

Current VPO

Exemptions

- Less than 10 metres tall
- dead vegetation
- the following species:
 - all willow trees
 - radiata or monterey pines
 - evergreen alders
 - sweet pittosporums
 - desert ashes.

Decision guidelines

The reason for removing or destroying the vegetation and the practicality of alternative options which do not require removal or destruction of vegetation.

The practicality and benefits of relocating significant vegetation.

The condition and quality of the vegetation.

Potential planning overlay – Significant Landscape Overlay – Creek areas - NRZ

Permit requirement

Buildings and works

Exemptions:

- The building or hard surface area less than 40 percent of the site when combined with the area of any existing building or hard surface area. (matches with NRZ schedule)
- The land has an average slope of less than 20 percent.
- The natural surface level of the ground is not altered by more than 1.5 metres of cut or fill.

Vegetation removal

Exemptions

- A tree less than 7 metres in height.
- Declared dead, dying or dangerous by a suitably qualified person.
- A tree within 3 metres of an existing dwelling. This excludes outbuildings and associated works.
- The pruning of branches or limbs directly overhanging an existing dwelling.

Potential planning overlay – Significant Landscape Overlay – General Residential area

Permit requirement

Buildings and works

Exemptions:

- The building or hard surface area less than 50 percent of the site when combined with the area of any existing building or hard surface area. (matches with GRZ schedule)
- The land has an average slope of less than 20 percent.
- The natural surface level of the ground is not altered by more than 1.5 metres of cut or fill.

Vegetation removal

Exemptions

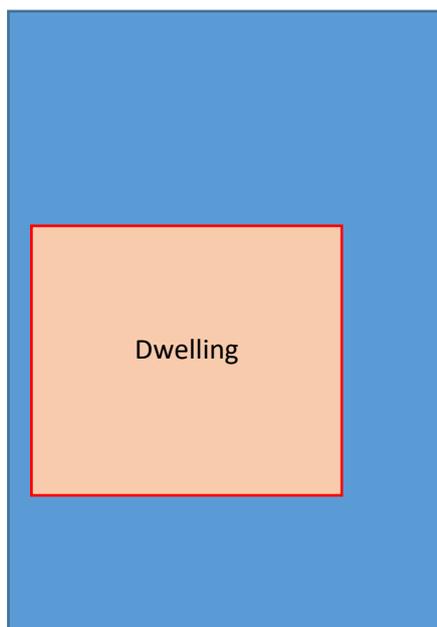
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Decision guidelines for both overlays

- The preferred landscape character in the *Monash Urban Landscape and Canopy Vegetation Strategy (2018)*.
- The suitability of the vegetation to the residential location given the species and size of the tree.
- Whether the species of tree is considered a weed or pest plant
- The effect of the proposed removal of the vegetation on the character and tree canopy of the area.
- The role of the vegetation in contributing to and maintaining habitat value and biodiversity along the waterway corridors.
- The effect of the building on the profile of the ridgeline.
- Whether the buildings and works provide adequate space for gardens and canopy trees.

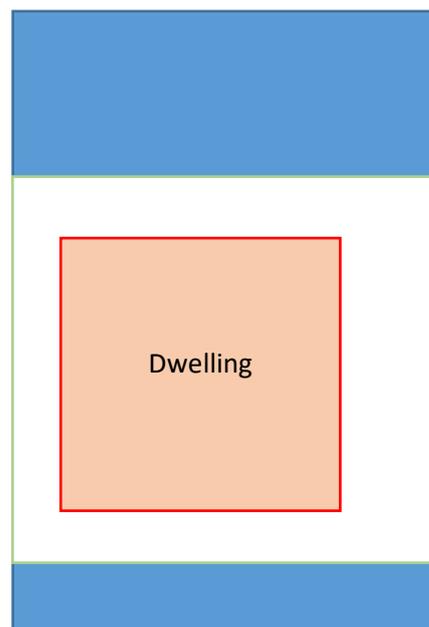
Current permit zone

10 metre tree



Proposed permit zone

7 metre tree



Permit area shown in 