21.05 ENVIRONMENT

14/07/2016
~~C177~~

Proposed Cxxx

21.05-1 Overview

19/11/2015
~~C130~~

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There are issues of natural environment, visual environment and the built environment which are important to the City of Whitehorse. Several areas in the City have special natural, environmental or historic significance while many open space reserves provide habitats for a diverse range of flora and fauna, as well as a range of both active and passive recreation activities. These areas are not merely places for recreation, but conservation. There is an urgency to put appropriate controls into place to protect natural features, buildings and areas of historical significance to avoid further loss of the City's environmental assets.

Tree preservation and regeneration is vitally important within the City. It strengthens neighbourhood character, strengthens the landscape and amenity, reduces the urban heat island effect, provides habitat for wildlife, improves air quality and the local climate and has positive effects on community health and wellbeing.

Trees are integral to the neighbourhood character of Whitehorse and they have been identified as an important contributor to the Bush Environment, Bush Suburban and Garden Suburban character areas. The Municipal Wide Tree Study identified that *"trees are the most significant determinant of the character of various areas within the City of Whitehorse, with upper tree canopy covering a significant proportion of the city"* (Municipal Wide Tree Study Discussion Paper, March 2016).

Council is concerned that the removal of canopy trees and vegetation will erode the neighbourhood character of Whitehorse. Of particular concern is the clearing of all trees from sites prior to development.

The *Whitehorse Sustainability Strategy* is a key document for informing and supporting Council's ~~strategc~~ strategic objectives and commitment to the principles of sustainability. The Strategy includes a list of priority areas for action which are aimed at the City achieving ecological sustainability which is a fundamental principle to be implemented by the land use planning system. Ecological Sustainable Development is "using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased" (National Strategy for Ecological Sustainable Development 1992[NSESD]).

Council has ~~prepared~~ an Environmentally Sustainable Development policy in order to achieve best practice design, construction and operation for new development. This will accelerate Whitehorse's commitment to an ~~enviroenmentally~~ environmentally sustainable city.

The City contains many major thoroughfares of metropolitan significance. The visual amenity of these routes is critical in determining the overall sense of identity and character of the City. The City's 'Gateways' require special treatment in recognition of their impact on first impressions and the image that they project of the City. Main thoroughfares and gateways are prime locations for advertising signs. If not appropriately managed, the proliferation of signage can drastically reduce the visual amenity of an area. Council will facilitate adequate identification of businesses but seeks to minimise visual clutter. Many of the City's industrial areas were developed when planning controls were either non-existent or well below today's standards. Many of these areas are of poor amenity and their streetscapes are dominated by the built form, with little or no landscaping. Council wants to ensure that the streetscape is improved by way of street tree planting and landscaping among other things. It is also essential that all new development provide for appropriate landscaping and high quality design to reinforce the regeneration process.

Council wishes to foster the provision and use of information technology throughout the community. The infrastructure required to provide access to such facilities can have a substantial impact on the streetscape and visual amenity of the City if not sensitively

managed. In particular, cabling can seriously affect street trees that can, in turn, have a profound impact on the character of an area. Council has a strong preference for the location of communication cables underground, particularly along major thoroughfares such as Springvale Road, Canterbury Road, Middleborough Road and Whitehorse Road. Greater emphasis on urban design and streetscape appearance has also created an increased awareness and interest in underground power lines.

*Council's **Environment Strategy** is based on the principle that the environmentally sensitive assets of the City will be protected and enhanced.*

21.05-2 Key issues

19/11/2015
~~C130~~

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- Ecological sustainability.
- Protection of areas of special significance.
- Promotion of vegetation protection and regeneration.
- Promotion of design excellence.
- Heritage protection.
- Visual amenity.
- Underground cabling.
- Streetscape planting.
- Industrial areas.
- Stormwater management.
- Promotion of environmental issues including air, global warming, sustainable transport management and water quality.
- Waste management and litter reduction.
- Climate change.
- Promotion of water and energy conservation.
- Promotion of environmentally sustainable development.

