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SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO3** .

WICKLOW HILLS RIDGE AND LOUGHNAN WARRANWOOD RIDGE LANDSCAPE PROTECTION AREA

1.0 Statement of nature and key elements of landscape

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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.

Background documents

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

Maroondah City Council Habitat Corridors Strategy (Context Pty Ltd, April 2005)

2.0 Landscape character objectives to be achieved

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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 canopy trees 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 Permit requirement

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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 that 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.
- On land identified on Map 1 to this Schedule, known as 'The Range' (except for the lots abutting the dashed boundary on the map) where the building does not cover more than 60 per cent of the site when combined with the area of any existing building; and a building envelope has been approved by the responsible authority that is included in a plan of restriction registered on the title of the land.

Vegetation removal

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

- A tree that is less than 5 metres in height that has a single trunk circumference of less than 0.5 metre at a height of one metre above ground level.
- 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 dwelling (excluding outbuildings).
- Removal of the following vegetation from land less than 2,000 square metres in area:
  - *Chamaecytisus profilerus* Tree Lucerne
  - *Coprosma repens* Mirror Bush
  - *Cononeaster-species* Cotoneaster
  - *Crataegus-species* Hawthorn
  - *Hakea salicifolia* Willow Hakea
  - *Hakea suaveolens* Sweet Hakea
  - *Ilex aquifolium* English Holly
  - *Ligustrum-species* Privet
  - *Paraserianthes lopantha* Cape Wattle
  - *Pittosporum undulatum* Sweet Pittosporum
  - *Pyracantha-species* Firethorn

4.0 Application requirements

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None specified.

5.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- 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 benefit of planting indigenous vegetation.
- 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.
- Whether buildings and works have been designed and sited to allow for the maximum retention of canopy vegetation on the site.

Map 1 to Schedule 3 to Clause 42.03

Variations to Permit Requirements

