

01/10/2015
C71**SCHEDULE 5 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO5**.

STREETON VIEWS ESTATE**1.0**19/01/2006
VC37**Statement of environmental significance**

The remnant indigenous vegetation community at this location is recognised as Eucalyptus Grassy Woodland. The community is dominated in parts by Eucalyptus x studleyensis and Eucalyptus melliodora, with scattered individuals of Eucalyptus camaldulensis, Eucalyptus ovata and more rarely Eucalyptus goniocalyx.

Given the level of depletion of indigenous vegetation in the local area since European settlement, the indigenous vegetation on the site is of at least local significance, with the Eucalyptus x studleyensis being of regional significance. In addition to those values the largest of the tree specimens are fine, large and relatively old trees with considerable landscape value and are of regional significance. The vegetation also has value as wildlife habitat and is an important link in habitat corridors connecting areas including the Watsonia Army Barracks and Gresswell Forest.

2.019/01/2006
VC37**Environmental objective to be achieved**

To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area.

To address the threatening processes associated with widespread habitat loss and degradation that has occurred in North East Melbourne.

To protect the area as a habitat for local fauna and as an important habitat link.

To promote the retention of existing indigenous vegetation wherever possible.

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

3.001/10/2015
C71**Permit requirement****3.1**01/10/2015
C71**Buildings and works**

A permit is required for the development of land. This does not apply:

- To buildings or works more than 5 metres from the canopy dripline of a native tree identified as a significant tree on the *Streeton Views Estate Development Plans*.

Where a permit is required within 5 meters of the canopy dripline of a native tree on the Development Plan for the Streeton Views Estate the following condition may apply:

- Within the canopy drip line there shall be no trenching nor disturbance of the soil surface.
- Within 3 metres of the canopy drip line perimeter, there shall be no variation of the existing soil surface levels except for minor trenching.
- Within 3 to 5 metres of the canopy drip line perimeter, there may be up to 400mm variation to existing soil surface levels and minor trenching.
- During construction, each significant tree must be effectively protected by the erection of hoarding around each trunk and temporary fencing around the canopy

drip line perimeter and supplementary watering shall be provided during the summer months.

- To buildings or works more than 2 metres from the canopy drip line of any other native tree.

3.2
01/10/2015
C71

Vegetation

A permit is required to remove, destroy or lop any native vegetation.

This does not apply:

- To the removal, destruction or lopping of native vegetation which has been planted for garden or horticultural purposes and which is less than 5 metres high and has a single trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of vegetation identified as environmental weed species in *Banyule Weed Management Strategy 2006*.
- To the removal or pruning of street trees in accordance with the Banyule Street Tree Strategy.
- To the pruning of vegetation to remove any branch which overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- To the pruning of vegetation to maintain or improve its health or appearance.
- To the pruning, or removal of vegetation to prevent damage to works when damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.
- To the removal, destruction or lopping of dead vegetation unless the dead vegetation is a habitat tree containing hollows.
- To the removal, destruction or lopping of vegetation carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

Note: Lopping is defined as the practice of cutting branches or stems between branch unions or internode.

Environmental weed species listed in Schedule 4 to the Environmental Significance Overlay will require a permit under that provision.

4.0
01/10/2015
C71

Decision guidelines

4.1
01/10/2015
C71

Building, works and subdivision

Before deciding on an application to construct a building, or to construct or carry out works or to subdivide land, the responsible authority must consider, as appropriate:

- The conservation and enhancement of the area.
- The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.
- The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.

4.201/10/2015
C71**Vegetation**

Before deciding on an application to remove, destroy or lop any native tree, the responsible authority must consider:

- The nature and significance of the vegetation.
- The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.
- The role of native vegetation in conserving flora and fauna.
- The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.
- The need to retain vegetation which prevents or limits adverse effects on ground water recharge.
- The need to retain vegetation:
 - Where ground slopes exceed 20 percent.
 - Within 30 metres of a watercourse or wetland.
 - On land where the soil or subsoil may become unstable if cleared.
 - On land subject to or which may contribute to soil erosion, slippage or salinisation.
 - In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance.
 - Which is of heritage or cultural significance.
- Any relevant permit to remove, destroy or lop vegetation in accordance with a land management plan or works program.
- Whether the application includes a land management plan or works program.
- Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land.
- Any report on the value or otherwise of the specified vegetation, including
 - *An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas*. Banyule City Council, September 1995
 - *Sites of Faunal and Habitat Significance in North East Melbourne*. Cam Beardsell, 1997
 - *Wildlife Corridor Program Banyule City Council, 2000*
 - *Banyule Weed Management Strategy, 2006*.
- The need to preserve and protect native trees of special significance.
- The conservation and enhancement of the area, including its visual amenity.
- Any effect on water quality, watercourse capacity, or the flow of floodwaters.
- The benefit of a condition requiring planting, re-planting or other landscaping treatment of any part of the land.
- Any proposed landscape plan or agreement to provide additional trees and shrubs.

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01/10/2015
C71

Reference documents

An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas, Banyule City Council, September 1995.

Sites of Faunal and Habitat Significance in North East Melbourne, Cam Beardsell, 1997.

Streeton Views Estate Development Plans, 1993.

Wildlife Corridor Program, Banyule City Council, 2000.

Banyule Weed Management Strategy 2006.