21.05-3 Objectives

19/11/2015
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Proposed
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- To protect and enhance areas with special natural, environmental, cultural or historic significance for the future enjoyment of the community.
- To facilitate environmental protection and improvements to known assets including water, flora, fauna and biodiversity assets.
- To develop main thoroughfares as attractive boulevards with improved advertising signage, landscaping and building design.
- To protect and enhance air and water quality.
- To reduce automobile dependency and encourage sustainable transport use.
- To reduce energy and water consumption.
- To protect and enhance the tree canopy cover in residential areas of the municipality.
- To protect and enhance the preferred neighbourhood character and the liveability of residential areas within the municipality.

- To achieve best practice in addressing the principles of environmentally sustainable development.

21.05-4 Strategies

19/11/2015
C130

Strategies to achieve these objectives include:

- Providing controls to protect and enhance areas of environmental significance.
- Ensuring that tree removal within significant areas requires permission.
- Ensuring that the replanting of tall trees and indigenous vegetation is appropriate to the type of vegetation in the area and enhances and retains biodiversity.
- Encouraging appropriate development that responds to environmental characteristics and infrastructure constraints.
- Ensuring that development along part of Terrara Road remains low density in order to respond to the environmental constraints that exist in this area.
- Identifying those buildings, structures and features of historical significance within the municipality.
- Ensuring development is of a high quality design that is compatible with the character and appearance of the area.
- Providing adequate open space and landscaping for new development.
- Requiring the planting of upper canopy trees and other vegetation that enhances the character of the area.
- Ensure that where applicable, the contribution of land towards any public open space requirements can assist in the protection of sites of environmental value identified as having high conservation significance.
- Encouraging underground cabling and the co-location of siting facilities for service and communication infrastructure, including satellite dishes to minimise visual and amenity impacts.
- Reducing the visual impact of on-site car parking from the street by locating parking areas to the side or rear of buildings and the provision of appropriate landscape buffers to soften hard surfaced areas.
- Ensuring advertising signs are well designed and compatible with the area and the building.
- Implementing ecological sustainability principles and Council's Sustainability Strategy.
- Encouraging development in those areas with adequate infrastructure and excellent public transport links.
- Encouraging water and energy efficient practices through Council's Energy and Water Action Plans.
- Encouraging waste minimisation and litter management through the implementation of Council's Waste Management Plan.
- Promote the use of sustainable transport through the implementation of Council's Integrated Transport Strategy.
- Managing development along the City's waterways to ensure there is no detrimental impact on water quality.
- Encouraging appropriate construction methods to minimise impact on vegetation, stormwater, litter and neighbourhood amenity.

- Implementing Urban Design and Landscape Guidelines for the Tally Ho Activity Centre.
- Implementing best practice in environmentally sustainable development.

21.05-5 ~~Implementaton~~Implementation

19/11/2015
~~C130~~

Proposed
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These strategies will be implemented by:

Zones and overlays

- Applying a Significant Landscape Overlay to Bush Environment character precincts. ~~the areas surrounding Blackburn Lake Sanctuary and Blackburn/Gardiners Creeks, including large nominated sites.~~
- ~~Applying a Significant Landscape Overlay to areas around Glenburnie Road, Yarran Dheran, Collina Dell, Somers Trail and the Menin Road area.~~
- ~~Applying a Significant Landscape Overlay to areas in Vermont.~~
- Applying a Significant Landscape Overlay to all remaining residential areas in the municipality.
- Applying a Neighbourhood Character Overlay to areas adjoining Blackburn Shopping Centre.
- Applying a Neighbourhood Character Overlay to an area around Box Hill.
- Applying a Vegetation Protection Overlay to identified significant vegetation.
- Applying an Environmental Significance Overlay to land at 131-173 Central Road, Nunawading.
- Applying an Environmental Significance Overlay to the land at 15 Virgillia Street, Blackburn North.
- Applying a Heritage Overlay to the buildings and structures listed on the Victorian Heritage Register and identified in City of Whitehorse heritage reviews.
- Applying an Urban Floodway Zone where appropriate to ensure that development and use along the City's waterways is of a nature that does not negatively impact on water quality.
- Applying a Special Building Overlay to areas identified by Melbourne Water as being subject to inundation during a one in one hundred year flood to ensure that development along overland flow paths does not adversely affect the movement of floodwater and water quality.
- Applying a Design and Development Overlay to parts of the Tally Ho Activity Centre.

