

19/01/2006
VC37

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

RIDGELINE PROTECTION AREA

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

Canopy trees are the main element of the urban character of Maroondah. Canopy trees in particular soften the impact of buildings in the environment and provide a distinct leafy character to Maroondah.

The continuous nature of the canopy vegetation throughout the ridgelines of Maroondah provides a strong character element and is much valued by the community. The canopy vegetation is a defining element of the ridgelines of Maroondah.

Contiguous canopy vegetation contributes to the maintenance of biodiversity through the provision of wildlife movement corridors, habitat and shelter areas.

Reference

Assessment of the Tree Canopy Cover in the City of Maroondah, J. J. O'Neil, 1995

2.0

19/01/2006
VC37

Landscape character objective to be achieved

To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area and encourage the re-generation of vegetation.

To maintain a dense vegetation canopy that contributes to the environmental significance of the area.

To control or minimise the effect of future development upon natural features, particularly significant vegetation and ridgelines.

To ensure that the development, use and management of land is compatible with the existing character and landscape protection of the area.

To maintain the overall scenic beauty of the municipality.

3.0

19/01/2006
VC37

Permit requirement

Buildings and works

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

- The building does not cover more than 40 per cent of the site when combined with the area of any existing building.
- The land has an average slope of less than 20 per cent.
- The natural surface level of the ground is not altered by more than 2.5 metres of cut or fill.
- The building is not more than 2 storeys, or higher than 8 metres, above the natural surface level of the ground directly below that part of the building.

Vegetation removal

A permit is required to remove, destroy or lop vegetation. This does not apply to:

- A tree having a single trunk circumference of less than 0.5 metre or a diameter of less than 16 centimetres at a height of one metre above ground level and that is less than 5 metres in height.
- The pruning of a tree for regeneration or ornamental shaping.
- A tree which is dead or dying or has become dangerous as declared by a suitably qualified person.

- A tree within 3 metres of an existing house or other building.
- Removal of the following vegetation:
 - *Acacia baileyana* - Cootamundra Wattle
 - *Acacia decurrens* - Early Black Wattle
 - *Acacia elata* - Cedar Wattle
 - *Acacia floribunda* - White Sallow Wattle
 - *Acacia longifolia* - Sallow Wattle
 - *Acacia saligna* - Golden Wreath Wattle
 - *Arbutus unedo* - Irish Strawberry Tree
 - *Chamaecytisus profleris* - Tree Lucerne
 - *Coprosma repens* - Mirror Bush
 - *Cononeaster*-species - Cotoneaster
 - *Crataegus*-species - Hawthorn
 - *Fraxinus oxycarpa* - Desert Ash (species only, not cultivar forms)
 - *Hakea salicifolia* - Willow Hakea
 - *Hakea suaveolens* - Sweet Hakea
 - *Ilex aquifolium* - English Holly
 - *Ligustrum*-species - Privet
 - *Paraserianthes lophantha* - Cape Wattle
 - *Pinus radiata* - Monterey Pine
 - *Pittosporum undulatum* - Sweet Pittosporum
 - *Pyracantha*-species - Firethorn

4.0

19/01/2006
VC37

Decision guidelines

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

- The effect of the proposed removal of the vegetation on the character and canopy of the area.
- The significance of the vegetation to the character and environment of the area.
- The habitat value of the vegetation.
- The role of the vegetation in providing vegetation and habitat corridors throughout Maroondah and the region.
- The role of the vegetation in contributing to and maintaining biodiversity and the landscape of Maroondah.
- The benefits of requiring replanting elsewhere on the site.
- The reason for removing the vegetation and the practicality of alternative options which do not require the removal of the vegetation.
- The effect of the building on the profile of the ridgeline or skyline.