

19/04/2012
C66

SCHEDULE 1 TO THE VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as **VPO1**.

TREE PROTECTION AREA

1.0
19/01/2006
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Statement of nature and significance of vegetation to be protected

The significance of vegetation in Monash is in its contribution to the urban character of the municipality, particularly in residential areas. The Municipal Strategic Statement and tree conservation policy recognise the importance of canopy trees as a significant aspect of urban character. Canopy trees unify the streetscape in residential areas, avoid the impression of visual clutter, and provide a strong naturalistic image and a sense of enclosure within a street.

Existing on-site canopy trees contribute to the Garden City Character of Monash. Retention of canopy trees helps integrate new development into the existing urban form and reduces the impact of higher densities or larger buildings on neighbourhood character.

The tree canopy presents a “special” leafy character valued by the community in terms of consistent and visible vegetation and the opportunity for residents to live in a treed, predominantly low density, detached house environment. Retention of existing canopy trees is necessary to complement any new development.

The highest concentration of trees is to be found in the creek valley reserves and within private and public land adjacent to creeks and over old drainage lines and other easements.

The western slopes of the Dandenong valley are known for having a dense canopy of native trees. While most of these are due to planting that has occurred since development, there are some large remnant trees throughout the area.

Monash City Council is committed to conserving, continuing and extending the Garden City Character and all its elements throughout Monash. To ensure that development is in keeping with and contributes to the Garden City Character as set out in the Municipal Strategic Statement, Council is following a policy of retaining the existing tree canopy on private and public property.

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Vegetation protection objective to be achieved

- To conserve significant treed environments and ensure that new development complements the Garden City Character of the neighbourhood.

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Permit requirement

A permit is required to remove or destroy any vegetation that:

- Has a trunk circumference greater than 500mm (160mm diameter) at 1200mm above ground level and
- Is higher than 10 metres.

or

- Is higher than 7 metres located on 24 Samada Street, Nottingham.
(former Monash Primary School site)

This does not apply to dead vegetation or to the following species:

- all willow trees

- radiata or monterey pines
- evergreen alders
- sweet pittosporums
- desert ashes.

An application to remove or destroy vegetation must be accompanied by the following information:

- A plan showing the location of the vegetation to be removed or destroyed.
- The type and quality of the vegetation to be removed or destroyed.
- The justification for the proposed removal or destruction.
- A statement of alternatives examined to removal or destruction.

An application to remove or destroy vegetation in conjunction with development of the land must be accompanied by a site analysis plan and a written statement demonstrating how the removal or destruction of the vegetation is essential for the proposed development to proceed, including an assessment of alternative design solutions retaining the vegetation.

Exemption from notice and review

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Decision guidelines

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

- The reason for removing or destroying the vegetation and the practicality of alternative options which do not require removal or destruction of vegetation.
- The practicality and benefits of relocating significant vegetation.
- The condition and quality of the vegetation.