Street, Carrum Downs
580	Road Reserve/ Lot 205 / Lot 206	10 Frost Street, Carrum Downs (Road Reserve)
627	Lot 219	6/1 Sutton Crescent, Carrum Downs
701	Lot 159/ Lot 160 / Road Reserve	46 Barnett Avenue, Carrum Downs
702	Lot 159/ Lot 160	48 Barnett Avenue, Carrum Downs
710	Lot 156/ CP No. 2	7/42 Barnett Avenue, Carrum Downs
715	Lot 151 / Lot 152	30 Barnett Avenue, Carrum Downs
719	Lot 149/ Lot 150	24 and 26 Barnett Avenue, Carrum Downs
722	Lot 151/ Lot 152 / Road Reserve	30 Barnett Avenue, Carrum Downs
763	Lot 178/ Road Reserve	26 Tucker Boulevard, Carrum Downs
765	Lot 171/ Road Reserve	19 Barnett Avenue, Carrum Downs

	Reference (Map / Clause)	Change to Planning Scheme	Explanation
All properties as per below table 2.	Schedule 5 to 42.03 Significant Landscape Overlay.	Delete sites from the table to the schedule.	Trees have been removed, however properties retain other protected trees under SLO5

TABLE 2		
Tree No.	Address as per SLO5	Current address change
298	Lot A/ Road Reserve	65 William Road, Carrum Downs (Road Reserve)
299	Road Reserve/ Lot A/ Lot 26	65 William Road, Carrum Downs (Road Reserve)
300	Road Reserve/ Lot A/ Lot 26	65 William Road, Carrum Downs (Road Reserve)
301	Road Reserve/ Lot A	65 William Road, Carrum Downs (Road Reserve)
302	Road Reserve	65 William Road, Carrum Downs (Road Reserve)
303	Road Reserve/ Lot A	65 William Road, Carrum Downs (Road Reserve)
304	Lot A/ Road Reserve	65 William Road, Carrum Downs (Road Reserve)
395	Lot 176/ Reserve No 5	15R Barnett Avenue, Carrum Downs
398	Reserve No 5	15R Barnett Avenue, Carrum Downs
437	Lot 140	4 Barnett Avenue, Carrum Downs
439	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs
447	Lot 133	28 Bandier Drive, Carrum Downs
542	Road Reserve	39 William Road, Carrum Downs (Road Reserve)
543	Road Reserve	39 William Road, Carrum Downs (Road Reserve)
553	Road Reserve	35 William Road, Carrum Downs (Road Reserve)
617	Lot 219	2 William Road, Carrum Downs (Road Reserve)
751	Lot 163	35 Barnett Avenue, Carrum Downs
457	Lot 135/ Lot 136	14 Coles Parkway, Carrum Downs
468	Lot 125/ Lot 133	22 Bandier Drive, Carrum Downs
579	Lot 205/ Lot 206	8 Frost Street, Carrum Downs
602	Lot 85	57 Tucker Boulevard, Carrum Downs
624	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)

	Reference (Map / Clause)	Change to Planning Scheme	Explanation
All properties as per below table 3.	Schedule 5 to 42.03 Significant Landscape Overlay.	Amend SLO5 to correct all addresses in the table to the schedule.	Site addresses have been updated. Correcting the address increases transparency with the community.

TABLE 3		
Tree No.	Address as per existing (Affected Properties)	Proposed address change (Affected Properties)
36	Lot 23/ Road Reserve	91 William Road, Carrum Downs
80	Lot 40/ Lot 41	27 Wattlewoods Place, Carrum Downs (Common Property)
82	Lot 40/ Lot 41	27 Wattlewoods Place, Carrum Downs (Common Property)
83	Lot 41	27 Wattlewoods Place, Carrum Downs (Common Property)
85	Lot 39/ Lot 40/ Lot 41	25 Wattlewoods Place, Carrum Downs
121	Reserve No 2	61R William Road, Carrum Downs
122	Reserve No 2	61R William Road, Carrum Downs
123	Reserve No 2	61R William Road, Carrum Downs
124	Reserve No 2	61R William Road, Carrum Downs
125	Reserve No 2	61R William Road, Carrum Downs
126	Reserve No 2	61R William Road, Carrum Downs
127	Reserve No 2	61R William Road, Carrum Downs
128	Reserve No 2	61R William Road, Carrum Downs
129	Reserve No 2	61R William Road, Carrum Downs
130	Reserve No 2	61R William Road, Carrum Downs
131	Reserve No 2	61R William Road, Carrum Downs
132	Reserve No 2	61R William Road, Carrum Downs
133	Reserve No 2	61R William Road, Carrum Downs
134	Reserve No 2	61R William Road, Carrum Downs
135	Reserve No 2	61R William Road, Carrum Downs
136	Reserve No 2	61R William Road, Carrum Downs
137	Reserve No 2	61R William Road, Carrum Downs
138	Reserve No 2	61R William Road, Carrum Downs
139	Reserve No 2	61R William Road, Carrum Downs
140	Reserve No 2	61R William Road, Carrum Downs
141	Reserve No 2	61R William Road, Carrum Downs
142	Reserve No 2	61R William Road, Carrum Downs
143	Reserve No 2	61R William Road, Carrum Downs

