

22/11/2012  
C105**SCHEDULE 3 TO THE VEGETATION PROTECTION OVERLAY**

Shown on the planning scheme map as **VPO3**.

**MOUNT COOPER, BUNDOORA - SIGNIFICANT VEGETATION****1.0 Statement of nature and significance of vegetation to be protected**22/11/2012  
C105

The Mount Cooper Estate has significant exotic and indigenous vegetation. The estate has a substantial tree population of formal and informal plantings of native and exotic species on private land, public land and road reserves. These trees include remnant river red gums that form an essential part of the area's natural setting.

Existing native and exotic vegetation in the Mount Cooper Estate forms a significant and essential part of the character of the estate and surrounding area. Mature trees make major contributions towards the natural and developed landscape, habitat value and open space system and linkages of the estate and general area.

**2.0 Vegetation protection objectives to be achieved**22/11/2012  
C105

- To provide for the long term preservation of significant vegetation on the Mount Cooper Estate.
- To minimise effects on and protect significant vegetation in conjunction with the residential development of the estate.
- To conserve and restore the landscape quality of mature and protected exotic and indigenous vegetation.
- To preserve the environmental and cultural significance of mature and protected vegetation.
- To protect significant native and exotic trees to maintain the natural and developed landscape and character of the estates.
- To protect exotic and native trees providing habitat value and habitat and open space linkages between open space and public land areas.

**3.0 Permit requirement**22/11/2012  
C105

A permit is required to remove, destroy or lop any tree identified for protection in Appendix 3 of the *Assessment of Trees for VPO Update in Mount Cooper Estate, Bundoora 3 December 2009*.

**4.0 Decision guidelines**22/11/2012  
C105

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

- Incorporated Document *Assessment of Trees for VPO Update in Mount Cooper Estate, Bundoora 3 December 2009*.
- Potential effects on the significance, health and appearance of a tree.
- Maintenance of the natural, developed and cultural landscape and character.
- Maintenance of contribution towards habitat value and open space linkages within the estate and with adjoining and nearby land.
- Need for and compliance with a land management plan and / or arborist's report assessing and justifying the proposal for tree removal or works, including a full assessment of the vegetation type and significance, an outline of the need to remove vegetation and the practicality of alternative options that do not require the removal of vegetation.

- The impact of a tree(s) on the structural integrity of existing buildings and foundations and other structures and works, including swimming pools, tennis courts and paved areas.
- Whether a sufficient buildings and works envelope is available to reasonably develop the land for residential purposes without affecting identified significant trees.
- For proposals to remove significant vegetation, the need to replace and the ability to establish and maintain vegetation elsewhere on the land.