

18/03/2010
C137

SCHEDULE 3 TO THE VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO3

BALLARAT GOLF CLUB REDEVELOPMENT

1.0

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Statement of nature and significance of vegetation to be protected

The Ballarat Golf Club is to be re-developed for residential purposes. The residential area contains many significant mature trees which will contribute to the aesthetic values of the residential area, enhancing individual properties and softening the appearance of new buildings.

The canopies of trees in private gardens will make a significant contribution to the quality and character of the adjacent public street spaces.

2.0

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Vegetation protection objectives

To retain the amenity and aesthetic character of the mature trees, which will contribute to the high quality and distinctive urban character of the residential area.

To retain the presence of tree canopies as a significant feature contributing to the character of these areas.

To minimise the loss of mature trees resulting from the construction of new dwellings.

To minimise the loss of trees that are located on individual lots or within road reserves after the completion of the redevelopment works.

3.0

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Permit requirement

A permit is required to remove vegetation that is more than 4 metres in height.

This does not apply to:

- pruning a tree to improve its health or appearance, provided its normal growth habit is not retarded.
- trees identified to be removed in a development plan approved by Council.
- Radiata Pine (*Pinus radiata*) and Monterey Cypress (*Cypress macrocarpa*) species trees.
- Dead trees.

4.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- Whether the proposal meets the above vegetation protection objectives.
- The impact that the proposed tree removal would have on:
 - The character of the area.
 - The appearance of development on the site.
- For any proposal to plant new trees on the site, whether the proposed species are consistent with the character of existing vegetation, and the proportion of new trees that would be semi-advanced or advanced in size at the time of planting.
- Whether the lopping or removal of the vegetation is appropriate due to its age or health.