144	Reserve No 2	61R William Road, Carrum Downs
145	Reserve No 2	61R William Road, Carrum Downs
146	Reserve No 2	61R William Road, Carrum Downs
147	Reserve No 2	61R William Road, Carrum Downs
148	Reserve No 2	61R William Road, Carrum Downs
149	Reserve No 2	61R William Road, Carrum Downs
150	Reserve No 2	61R William Road, Carrum Downs
152	Reserve No 2	61R William Road, Carrum Downs
153	Reserve No 2	61R William Road, Carrum Downs
154	Reserve No 2	61R William Road, Carrum Downs
155	Reserve No 2	61R William Road, Carrum Downs
161	Lot 52/ Reserve No 3	61R William Road, Carrum Downs
163	Reserve No 3	61R William Road, Carrum Downs
167	Lot 55/ Lot 56	61R William Road, Carrum Downs
169	Reserve No 3	61R William Road, Carrum Downs
188	Road Reserve	48 Wattlewoods Place, Carrum Downs (Road Reserve)
190	Reserve No 3	61R William Road, Carrum Downs
191	Reserve No 3	61R William Road, Carrum Downs
192	Reserve No 3/ Lot 134	61R William Road, Carrum Downs
193	Reserve No 3	61R William Road, Carrum Downs
196	Reserve No 3	61R William Road, Carrum Downs
198	Reserve No 3	61R William Road, Carrum Downs
200	Reserve No 3	61R William Road, Carrum Downs
202	Lot 130	11 Coles Parkway, Carrum Downs
203	Reserve No 3	61R William Road, Carrum Downs
205	Reserve No 3	61R William Road, Carrum Downs
206	Lot 130/ Lot 131	13 Coles Parkway, Carrum Downs
219	Road Reserve/ Reserve No 3	61R William Road, Carrum Downs
220	Reserve No 3	61R William Road, Carrum Downs
221	Reserve No 3	61R William Road, Carrum Downs
222	Reserve No 3	61R William Road, Carrum Downs
223	Reserve No 3	61R William Road, Carrum Downs
224	Reserve No 3	61R William Road, Carrum Downs
225	Reserve No 4	61R William Road, Carrum Downs
227	Reserve No 4	61R William Road, Carrum Downs
228	Reserve No 4	61R William Road, Carrum Downs
229	Reserve No 4	61R William Road, Carrum Downs
230	Reserve No 3	61R William Road, Carrum Downs
231	Reserve No 4	61R William Road, Carrum Downs
232	Reserve No 3	61R William Road, Carrum Downs
233	Reserve No 3	61R William Road, Carrum Downs
234	Reserve No 3/ Road Reserve	61R William Road, Carrum Downs
235	Reserve No 3	61R William Road, Carrum Downs

