

26/02/2015  
C53

## SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO2.

### GORDON TOWN CENTRE, TOWNSHIP AND SURROUNDS

#### 1.0

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#### Statement of nature and key elements of landscape

Gordon is regarded as a village community with a distinct pattern of single storey dwellings with generous side and rear setbacks that complement the landscaped setting. There are major stands of remnant vegetation and isolated trees within the town that are set amongst a backdrop of shelter belt plantings and forested ridgelines. Exotic tree plantings form major windbreaks in parts of the township, particularly towards the Paddock Creek corridor, and surrounds. These features make strong statements and a significant contribution to the character of the township. Considerable care needs to be taken to ensure that the landscape and the character of the town are not compromised through the removal of vegetation.

#### 2.0

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#### Landscape character objective to be achieved

To retain and protect significant trees, vegetation and windbreaks that are significant component of local identity and landscape of the township character of Gordon.

To protect vegetation and trees of special significance, natural beauty, interest and importance.

To retain trees where they have high amenity value, unless identified as an environmental weed.

To support the retention and planting of further exotic and indigenous trees.

#### 3.0

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#### Permit requirement

A permit is not required to construct a building or construct or carry out works which are at least 4 metres from the base of a tree having a single trunk circumference of 40 centimetres or less at a height of 1.3 metres above ground level.

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

- A tree having a single trunk circumference of 40 centimetres or less at a height of 1.3 metres above ground level.
- To remove, destroy or lop the minimum extent of vegetation necessary to continue the activity on land which has previously been cleared where seedlings or regrowth are less than 10 years old and the land is within the formation of a road or railway line.
- To remove, destroy or lop the minimum extent of vegetation necessary to maintain public utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like.
- To remove, destroy or lop vegetation that is deemed unsafe by a suitably qualified arborist, and to the satisfaction of the responsible authority.
- To prune a tree for regeneration or ornamental shaping.
- Vegetation that is dead. This exemption does not apply to standing dead native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- To remove, destroy or lop vegetation that is being maintained in accordance with a management program developed by a suitably qualified arborist and approved by the responsible authority.

#### 4.0

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#### Decision guidelines

Before deciding on an application the responsible authority must consider:

- Whether it is possible for the proposed development, subdivision or works to be undertaken in a manner to avoid the necessity to remove the tree or trees.

- Whether the application provides for the long term management of the tree or trees to be lopped.
- Whether it is possible to provide compensatory habitat for native fauna. Such habitat should be of a similar value to that removed or destroyed and must be planted within the vicinity.
- The impact of the tree removal, destruction or lopping on visual amenity both from adjoining properties and from within the township of Gordon.

## 5.0

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### Application requirements

An application for a permit must be accompanied by the following information:

- A site plan (drawn to scale) showing the boundaries of the site, location of existing vegetation and each tree to be removed, destroyed or lopped.
- A description of the species, height, trunk diameter at a height of 1.3 metres above ground level, and condition of each tree to be removed, destroyed, or lopped.
- A photograph of each tree to be removed, destroyed, or lopped.
- A statement explaining:
  - the purpose of the tree removal, destruction or lopping and how it responds to the landscape character objectives of this Schedule.
  - any proposed actions to compensate for the loss of the tree canopy, including the species and numbers of any trees or shrubs to be established or maintained.
  - whether the need for removal, destruction or lopping of trees has been reduced to the maximum extent that is reasonable and practical.
- A landscape plan which shows the extent of revegetation works proposed to be undertaken on the site.
- Where the removal, destruction or lopping of vegetation is to create defensible space, a statement explaining why removal, destruction or lopping of vegetation is required having regard to other available bushfire risk mitigation measures. This does not apply to the creation of defensible space in conjunction with an application under the Bushfire Management Overlay.