Policy and the exercise of discretion

- Using Clause 22.03 (Residential Development Policy) and Clause 22.04 (Tree Conservation) to supplement ResCode for the assessment of all residential applications.
- Ensuring that lot sizes in the area affected by the Significant Landscape Overlay in Bush Environment character precincts are generally in accordance with the prevailing minimum lot size of 650 square metres.
- Ensuring that all tree removal, tree replanting and development complies with the Tree Conservation Policy at Clause 22.04.
- Apply the tall tree ratio in the Significant Landscape Overlay to all applications in the ~~Blackburn, Walker Estate, Glenburnie Road, Somers Trail, Collina Dell, Yarran Dheran, Menin Road and Vermont areas.~~Bush Environment character precincts.

- Strongly encouraging the planting of indigenous species where appropriate.
- Using Clause 22.15 to ensure suitable land for public open space is provided by new developments in areas where a land contribution is preferred.
- Ensuring that all applications for signage comply with the Visual Amenity Policy at Clause 22.02.
- Requiring professional landscape plans (including the planting of upper canopy trees) for all new developments.
- Using Clause 22.01 Heritage Buildings and Precincts and Clause 43.01 Heritage Overlay for the assessment of applications in heritage areas.
- Ensuring that all applications for industrial uses comply with the State Environment Protection Policy for Air.
- Requiring the submission of a waste management plan for all multi-dwelling developments.
- Ensuring that development complies with requirements of the *Tally Ho Activity Centre Urban Design and Landscape Guidelines* March 2013.
- Ensuring that specified developments meet the requirements of the Environmentally Sustainable Development Policy at Clause 22.10.

21.05-6 Further strategic work

14/07/2016
~~C177~~

Proposed
Cxxx

- Develop an Environmentally Sustainable Development policy.
- Review further areas for inclusion in ~~Significant Landscape Overlays and~~ Neighbourhood Character Overlays.

21.05-7 Reference documents

14/07/2016
~~C177~~

Proposed
Cxxx

Guidelines for Areas of Special Significance

Blackburn Lake Surrounds Study, 2002

Walker Estate Special Character Area Urban Character Study, May 1999

Whitehorse Economic Development Strategy 2014-2019

Whitehorse Neighbourhood Character Study 2014

KLM City of Whitehorse, Neighbourhood Character Study Review of areas 14 and 16 February 2004

Whitehorse Sustainability Strategy 2008-2013, April 2008

Whitehorse Integrated Transport Strategy, May 2011

Whitehorse Energy Action Plan 2009-2014

Whitehorse Water Action Plan 2008-2013

Review of Neighbourhood Character Implementation Recommendations, Part 2 Review Areas, July 2004

131 Central Road, Nunawading: Vegetation Assessment by Stephen Mueck, Biosis (November 2007)

Flora, fauna and habitat hectare assessment of 15 Virgillia Street Blackburn North Victoria, Biosis Research, April 2008

Collina Dell SLO Review, October 2007

Whitehorse Open Space Strategy, Thompson Berrill Landscape Design Pty Ltd, in association with Environment & Land Management Pty Ltd, November 2007

Review of Three Precincts in Character Areas 16 & 18, May 2008

Tally Ho Major Activity Centre Urban Design Framework, 2007

Tally Ho Activity Centre Urban Design and Landscape Guidelines, 2013

Municipal Wide Tree Study Discussion Paper, March 2016

Municipal Wide Tree Study Options and Recommendations Report, June 2016

Municipal Wide Tree Study Part 2: Additional Analysis in Garden Suburban and Bush Suburban Character Precincts, March 2019

22.04 TREE CONSERVATION

14/10/2014
~~C160~~

Proposed CXXX

This policy applies to all land.