236	Reserve No 3	61R William Road, Carrum Downs
237	Reserve No 4	61R William Road, Carrum Downs
243	Reserve No 4/ Road Reserve	61R William Road, Carrum Downs
244	Reserve No 4/ Road Reserve	61R William Road, Carrum Downs
245	Reserve No 4	61R William Road, Carrum Downs
247	Reserve No 4	61R William Road, Carrum Downs
248	Reserve No 4	61R William Road, Carrum Downs
249	Reserve No 4	61R William Road, Carrum Downs
250	Reserve No 4	61R William Road, Carrum Downs
251	Reserve No 4	61R William Road, Carrum Downs
252	Reserve No 4	61R William Road, Carrum Downs
253	Reserve No 4	61R William Road, Carrum Downs
254	Reserve No 4	61R William Road, Carrum Downs
255	Reserve No 4	61R William Road, Carrum Downs
256	Reserve No 4	61R William Road, Carrum Downs
258	Reserve No 4	61R William Road, Carrum Downs
259	Reserve No 4	61R William Road, Carrum Downs
260	Reserve No 4	61R William Road, Carrum Downs
261	Reserve No 4	61R William Road, Carrum Downs
263	Reserve No 4	61R William Road, Carrum Downs
264	Reserve No 4	61R William Road, Carrum Downs
265	Reserve No 3	61R William Road, Carrum Downs
266	Reserve No 4	61R William Road, Carrum Downs
267	Reserve No 4	61R William Road, Carrum Downs
268	Reserve No 4	61R William Road, Carrum Downs
269	Reserve No 4	61R William Road, Carrum Downs
270	Reserve No 4	61R William Road, Carrum Downs
271	Reserve No 4	61R William Road, Carrum Downs
272	Reserve No 4	61R William Road, Carrum Downs
274	Reserve No 4	61R William Road, Carrum Downs
275	Reserve No 4	61R William Road, Carrum Downs
276	Reserve No 4	61R William Road, Carrum Downs
277	Reserve No 4	61R William Road, Carrum Downs
279	Reserve No 4	61R William Road, Carrum Downs
280	Reserve No 4	61R William Road, Carrum Downs
283	Reserve No 4	61R William Road, Carrum Downs
284	Reserve No 4	61R William Road, Carrum Downs
285	Reserve No 4	61R William Road, Carrum Downs
286	Reserve No 4	61R William Road, Carrum Downs
288	Reserve No 4	61R William Road, Carrum Downs
290	Reserve No 3	61R William Road, Carrum Downs
291	Reserve No 3/ Lot A	61R William Road, Carrum Downs
292	Reserve No 3/ Lot A	1/65 William Road, Carrum Downs

293	Reserve No 3	61R William Road, Carrum Downs
294	Lot A	1/65 William Road, Carrum Downs
295	Lot A	61R William Road, Carrum Downs
296	Lot A	1/65 William Road, Carrum Downs
297	Lot A	1/65 William Road, Carrum Downs
305	Road Reserve / Lot A	65 William Road, Carrum Downs (Road Reserve)
306	Lot A/ Road Reserve	1/65 William Road, Carrum Downs
307	Road Reserve	61R William Road, Carrum Downs (Road Reserve)
308	Road Reserve	61R William Road, Carrum Downs (Road Reserve)
309	Lot A	61R William Road, Carrum Downs
310	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
312	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
313	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
315	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
316	Reserve No 4	61R William Road, Carrum Downs
317	Reserve No 4	61R William Road, Carrum Downs
318	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
319	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
321	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
323	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
325	Reserve No 4	61R William Road, Carrum Downs
328	Reserve No 4	61R William Road, Carrum Downs
338	Lot 61/ Lot 62	61 William Road, Carrum Downs
345	Reserve No 4	61R William Road, Carrum Downs
347	Lot 110/ Lot 111	5 Coldrake Street, Carrum Downs
349	Lot 110	7 Coldrake Street, Carrum Downs
350	Lot 109	1 Coldrake Street, Carrum Downs
351	Road Reserve	9 Coldrake Street, Carrum Downs (Road Reserve)
352	Road Reserve	11 Coldrake Street, Carrum Downs (Road Reserve)
379	Lot 123/ Lot 124	13 Bandler Drive, Carrum Downs
380	Lot 123	13 Bandler Drive, Carrum Downs
381	Lot 123	13 Bandler Drive, Carrum Downs
396	Reserve No 5	15R Barnett Avenue, Carrum Downs
402	Reserve No 5	15R Barnett Avenue, Carrum Downs
405	Reserve No 5	15R Barnett Avenue, Carrum Downs
408	Reserve No 5	15R Barnett Avenue, Carrum Downs
412	Reserve No 5	15R Barnett Avenue, Carrum Downs
413	Reserve No 5	15R Barnett Avenue, Carrum Downs
415	Reserve No 5	15R Barnett Avenue, Carrum Downs

