

What process does an application follow after it has been lodged with Council?

After an application is lodged with Council it must follow certain processes which cannot be varied. Some applications must be referred to the relevant State Government department for comment. For some applications notification will be provided to adjoining properties.

Complex applications may take six to eight weeks to determine, or possibly longer if objections are received.

Does Council have the final say?

If an application for a planning permit has been refused, or conditions have been placed on the permit that the applicant is concerned about, the applicant may seek a review at the Planning Division of the Victorian Civil and Administrative Tribunal (VCAT) within 60 days of Council's decision.

Similarly, should any objector to an application be dissatisfied with Council's decision to grant a permit, applications for review can be made to VCAT within 21 days of Council's decision.

VCAT will invite all parties to make submission and may uphold Council's decision or direct the council to change its decision.

For further information on VCAT processes visit: www.vcat.gov.au or phone 9628 9777.

Infringement and Penalties

The removal of trees and other vegetation without a permit is a matter of great concern to Council and the community. Under certain circumstances, a fine may be issued for vegetation removal, destruction of lopping of trees without a permit.

An infringement may apply to each tree affected. In serious cases, if Council pursues legal action through the Victorian Magistrates Court, fines of up to \$140,000 may be imposed.

Translation Services

An interpreting service is available if required by contacting Manningham City Council on 9840 9333.

Arabic / عربي
خدمة الترجمة متاحة إذا لزم الأمر عن طريق الاتصال بمجلس بلدية مدينة مانينجهام على هاتف رقم ٩٨٤٠ ٩٣٣٣ .٩٨٤٠ ٩٣٣٣

Chinese / 中文
需要的话可以提供翻译服务，联系 Manningham市政厅电话9840 9333。

Greek / Ελληνικά
Υπηρεσία διερμηνείας είναι διαθέσιμη, αν απαιτείται, επικοινωνώντας με το Δημοτικό Συμβούλιο του Manningham στο 9840 9333.

Italian / Italiano
È possibile utilizzare il servizio d'interpretariato se necessario telefonando al comune di Manningham, al 9840 9333.

Korean / 한국어
통역 서비스를 원하시면 매닝햄 시의회에 9840 9333으로 연락하셔서 요청하시면 됩니다.

Macedonian / Македонски
Ако ви треба преведувачка услуга јавете се на Општина Манингам на 9840 9333.

Persian / فارسی
خدمات ترجمه شفاهی موجود است. در صورت نیاز می توانید با شهرداری مانینگهام به شماره تلفن ۹۸۴۰ ۹۳۳۳ تماس بگیرید.

For further information, please contact Manningham Council's Statutory Planning Department on 9840 9495 or 9840 9273.



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Manningham City Council

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Tree protection in Manningham



Planning for landscape

Why are trees so important?

The City of Manningham stands out among other municipalities in Melbourne because of its extensive areas of native bushland and trees across the city. Contributing to Manningham's green environment and landscape values are mature native trees that have been retained within urban developments as well as plants, trees and shrubs in gardens and streets. Trees and native vegetation provide shade and shelter for buildings, people and wildlife. Trees also add value to residential property the city's treed environment is a major reason why people are attracted to live in Manningham.

Trees, shrubs, herbs and grasses, especially native species, are important in providing food and shelter for wildlife, such as native birds, bats, possums, gliders, reptiles and insects. Trees in residential suburbs act as 'stepping stones' which assist fauna species, particularly birds and bats, to move through the area. Actively growing vegetation assists in reducing the effects of greenhouse gases on the environment.

Areas of indigenous native bushland show what the original landscape was like and help to preserve the indigenous plants and animals of the Melbourne area. A significant amount of important indigenous vegetation is found on private land and Council owned land. Historic plantings of exotic trees and shrubs are a reminder of the city's early history and land uses.

What is indigenous vegetation?

The terms 'indigenous vegetation' and 'indigenous species' are used for the vegetation community and native plant species that would have occurred naturally in a given area. 'Native plants' are those species that grow naturally in Australia or Victoria, but are not necessarily part of the original vegetation of a particular area. Council can provide brochures on indigenous plant species for the municipality ('Native Splendour'), and environmental weeds ('Weed Identification') which may assist.

Do I need a permit to clear vegetation or lop trees?

The State Government has placed controls on the removal or lopping of native vegetation in Victoria. The removal or lopping of native vegetation is administered through the Planning Scheme and the planning permit system. Council has also placed controls on the removal of some exotic vegetation, such as in Council's Pine Theme Areas. Tree removal exemptions do apply in circumstances where a tree presents an immediate risk to person or property and for some bushfire management purposes. It is always best to speak with a Council Planning Officer to confirm whether the exemptions apply to your vegetation first before removing any vegetation.

Overlay controls

Within an overlay area a permit may be required for vegetation removal in addition to any requirements under the state level controls. For example permits may be required for:

- Vegetation removal on landholdings of less than 0.4 hectares.
- Exotic as well as native vegetation.
- Dead vegetation.

Environmental Significance Overlay (ESO)

An ESO will be applied to areas of particular environmental importance, including some remnant bushland areas and the Yarra River corridor. In most ESO areas a permit is required for any earthworks.

Vegetation Protection Overlay (VPO)

With a VPO, a permit is required for the removal of vegetation specified in one of the schedules to the overlay. Generally, this applies to native vegetation, and larger exotic species.

Significant Landscape Overlay (SLO)

An SLO requires a permit to remove, destroy or lop any vegetation, specified in a schedule to this overlay. Some exemptions apply, generally for smaller exotic trees.

Heritage Overlay

A Heritage Overlay aims to protect and enhance places of natural or cultural significance including historic gardens or trees. A permit is required for vegetation removal under this overlay.

Before a tree or any native vegetation can be removed, destroyed, pruned or lopped contact Manningham Council's Statutory Planning Department on telephone 9840 9495 or 9840 9273 to find out the zoning or overlay provisions that apply to the site and whether a permit is required.

How do I apply for a permit?

If you propose to remove, destroy or lop vegetation, it is best to first discuss the proposal with a Planning Officer at Council. If a permit is required you will need to submit a planning application comprising:

- An application form, available at www.manningham.vic.gov.au or in hard copy from Council.
- Planning application fee, a fee schedule is available at www.manningham.vic.gov.au or in hard copy from Council.
- A copy of the Certificate of Title for the subject land, available from Land Victoria or online at www.land.vic.gov.au.
- A suitably scaled site plan of the property and area of vegetation and/or trees to be cleared or lopped.
- Species or type of vegetation affected (if known).
- Reasons for the removal or lopping of vegetation and/or trees.
- Details of replacement planting.

For significant or complex applications, additional detail may be required. If you are unsure what information to provide, contact a Manningham City Council Planning Officer to discuss your application.

Your application may be delayed if Council is unable to make a decision based on the information you have provided and needs to request additional information.