22.04-1 Policy basis

14/10/2014
~~C160~~

Proposed CXXX

The importance of tree conservation in the City of Whitehorse is set out in the Municipal Strategic Statement.

Clause 21.05 *Environment* identifies trees as being an integral aspect of the neighbourhood character and landscape of Whitehorse, particularly many of its residential areas.

Clause 21.06 *Housing* outlines how vegetation has been identified as being the most significant determinant of neighbourhood character. Trees in particular play a crucial role in this regard.

The retention of existing trees and the provision of sufficient space for regeneration and replanting are therefore key strategies to preserve and enhance the amenity of the City.

22.04-2 Objectives

17/08/2006
~~C50(Part 1)~~

Proposed CXXX

- To improve the tree canopy cover in residential areas across the municipality.
- To protect and strengthen the preferred neighbourhood character of residential areas within the municipality.
- To recognise the positive contribution of tree canopy to development and built form outcomes.
- To assist in the management of the City's tree canopy by ensuring that new development minimises the loss of significant trees.
- To ensure that new development does not detract from the natural environment and ecological systems.
- To identify techniques to assist in the successful co-existence of trees and new buildings or works.
- To promote the regeneration of ~~tall~~ trees through the provision of adequate open space and landscaping areas in new development.

22.04-3 Policy

30/09/2010
~~C83~~

Proposed CXXX

It is policy that:

Tree retention

- All trees that are sound in health, reasonable in structure, of an appropriate species, and are in a location that can be reasonably designed around be retained.
- All trees that are significant for aesthetic, neighbourhood character, ecological, cultural or historic reasons, so that they are important beyond the immediate surrounds of the site, be retained.
- Trees that have been identified by Council or a suitably qualified arborist as being dangerous, or identified by Council as an environmental weed, be removed.
- Applicants provide a report from a suitably qualified arborist to:
  - Justify the removal of ~~healthy~~ trees.

- Outline the measures to be taken, particularly during the construction phase, to ensure the long-term preservation of trees on, or adjoining, the development site.

Buildings and works near existing trees

- Appropriate minimum separation distances between any tree to be retained and proposed buildings and works be provided and maintained to ensure that an adequate proportion of the root system is protected from disturbance, and that adequate oxygen and nutrients are available for the tree to survive in the long term.

Note: Greater than usual separation distances may be required depending on the size and species of tree, and the nature and extent of the building or works proposed, and in the areas included in a Significant Landscape Overlay or Vegetation Protection Overlay due to the importance of retaining trees in this area and the predominance of very tall, native trees which are more sensitive to disturbance.

Techniques for successful tree retention

- Site responsive designs for buildings, hard surfacing and other such works be encouraged to minimise potential damage to trees and their root systems, particularly where separation distances are at a minimum and the size and species of a tree requires additional steps to be taken to ensure its long-term health.

Tree ~~regeneration~~replanting

- New upper canopy trees be planted and significant trees that are unable to be retained be replaced to ensure that the treed canopy of the City is maintained in the long term.
- New trees have sufficient space and separation from buildings and impervious ~~surfaces~~ areas to successfully obtain their optimum height, ~~and~~ avoid any damage to property in the future and to minimise competition from other tree canopies.
- ~~New trees be situated in an open area that is free of buildings and impervious surfaces, and of other tree canopies, to minimise competition and facilitate normal growth.~~
- The species of new trees be considered, to determine if they are appropriate for the location, soil type and neighbourhood character.
- Juvenile trees be used for replanting, as opposed to advanced species, as they are better able to adapt to their surroundings and develop a strong, healthy root system.

22.04-4 Performance standards

14/10/2014
~~C160~~

Proposed CXXX

The following performance standards are considered to satisfy the policy objectives and statements outlined above:

Tree retention

Trees be retained except if:

- The tree is in a location which in the opinion of the responsible authority makes it impractical to be retained.
- The structure of the tree is unsound due to any of the following:
  - Major limbs either dead or dying.
  - Major fungal or insect damage.
  - Rot.