418	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs
421	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs
422	Lot 141/ Lot 142	6 and 8 Barnett Avenue, Carrum Downs
423	Lot 141/ Lot 142	8 Barnett Avenue, Carrum Downs (Common Property)
435	Lot 139/ Lot 140	2 Barnett Avenue, Carrum Downs
436	Lot 139 / Lot 140/ Road Reserve	2 Barnett Avenue, Carrum Downs
438	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs
443	Lot 132/ Lot 133	24 Bandler Drive, Carrum Downs
444	Lot 132/ Lot 133	24 Bandler Drive, Carrum Downs
449	Lot 133/ Road Reserve	28 Bandler Drive, Carrum Downs
458	Lot 135/ Lot 136	14 Coles Parkway, Carrum Downs
461	Lot 129/ Lot 130	11 Coles Parkway, Carrum Downs
467	Lot 125/ Lot 133	22 Bandler Drive, Carrum Downs
479	Reserve No 5	15R Barnett Avenue, Carrum Downs
480	Reserve No 5	15R Barnett Avenue, Carrum Downs
486	Reserve No 5	15R Barnett Avenue, Carrum Downs
488	Reserve No 5/ Lot 177	15R Barnett Avenue, Carrum Downs
489	Reserve No 5	15R Barnett Avenue, Carrum Downs
491	Reserve No 5	15R Barnett Avenue, Carrum Downs
492	Reserve No 5	15R Barnett Avenue, Carrum Downs
493	Reserve No 5	15R Barnett Avenue, Carrum Downs
494	Reserve No 5	15R Barnett Avenue, Carrum Downs
515	Lot 104/ Road Reserve	15 Tucker Boulevard, Carrum Downs
524	Lot 106	1/15 Coaldrake Street, Carrum Downs
525	Lot 106	15 Coaldrake Street, Carrum Downs (Common Property)
535	Lot 65/ Lot 66	53 William Road, Carrum Downs
537	Road Reserve	53 William Road, Carrum Downs (Road Reserve)
538	Road Reserve	49 William Road, Carrum Downs (Road Reserve)
539	Road Reserve	45 William Road, Carrum Downs (Road Reserve)
544	Reserve No. 6/ Lot 72	39 William Road, Carrum Downs
545	Reserve No. 6/ Lot 72	11R Frost Street, Carrum Downs
546	Reserve No. 6/ Lot 72	11R Frost Street, Carrum Downs
548	Lot 73/ Road Reserve	37 William Road, Carrum Downs
549	Road Reserve	37 William Road, Carrum Downs (Road Reserve)
550	Lot 73 / Lot 74 / Road Reserve	35 William Road, Carrum Downs
554	Road Reserve	33 William Road, Carrum Downs (Road Reserve)
555	Road Reserve	31 William Road, Carrum Downs (Road Reserve)
565	Road Reserve/ Lot 77	29 William Road, Carrum Downs (Road Reserve)
573	Lot 210/ Road Reserve	16 Frost Street, Carrum Downs (Road Reserve)
574	Road Reserve	18 Frost Street, Carrum Downs (Road Reserve)

