

01/10/2015  
C71**SCHEDULE 3 TO THE VEGETATION PROTECTION OVERLAY**

Shown on the planning scheme map as **VPO3**.

**EAGLEMONT, IVANHOE EAST AND IVANHOE AREA****1.0**19/01/2006  
VC37**Statement of nature and significance of vegetation to be protected**

The City of Banyule Neighbourhood Character Strategy identifies the importance of vegetation to the character of an area. Trees are important to the urban environment for many reasons. Trees provide visual relief from the built form, have value as landmarks and along ridgelines and can serve to hide buildings that may not otherwise contribute positively to the streetscape. Trees also provide habitats for birds and other wildlife, provide shade, assist energy efficient building design and provide broader environmental benefits to the air quality of urban areas in particular.

In this area of Banyule, vegetation, particularly the tall trees, is considered to be an integral part of the character of the area that is appreciated by residents and visitors. The area is predominantly residential in use, and abuts the Yarra River valley and wildlife corridor, although additional local habitat links extend in to and through residential neighbourhoods. The density and maturity of the tree cover results in vegetation dominating long distance views to and from the area, and frequently dominating streetscapes and obscuring views of individual buildings. Street trees contribute to this character, and should be retained and enhanced through planting programs. However, trees on private property are equally important to the overall character significance of the area, and accordingly maintenance of the dominance of the vegetation in the area is of importance.

**2.0**01/10/2015  
C71**Vegetation protection objectives to be achieved**

- To retain and enhance the vegetation, and in particular the tall trees in the area, that contributes to the identified character of the area.
- To ensure that prior to removal of tall trees all alternatives are considered, including redesign of proposed buildings and associated works.
- To ensure that where a tree to be removed, comprehensive landscape plans are prepared and provision is made for substantial vegetation and trees elsewhere on the site.
- To protect and enhance the area as a habitat for local flora and fauna.

**3.0**01/10/2015  
C71**Permit requirement**

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

This does not apply:

- To the removal, destruction or lopping of native vegetation which has been planted for garden or horticultural purposes and which is less than 5 metres high and has a single trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of exotic vegetation which is less than 5 metres in height and has a trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of vegetation identified as environmental weed species in *Banyule Weed Management Strategy 2006*
- To the removal or pruning of street trees in accordance with the Banyule Street Tree Strategy.

- To the pruning of vegetation to maintain or improve its health, structure or appearance, including regeneration.
- To the pruning, or removal of vegetation to prevent damage to works when damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.
- To the removal, destruction or lopping of dead vegetation unless the dead vegetation is a habitat tree containing hollows.
- To the pruning, removal or destruction of any vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where the pruning, removal or destruction of vegetation is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.

To the removal, destruction or lopping of vegetation carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

*Note: Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.*

*Environmental weed species listed in Schedule 4 to the Environmental Significance Overlay will require a permit under that provision.*

#### 4.0

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#### Decision guidelines

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

- The vegetation contributes to the visual amenity and character of the Garden Suburban Area and the preferred future character of the Neighbourhood Character Precinct GS3, as described in the Residential Neighbourhood Character Policy at Clause 22.02.
- The removal or lopping of the vegetation will result in an undesirable change or contribute to a cumulative undesirable change in the character of the area.
- All alternatives for the design of buildings and works that would avoid the need for vegetation removal, destruction or lopping have been considered.
- There is a comprehensive landscape plan accompanying the application which identifies the planting of substantial vegetation and replacement trees of similar ultimate size.
- Any native vegetation contributes to the conservation of habitat links for local flora and fauna and the implementation of the *Wildlife Corridor Program*, Banyule City Council, 2000.

#### 5.0

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#### Reference documents

*Banyule Weed Management Strategy 2006 Wildlife Corridor Program, Banyule City Council, 2000.*