- Termite attack.
- Major forks low in the trunk.
- Any other reason to the satisfaction of the responsible authority.

- The tree has not been identified as being significant for aesthetic, neighbourhood character, ecological, cultural or historic reasons.
- The species of the tree is unsuitable for the site due to any of the following:
  - It is, or will be, too big for the area where it is located.
  - It is a species known to drop limbs or block drains.
  - It is an environmental weed.
  - It is inappropriately located near power lines or other ~~overhead~~ services.
  - Any other reason to the satisfaction of the responsible authority.

Buildings and works near existing trees

- ~~Except in the~~For areas not included ~~in a~~within the Significant Landscape Overlay – Schedules 1-8 or a Vegetation Protection Overlay, a minimum separation distance of 3 metres between the tree trunk and any building or works.
- In the areas included in the ~~a~~ Significant Landscape Overlay – Schedules 1-8 or a Vegetation Protection Overlay, a minimum separation distance of 4 metres between the tree trunk and any building or works.

Note: The separation distances specified above are minimum standards which may need to be increased depending on the size and species of tree, and the nature and extent of the building or works proposed.

Techniques for successful tree retention

- Application of the following techniques as part of a site responsive design, if relevant:
  - Sensitive footing systems (pier and beam or waffle slabs as opposed to the usual strip footings or slabs).
  - If a hard surface needs to be within 3 metres of the tree trunk, a surface which will allow the penetration of water, such as crushed rock.
  - If a driveway needs to be within 3 metres of the tree trunk, a driveway constructed on top of natural ground level so that no excavation occurs, and the introduction of filling is avoided.
  - Investigation of the installation of air and drainage vents if a significant proportion of the tree's roots may be affected by the introduction of hard surfacing.
  - Locating services such as drainage and cabling outside of the tree's root zone or a minimum of 3 metres from the tree trunk. If this cannot be achieved, services are to be thrust bored under the root system.
  - Avoidance of stripping topsoil from around the tree as most of a tree's absorbing roots are located in this area.
  - The erection of tree barriers a minimum of 3 metres from the tree trunk to avoid damage to the tree and minimise soil compaction and disturbance during construction.

Tree ~~regeneration~~replanting

The site for a new tree should be:

- Separated by a minimum distance of 3 metres from a building.
- ~~Except in~~For land not within a ~~the~~ bush environment ~~areas~~ character precinct ~~and~~and included in a Significant Landscape Overlay, situated in a minimum area of 35 m^2 of open ground with a minimum dimension of 5 metres that is free of buildings and impervious surfaces and of other tree canopies, to minimise competition and facilitate normal growth.
- For land within a ~~In the~~ bush environment ~~areas a~~character precinct and included in a Significant Landscape Overlay, situated in a minimum area of 50 m^2 of open ground with a minimum dimension of 5 metres that is free of buildings and impervious surfaces and of other tree canopies, to minimise competition and facilitate normal growth.
- Is not within land encumbered by an easement.
- Juvenile trees should be used for replanting.

22.04-5 Application requirements

17/08/2006
~~C50 (Part 1)~~

Proposed CXXX

Applicants for all proposals must provide a report from a suitably qualified arborist to:

- Assess the health of the trees and justify the removal of ~~healthy~~ trees.
- Outline the measures to be taken, particularly during the construction phase, to ensure the long-term preservation of trees on, or adjoining, the development site.

22.04-6 Policy references

14/10/2014
~~C160~~

Proposed CXXX

City of Whitehorse- Statements of Tree Significance-2005

City of Whitehorse Streetscape Policy & Strategy, January 2002

KLM City of Whitehorse, Neighbourhood Character Study Review of areas 14 and 16, February 2004

Neighbourhood Character Study, 2014

Significant Tree Study, City of Whitehorse (Tree Dimensions, September 2006)

Review of Three Precincts in Character Areas 16 & 18, May 2008

Walker Estate Special Character Area, Urban Character Area, May 1999

Municipal Wide Tree Study Discussion Paper, March 2016

Municipal Wide Tree Study Options and Recommendations Report, June 2016

Municipal Wide Tree Study Part 2: Additional Analysis in Garden Suburban and Bush Suburban Character Precincts, March 2019

21/12/2018
~~C214whse~~

Proposed Cxxx

SCHEDULE 9 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO9**.