581	Lot 204/ Lot 205/ Road Reserve	8 Frost Street, Carrum Downs
586	Reserve No. 6/ Lot 96	11R Frost Street, Carrum Downs
587	Reserve No. 6/ Lot 73 /Lot 96	11R Frost Street, Carrum Downs
597	Lot 82/ Lot 83/ Lot 84	61 Tucker Boulevard, Carrum Downs
597a	Lot 99/ Lot 100/ Lot 105	3 Frost Street, Carrum Downs
600	Lot 82/ Lot 83/ Lot 84	59A Tucker Boulevard, Carrum Downs
601	Lot 84/ Lot 85 / Lot 86	57 Tucker Boulevard, Carrum Downs
604	Lot 85	57 Tucker Boulevard, Carrum Downs
614	Lot 217/ Lot 218	2/1 Sutton Crescent, Carrum Downs
621	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)
622	Lot 219/ Road Reserve	1 Sutton Crescent, Carrum Downs (Common Property)
623	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)
628	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)
630	Lot 219/ Road Reserve	1 Sutton Crescent, Carrum Downs (Common Property)
631	Lot 219/ Lot 220 Road Reserve	1 Sutton Crescent, Carrum Downs (Common Property)
632	Lot 219/ Lot 220	1 Sutton Crescent, Carrum Downs (Common Property)
644	Reserve No.7/ Road Reserve/Lot 231/CP No. 3	Reserve 50R Tucker Boulevard, Carrum Downs
653	Reserve No. 8/Road Reserve/lot 226/CP No. 3	Reserve 17R Sutton Crescent, Carrum Downs
656	Lot 226	19 Sutton Crescent, Carrum Downs
659	Lot 226/ Lot 227 Road Reserve	21 Sutton Crescent, Carrum Downs
660	Lot 227/ Road Reserve	21 Sutton Crescent, Carrum Downs
661	Lot 227	23 Sutton Crescent, Carrum Downs
667	CP No. 3	24 Sutton Crescent, Carrum Downs (Common Property)
668	CP No. 3/lot 229/ lot 230	24 Sutton Crescent, Carrum Downs (Common Property)
669	CP No. 3	24 Sutton Crescent, Carrum Downs (Common Property)
697	Lot 163/ Lot 187/ Road Reserve	35 Barnett Avenue, Carrum Downs
698	Lot 163/ Road Reserve	35 Barnett Avenue, Carrum Downs
711	Lot 155/ Lot 156	36 Barnett Avenue, Carrum Downs
734	Lot 166/ Lot 167	29 Barnett Avenue, Carrum Downs
749	Lot 158/ Lot 159	42 Barnett Avenue, Carrum Downs (Common Property)
750	Lot 158/ Lot 159/ CP No. 2 Road Reserve	42 Barnett Avenue, Carrum Downs (Common Property)

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to correct errors within the Frankston Planning Scheme to ensure that the scheme is more useable, by applying zoning to reflect existing ownership and use of land; correct overlays to update addresses and terminology

and update content in various ordinances to improve clarity and the administration of the Frankston Planning Scheme.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of planning in Victoria as outlined in Planning and Environment Act 1987 (sections 4(1) of the Act):

- a) To provide for a fair, orderly and economic and sustainable use and development of land.*

The amendment supports this objective by correcting mapping errors and applying appropriate zones and overlays to ensure consistency with the existing ownership and use of land.

- c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

Maintaining up-to-date content and improving language clarity ensures the planning scheme facilitates sustainable and safe administration of development and use of land to achieve state and local policies.

- e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The amendment facilitates provision and protection of public assets by rezoning Crown land to Public Conservation and Resource Zone to recognise and support use of these sites for public use and open space.

How does the amendment address any environmental, social and economic effects?

- **Environmental**

The amendment has no adverse effects on the environment. The reduction in the extent of the Significant Landscape Overlay - Schedule 5 (SLO5) is consistent with current location of protected trees.

The proposed rezoning of land does not introduce new uses but applies appropriate land use zones consistent with existing use and development of the sites.

- **Social**

The proposed amendment is expected to have a net positive impact on community infrastructure and open space. Rezoning land to support public recreation and open space implements the purpose of the Public Conservation and Resource Zone (PCRZ) and contributes to social benefits to the community.

- **Economic**

The proposed amendment does not have any adverse economic effects and is expected to result in modest economic benefits by ensuring the accuracy of planning controls for the benefit of landowners and other stakeholders.

Does the amendment address relevant bushfire risk?

The proposed amendment does not increase bushfire risk as it is not proposed to intensify uses on land within designated Bushfire Prone Area (BPA) or the Bushfire Management Overlay (BMO), consistent with the policy objective of Clause 13.02 of the Frankston Planning Scheme.

The proposed rezoning of the Pines Flora and Fauna Reserve and the Frankston Nature Conservation Reserve to the PCRZ will not impact on the vegetation management by Parks Victoria who manage the land.

The amendment does not propose any changes that would affect existing fire management practices for affected land, nor does it propose controls that would result in the use or development of the land in a way that may create a bushfire hazard to property and community infrastructure within the area.

The amendment encompasses land within a BPA and BMO. Specifically of note is the Pines Flora and Fauna Reserve and the Frankston Nature Conservation Reserve. In order for Parks Victoria to appropriately manage the land it is recommended that the land is rezoned to PCRZ, while there may be some enhancement of the land through small plantings the land is also subject to the provisions of the Bushfire Management Overlay and the exemptions listed in Clause 52.12 (Bushfire Protection Exemptions).

