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SCHEDULE 1 TO THE VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO1.

REMNANT AND VEGETATION PROTECTION AREA

1.0

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Statement of nature and significance of vegetation to be protected

There are many areas within Queenscliffe where substantial vegetation cover, rather than built form, is the dominant visual and environmental feature. The urban character of these areas is distinguished by existing native and indigenous vegetation, which assists to reduce the prominence of buildings when viewed from streets and from surrounding properties.

The Deakin Estate, Point Lonsdale Cemetery and parts of Queenscliff contain communities of remnant local indigenous vegetation, which contain high biodiversity. This remnant vegetation also provides significant habitat for fauna and helps maintain movement corridors.

Point Lonsdale, in particular land south of Lawrence Road, contains substantial amounts of indigenous vegetation).

Whilst the area of Point Lonsdale north of Lawrence Road does not display the same consistency of vegetation, the aim is to protect the existing native and indigenous vegetation, and enhance the vegetation pattern throughout this area, so that it contributes to the natural coastal character of the wider Point Lonsdale area.

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Vegetation protection objective to be achieved

To recognise areas where substantial vegetation cover is the dominant visual and environmental feature.

To ensure that subdivision and development proposals have proper regard to the landscape character of the township areas.

To ensure that new development has proper regard for the established landscape, streetscape and development pattern and is consistent with the existing balance between vegetation and built form in the local area and contributes to the landscape character of the area.

To protect and ensure the long-term future of significant remnant vegetation.

To protect existing indigenous vegetation, including Tea Tree (*Leptospermum laevigatum* and *Leptospermum continentale*), Coastal Beard Heath (*Leucopogon parviflorus*) and Moonah (*Melaleuca lanceolata*), which are integral to the natural coastal character of Point Lonsdale.

To ensure development and use does not impact upon significant remnant vegetation.

To encourage regeneration of significant remnant and native vegetation.

To promote the use of locally indigenous and native plants for regeneration and revegetation.

To ensure the siting and design of development and works maintains the physical and biological integrity of the natural system.

To encourage the use of Tea Tree (*Leptospermum laevigatum* and *Leptospermum continentale*) Coastal Heath (*Leucopogon parviflorus*) and Moonah (*Melaleuca lanceolata*) in landscaping and street planting throughout the overlay area.

To ensure that driveways, road works, fences, and service trenches have a minimum impact on existing vegetation.

To encourage strategic replanting to provide for the long term maintenance of landscape and environmental values within townships.

To prevent the premature removal of vegetation from a site prior to consideration of design options for a proposed development.

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Permit requirement

A permit is required to remove, destroy or lop all native or indigenous vegetation including Moonah, Tea Tree and Coastal Heath.

A permit is not required to remove, destroy or lop vegetation that has a trunk diameter of 50 mm or less and height of less than 1 metre:

- that is within 3 metres of an existing dwelling, except within the frontage of a site.

A permit is not required to remove vegetation to allow for minor works, landscaping and buildings less than 3 metres in height and 10 square metres in area, which are ancillary to an existing building on an allotment, except within the frontage of a site.

Any indigenous or native vegetation removed should be replaced with like-for-like vegetation, or as otherwise approved by the responsible authority, with new vegetation of species of local provenance at a ratio of 2:1 (ie. 2 new planting's for every mature plant/ tree removed).

An application to remove vegetation must:

- Indicate the total extent of native vegetation on the subject land and the extent of proposed clearing, destruction or lopping.
- Specify the purpose for the proposed clearing.
- Demonstrate that the extent of clearing has been reduced as much as is reasonable and practicable.
- Specify proposals for regeneration or revegetation following the removal, destruction or lopping of any native vegetation.

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Decision guidelines

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

- The vegetation protection objectives of this schedule.
- The value of the native vegetation to be removed in terms of its habitat, landscape and environmental values, age, physical condition, rarity or variety.
- The need for a report, by a properly qualified person and to the satisfaction of the responsible authority, on the vegetation and habitat significance of the vegetation to be removed.
- Whether there is any reasonable alternative means of siting building and works in order to conserve the native vegetation of the area.
- The conservation and enhancement of the native and indigenous vegetation.
- The preservation of the biodiversity of the vegetation community and landscape values.
- The extent and diversity of proposed replacement planting.
- The need to undertake fire prevention works.
- The Building Siting and Design Guidelines contained in the Borough of Queenscliffe Urban Character Study, where relevant.
- The role of the vegetation in conserving the flora and fauna in the provision of food and habitat.