

INFORMATION SHEET



VEGETATION REMOVAL ON PRIVATE PROPERTIES - CHECKLIST

Planning Advice Notes

The Manningham City Council stands out amongst other suburbs in Melbourne because extensive areas of native bushland and exotic trees are retained within the municipality. Council is committed to preserving this special character. This includes the protection of vegetation where practical. Town Planning Permits may be required for vegetation removal. Before you undertake any vegetation and/or tree removal please contact the Statutory Planning Unit on 9840 9495 or 9840 9273 to find out if you require a planning permit.

When will I need a Planning Permit to remove, destroy or lop vegetation and/or tree(s)?

There are some overlay controls in the Manningham Planning Scheme, which may require a planning permit to be obtained to remove, destroy or lop vegetation both native and exotic as follows:

- Environmental Significance Overlay Schedule 1 and 2
- Vegetation Protection Overlay Schedule 1, 2, 3 and 4
- Significant Landscape Overlay Schedule 1, 3, and 4
- Heritage Overlay

A Planning Permit is also generally required to remove destroy or lop native vegetation if the land is over 0.4 hectares (1 acre).

If any of these overlays affect your property, the planning permit application should refer to "Vegetation removal" in the proposal section.

Please Note: Exemptions do apply in certain circumstances. A planning permit is never required if the vegetation presents an immediate risk of personal injury or damage to property, although Council strongly recommends this is confirmed by an arborist in writing prior to removal. Also please refer to Council's Information Sheet – **Vegetation Management for Fire Protection** for additional exemptions.

What should I include in my Planning Application to remove, destroy or lop vegetation and/or tree(s) removal?

If a planning permit is required, you will need to submit an application comprising:

- Application Form (available at the Council Offices or online at www.manningham.vic.gov.au)
- Relevant Town Planning Application Fee (available at the Council Offices) or online at www.manningham.vic.gov.au)
- Certificate of Title and copies of any Section 173 Agreements and/or Registered Restrictive Covenants (available online at www.land.vic.gov.au)
- Reasons for removal/lopping of vegetation and/or tree(s), including any Bushfire Survival Plan or Land Management Plan.

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SITE PLAN

- A suitably scaled site plan of the property and area of vegetation and/or tree(s) to be cleared/lopped, including the species or type of vegetation affected (if known).
- Replacement planting – Generally three replacement trees for every tree removed.

OTHER REQUIREMENTS

- Photo of the vegetation and/or tree(s) proposed for removal.
- An arborist report may be required if the vegetation and/or tree(s) are considered significant.

An example of plans required to be submitted with a planning permit application is attached to this advice note.

What does Council consider before deciding on a Planning Application to remove, destroy or lop vegetation and/or tree(s) removal?

Before deciding upon an application, Council must assess the application against the decision guidelines under the overlay that was triggered. These include:

- Whether the tree removal will be detrimental to the landscape character of the area.
- The reason for removing any vegetation and the practicality of any alternative options, which do not require removal of vegetation.
- The need to retain native vegetation or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.
- How the vegetation removal relates to a Bushfire Survival Plan.
- The ability to provide replacement planting.

Decision Times for Planning Applications

The time taken to consider an application will generally depend upon the complexity of the matter. Council will endeavour to process applications as efficiently as possible and minor applications for vegetation and/or tree(s) may be processed within 2 weeks.

USEFUL BOOKLETS AND BROCHURES (available at Council Office or online www.manningham.vic.gov.au)

- Native Splendour: A Gardening Guide to the Indigenous Plants of Manningham
- Weed Identification
- Doncaster Hill Sustainability Guidelines
- Lodging a planning application in the City of Manningham
- Living with bushland and trees in the City of Manningham
- Tree protection in the City of Manningham
- Planning controls over earthworks in the City of Manningham
- Earthworks in the City of Manningham



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EXAMPLE SITE PLAN FOR TREE REMOVAL ON PRIVATE PROPERTIES