As such, the bushfire protection provisions contained within, or relating to, these instruments prevail over all other considerations. Such exemptions will continue to allow (subject to meeting the specified requirements within the schedule) the removal, destruction or lopping of any vegetation without obtaining a planning permit (as relevant).

Any public owned land including both Crown Land and land owned by Frankston City Council is managed in accordance with the *Frankston City Council Natural Reserves Bushfire Management Strategy 2024* (FCC-NRBMS 2024).

As per the FCC-NRBMS 2024, fire management works within public land aims to reduce fuel hazard and risk to neighbouring properties from potential bushfire and typically consist of planned burns to reduce fuel load.

The FCC-NRBMS 2024 identifies that where revegetation works are planned that an assessment should be made to understand any changes to bushfire risk, the management priority level or additional fire protection works. Revegetation should be avoided within 10 metres of adjacent buildings and in areas currently being managed as Asset Protection Zones.

It is not considered that the proposed amendment will have a net increase in bushfire risk.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment complies with the requirements of Ministerial Direction – The Form and Content of Planning Schemes (section 7(5) of the Act) with the recommended changes:

- **Direction 1: Potentially contaminated land**

The proposed amendment complies with Ministerial Direction 1 (Potentially contaminated land).

Potentially contaminated land means land:

- Used or know to have been used for industry or mining;
- Used or known to have been used for the storage or chemicals, gas, waste or liquid fuel, (other than minor above-ground storage that is ancillary to another use of the land); or
Where a known past or present activity or event (occurring on or off the land) may have caused contamination of the land.

It is considered that any sites proposed for rezoning are not identified to be potentially contaminated land.

- **Direction No. 11: Strategic Assessment of Amendments**

The proposed amendment complies with Ministerial Direction 11 (Strategic Assessment of Amendments) under section 12 of the Act.

The amendment is consistent with this direction which requires a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces including potential environment, economic and social outcomes that may result from the amendment. These are addressed in this Explanatory Report.

- **Direction No. 15: The planning scheme amendment process**

The proposed amendment has been prepared in accordance with the requirements of this direction, including exhibition and notice requirements.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The proposed amendment considers and give effect to relevant state and local policy including Clauses 02-03-2 (Environmental and landscape values), 02.03-9 (Infrastructure), 12.05-2S (Landscapes), 12.05-2L (Frankston landscapes), 19.02-6S

(Open space) and 19.02-6R (Open space – Metropolitan Melbourne).

It supports public uses and community infrastructure by applying appropriate zoning in a manner that recognises and protects public infrastructure, uses and open space.

By correcting anomalies, errors and inconsistencies in the Frankston Planning Scheme, the proposed amendment facilitates land use and development in accordance with the Planning Policy Framework.

How does the amendment support or implement the Municipal Planning Strategy?

The proposed amendment supports the implementation of the Municipal Planning Strategy (MPS) and gives effect to Clauses 02-03-2 (Environmental and landscape values), 02.03-9 (Infrastructure) to provide for community and recreation infrastructure.

Correction of anomalies, errors and inconsistencies further improves the operation and clarity of the Frankston Planning Scheme to facilitate appropriate land use and development outcomes.

Does the amendment make proper use of the Victoria Planning Provisions?

The proposed amendment supports the proper use of the Victoria Planning Provisions as it corrects the misapplication of zones and overlays and fixes mapping and other errors and inconsistencies identified in the Frankston Planning Scheme, ensuring the effective application and enforcement of land use and development controls.

How does the amendment address the views of any relevant agency?

The Department of Energy, Environment and Climate Action (DEECA) and Parks Victoria have provided in principle support for the various sites to be rezoned to the Public Conservation and Resource Zone (PCRZ).

The views of relevant agencies will be sought during the exhibition process.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The proposed amendment is not expected to have any significant impact on the transport system, as it corrects errors, anomalies and inconsistencies within the Frankston Planning Scheme without facilitating any significant land use or development.

Resource and administrative costs.

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed amendment will not impact on resource and administrative costs as any costs associated with this amendment have been accommodated for within existing budgets.

It will improve the accuracy and operation of the Frankston Planning Scheme and will enable more accurate decision making and consistent advice to be provided by the Council.