NEIGHBOURHOOD CHARACTER AREAS

1.0 Statement of nature and key elements of landscape

08/02/2018
~~C191~~

Proposed Cxxx

The leafy garden and bushy character of Melbourne's eastern suburbs can be viewed from many high points throughout Melbourne and is a significant component of the subregion. The treed character of areas such as Whitehorse provides an important 'green' link between Melbourne and the Yarra Valley.

The *Municipal Wide Tree Study* (June 2016 and March 2019) identifies that ~~T~~trees are significant to the landscape character of the City of Whitehorse. ~~and the~~ The tree cover in Whitehorse ~~simulatenously~~simultaneously delivers multiple benefits to the community, including defining neighbourhood character, providing visual amenity, reducing the urban heat island effect in more urbanised areas, improving air quality and energy efficiency, providing habitat for fauna, and increasing the wellbeing of people and liveability of neighbourhoods.

The **Garden Suburban Neighbourhood Character Area** generally has formalised streetscapes comprising grassed nature strips, concrete footpaths, kerbs and channels, and buildings are generally visible along streets behind low front fences and open garden settings.

Gardens are typically established with canopy trees, lawn areas, garden beds and shrubs and there are ~~typiclly~~typically well defined property boundaries and consistent building siting.

The majority of the municipality is included in the Garden Suburban Neighbourhood Character Area.

The **Bush Suburban Neighbourhood Character Area** generally has a mix of formal and informal streetscapes with wide nature strips and streets are dominated by vegetation with buildings partially hidden behind tall trees and established planting.

Gardens are less formal, consisting of many canopy trees and property boundary definition can be non-existent or fenced. Buildings appear detached along the street and generally comprise pitched rooftops, with simple forms and articulated facades.

The Bush Suburban Neighbourhood Area includes parts of Blackburn, Box Hill South, Vermont South, Mitcham, Nunawading and Mont Albert North as shown in the ~~Neighbouhood~~Neighbourhood Character Precincts Map contained in the ~~*Neighbourhod*~~*Neighbourhood Character Study 2014*.

2.0 Landscape character objectives to be achieved

08/02/2018
~~C191~~

Proposed Cxxx

To encourage the retention of established and mature trees. ~~and~~

~~t~~To provide for the planting of new and replacement canopy trees.

3.0 Permit requirement

08/02/2018
~~C191~~

Proposed Cxxx

Buildings and works

A permit is required to construct a front fence that is within 4 metres of any vegetation that requires a permit to remove, destroy or lop under the provisions of this schedule. This does not apply to the like-for-like replacement of a front fence to the satisfaction of the responsible authority.

A permit is not required to construct a building or carry out works provided the buildings or works are set back at least 4 metres from ~~the base of~~ any tree protected under the provisions of this schedule when measured at ground level from the outside of the trunk.

Vegetation removal

A permit is required to remove, destroy or lop a tree.

This does not apply to:

- A tree less than 5 metres in height and having a single trunk circumference of ~~1.0 metre or less~~less than 1.0 metre at a height of ~~one~~ 1.0 metre above ground level; or
- A tree that is less than 3 metres from the wall of an existing Dwelling~~,~~ or an existing Dependent Person's Unit when measured at ground level from the outside of the trunk. For the avoidance of doubt, this exemption does not apply to a tree that is less than 3 metres from an existing outbuilding.~~; or~~
- A tree that is located less than 3 metres from an inground swimming pool when measured at ground level from the outside of the trunk.~~; or~~
- A tree species that is listed in Table A to this Schedule.~~; or~~
- The pruning of a tree for regeneration or ornamental shaping.~~; or~~
- A tree which is dead or dying or has become dangerous to the satisfaction of the responsible authority.~~; or~~
- A tree outside the m~~M~~inimum ~~S~~street ~~S~~setback requirement in the Residential Growth Zone.
- A tree on public land or in a road reserve removed by or on behalf of Whitehorse City Council.~~; or~~
- The removal, destruction, or lopping of a tree to the minimum extent necessary:
  - to maintain the safe and efficient function of a Utility Installation to the satisfaction of the responsible authority or the utility service provider; or
  - by or on behalf of a utility service provider to maintain or construct a Utility Installation in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*.
- A tree required to be removed, destroyed or lopped in order to construct or carry out buildings or works approved by a Building Permit issued prior to 8 February 2018.
- A tree that may require separate approval to remove, destroy or lop as part of an existing permit condition, a plan endorsed under a planning permit or an agreement under section 173 of the *Planning of the Environment Act 1987*.

Note: *For the purpose of this schedule, p~~P~~runing ~~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.*

For the purpose of this schedule, l~~L~~opping has its ordinary meaning and ~~is defined as~~includes the practice of cutting branches or stems between branch unions or internodes.

4.0 Application requirements

21/12/2018
C214whse

None specified.

5.0 Decision guidelines

08/02/2018 ~~C191~~

Proposed Cxxx

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03-5 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The contribution of the tree to neighbourhood character and the landscape.
- The need to retain trees that are significant due to their species age, health and/or growth characteristics.
- Where the tree~~s~~ is~~are~~ located, ~~their~~ its relationship to existing vegetation and ~~their~~ its role in providing habitat and corridors for fauna and their contribution to local ~~ecologeal~~ecological systems.
- The cumulative contribution the tree makes with other vegetation to the landscape and the impact of the incremental loss of trees.
- Where the location of new and existing footings and impervious areas are in relation to the root zone of established trees.
- The compatibility of any buildings and works with existing vegetation proposed to be retained.
- The effect of any proposed lopping on the significance, health or appearance of the tree.
- Whether there is a valid reason for removing the tree and whether alternative options to removal have been fully explored.
- If~~-~~ retention cannot be achieved, or a tree is considered appropriate for removal, consider whether the site provides adequate space for offset planting of ~~indigenous or native~~ trees that can grow to a mature height similar to the mature height of the tree to be removed.
- If it is not appropriate to select an indigenous or native tree species, the selected species should be drought tolerant.
- Whether the planting location of ~~the~~ a replacement ~~vegetation~~ tree(s) will enable the future growth of the canopy and root system of the tree to maturity.
- Whether the replacement tree species and planting locations conflict with existing or proposed overhead wires, buildings, easements and existing trees.

~~6.0 Expiry~~

21/12/2018 ~~C214whse~~

~~The requirements of this overlay cease to have effect after 30 June 2019.~~

Proposed Cxxx

~~7~~6.0 Reference documents

21/12/2018 ~~C214whse~~

Proposed Cxxx

Municipal Wide Tree Study Options and Recommendations Report, June 2016

Whitehorse Neighbourhood Character Study, April 2014

Municipal Wide Tree Study Part 2: Additional Analysis in Garden Suburban and Bush Suburban Character Precincts, March 2019

TABLE A: Environmental Weeds

Box Elder (*Acer negundo*)

Cape Wattle (*Paraserianthes lophantha*)

Cherry Plum (*Prunus cerasifera*)

Cootamundra Wattle *(Acacia baileyana)*

Cotoneaster *(Cotoneaster spp.)*

Desert Ash *(Faxinus angustifolia)*

Hawthorn *(Crategus monoyna)*
Mirror Bush *(Coprosma angustifolia)*
Privet *(Ligustrum spp.)*
Radiata or Monterey Pine *(Pinus radiata)*
Sallow Wattle *(Acacia longifolia)*
Sweet Pittosporum *(Pittosporum undulatum)*
Willow *(Salix spp.)*