SC6.33 Vegetation planning scheme policy

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1 Introduction

1.1 Relationship to planning scheme

This planning scheme policy:

1. provides information the Council may request for a development application;
2. provides guidance or advice about satisfying an assessment benchmark which identifies this planning scheme policy as providing that guidance or advice.

1.2 Purpose

This planning scheme policy provides information and guidance about the identification, consideration and protection of significant vegetation, which may be required to satisfy assessment benchmarks.

Note—This planning scheme policy does not provide guidance on:

* ecological assessments, habitat restoration and rehabilitation planting. For advice on these situations, refer to the Biodiversity areas planning scheme policy; or
* landscape design. For advice on these situations, refer to the Landscape design and water conservation planning scheme policy; or
* plant species that may be suitable for planting in landscaped areas. For advice on these situations, refer to the Planting species planning scheme policy.

2 Identifying significant vegetation

Significant vegetation is vegetation that meets one or more of the following criteria:

1. vegetation that is listed as threatened or otherwise significant under Commonwealth or State legislation;
2. vegetation that provides an important food source or shelter for native fauna;
3. vegetation that contributes to natural landforms, including ridgelines and steep slopes;
4. vegetation that contributes to local landscape character values and amenity, such as shade provision, subtropical nature and a sense of place;
5. vegetation that has cultural or historical value.

2.1 Personnel identifying significant vegetation

The person identifying, assessing and making recommendations on significant vegetation on a development site should be a qualified arborist, being a person who is trained to a minimum Australian Qualifications Framework level 5 in arboriculture and experienced in arboricultural principles and practices, including tree hazard assessment and reporting.

3 Consideration of significant vegetation in development

3.1 Development design

1. The protection of significant vegetation (either individual trees or stands of vegetation) is to be pursued through appropriate development design, construction and operational measures. The importance of the values of vegetation at a local and neighbourhood scale should be considered when identifying significant vegetation for protection. It may be possible to develop all or part of an area which supports significant vegetation. In these circumstances, alternative approaches may be required to accommodate development, such as clustering of buildings, reducing the scale of development footprints and adopting a mix of lot sizes.
2. Where feasible, significant vegetation should be retained within:
3. a private open space area (including areas outside of a nominated development footprint plan);
4. a landscaping area or along a rear property boundary;
5. a road reserve;
6. a public park, where aligning with the provisions of the Local Government Infrastructure Plan;
7. a car parking area;
8. an employee or communal recreation area.
9. Buildings, infrastructure and filling or excavation should be excluded from tree protection zones for trees which are protected through a development. For further guidance, refer to Figure a in the Significant landscape tree overlay code.
10. AS 4970-2009 Protection of trees on development sites provides guidance on the care and protection of trees throughout the development process.
11. In instances where significant vegetation may pose a substantial risk or hazard to future or neighbouring premises or infrastructure, it is not anticipated that significant vegetation will be retained.

3.2 Vegetation management plan

1. A vegetation management plan describes the actions and processes which will be used to manage vegetation before, during and after construction on a site.
2. A vegetation management plan may be required as a condition of a development approval.
3. Detailed guidance about the preparation of a vegetation management plan is included in the Biodiversity areas planning scheme policy.