Changes to the Significant Landscape Overlay - Schedule 5 (SLO5) will result in a reduction in the number of planning permit applications.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Seaford	5-7 Sunderland Court, Seaford	Frankston C165fran 004znMaps01_04 Exhibition	5-7 Sunderland Court, Seaford	Part rezone from IN1Z to GRZ1	N/A	N/A
Seaford	54-55 Wells Road, Seaford		54-55 Wells Road, Seaford	Part rezone from GRZ1 to IN1Z	N/A	N/A
Frankston South	53N Lawson Avenue, Frankston South (Frankston Nature Reserve)	Frankston C165fran 002znMap07 Exhibition	53N Lawson Avenue, Frankston South (Frankston Nature Reserve)	Rezone from PUZ7 to PCRZ	N/A	N/A
Frankston North	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2086\PP2619	Frankston C165fran003zn Map05 Exhibition	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2086\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A
Frankston North	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2053\PP2619	Frankston C165fran003zn Map05 Exhibition	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2053\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A
Frankston North	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2051\PP2619	Frankston C165fran003zn Map05 Exhibition	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2051\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Frankston North	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2173\PP2619	Frankston C165fran003zn Map05 Exhibition	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2173\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A
Frankston North	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2052\PP2619	Frankston C165fran003zn Map05 Exhibition	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2052\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A
Frankston North	139N Excelsior Drive, Frankston North (Pine Flora and Fauna Reserve) – Parcel 2050\PP2619	Frankston C165fran003zn Map05 Exhibition	139N Excelsior Drive, Frankston North (Pine Flora and Fauna Reserve) – Parcel 2050\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A
	Parcel 2176\PP2619	Frankston C165fran003zn Map05 Exhibition	Parcel 2176\PP2619	Part rezone from GRZ to PCRZ	N/A	N/A
	Parcel 2228\PP2619	Frankston C165fran003zn Map05 Exhibition	Parcel 2228\PP2619	Part rezone from GRZ to PCRZ	N/A	N/A
	Parcel 2106\PP2619	Frankston C165fran003zn Map05 Exhibition	Parcel 2106\PP2619	Part rezone from GRZ to PCRZ	N/A	N/A
Carrum Downs	40B Cadles Road, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	40B Cadles Road, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	1/99 William Road, Carrum	Frankston C165fran 001d-	1/99 William Road, Carrum	N/A	N/A	D-SLO5

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
	Downs	sloMap02 Exhibition	Downs			
Carrum Downs	95 William Road, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	95 William Road, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	50 Wattlewoods Place, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	50 Wattlewoods Place, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	9 Tucker Boulevard, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	9 Tucker Boulevard, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	11 Bandler Drive, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	11 Bandler Drive, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	15 Coles Parkway, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	15 Coles Parkway, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	16 Coles Parkway, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	16 Coles Parkway, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	3 Coles Parkway, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	3 Coles Parkway, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	7 Frost Street, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	7 Frost Street, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	21 Tucker Boulevard, Carrum Downs (Road Reserve)	Frankston C165fran 001d-sloMap02 Exhibition	21 Tucker Boulevard, Carrum Downs (Road Reserve)	N/A	N/A	D-SLO5
Carrum Downs	1 Frost Street, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	1 Frost Street, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	49 William Road, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	49 William Road, Carrum Downs	N/A	N/A	D-SLO5

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Carrum Downs	29 William Road, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	29 William Road, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	25 William Road, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	25 William Road, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	23 Frost Street, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	23 Frost Street, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	8 Frost Street, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	8 Frost Street, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	10 Frost Street, Carrum Downs (Road Reserve)	Frankston C165fran 001d-sloMap02 Exhibition	10 Frost Street, Carrum Downs (Road Reserve)	N/A	N/A	D-SLO5
Carrum Downs	6/1 Sutton Crescent, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	6/1 Sutton Crescent, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	46 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	46 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	48 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	48 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	7/42 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	7/42 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	30 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	30 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	24 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	24 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	26 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	26 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Carrum Downs	30 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	30 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	26 Tucker Boulevard, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	26 Tucker Boulevard, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	19 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	19 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	16 Frost Street, Carrum Downs	Frankston C165fran005slo Map02 Exhibition	16 Frost Street, Carrum Downs	N/A	SLO5	N/A
Carrum Downs	23 Sutton Crescent, Carrum Downs	Frankston C165fran005slo Map02 Exhibition	23 Sutton Crescent, Carrum Downs	N/A	SLO5	N/A