

1. Introduction

Council appreciates the opportunity to provide a response on the proposed planning scheme amendment for the former Boronia Heights Secondary College. The site was identified as a Strategic Investigation Site in the *Knox Housing Strategy 2015*. As part of the study and through consultation with the Knox Community, the following direction was envisaged for the site:

This former school site is located amongst residential land in the Dandenong Foothills. The site is considered to be appropriate for residential development that is consistent with surrounding low scale of development and consistent with what is allowable under the relevant Foothills planning controls. Areas of biological significance which must remain intact are affected by the Environmental Significance Overlay (ESO3). It is recommended that the existing school oval be retained for use as public open space and that integration with the surrounding area be achieved.

2. The Proposal

The planning scheme amendment for 40 Mount View Road proposes the following changes:

- Rezone the land from the Public Use Zone – Schedule 2, to the Neighbourhood Residential Zone – Schedule 1.
- Retain the vegetation and landscape controls applying to the land. These are the ESO2 and SLO2 overlays.
- Remove the DDO1 from the site, pertaining to minimum lot sizes and site coverage.
- Include a new schedule to the Development Plan Overlay (DPO) on the site.

Further it is noted that the site is to be included in the Inclusionary Housing Pilot.

3. Council's submission

The *Knox Housing Strategy 2015* forms the basis of Council's position.

3.1 Dandenong Foothills Policy (Clause 22.01)

The Dandenong Foothills Policy ensures that new buildings and works protect and enhance the metropolitan landscape significance of the Dandenong Foothills and Lysterfield Valley. Future development of the site should respect the unique character of the foothills, and positively respond to the Dandenong Foothills Policy and supporting overlays.

Specific to this site, Council is supportive of development that achieves the following key objectives:

- *Protect and enhance the metropolitan landscape significance of the Dandenong Foothills and maintain uninterrupted view lines from within the municipality and vantage points in metropolitan Melbourne by ensuring that all buildings and works are sensitively designed and sited to sit below the dominant tree canopy height.*
- *Promote the maintenance and improvement of the continuous closed tree canopy by allowing enough open space within new development for the retention of existing canopy vegetation and growth of new canopy vegetation.*
- *Maintain the low density residential character of the landscape areas by ensuring that preferred subdivision patterns and lot sizes are retained.*

- *Limit further subdivision and rezoning of land for urban purposes where there is a high risk of bushfire.*

3.2 Proposed Zone

The Neighbourhood Residential Zone is considered to be the best and most appropriate zone for the land. It is consistent with the surrounding zoning and provides the best opportunity to achieve an outcome that is consistent with surrounding low scale development and consistent with what is allowable under the relevant foothills planning controls.

3.3 Overlay Changes

The retention of vegetation and landscape controls via the Significant Landscape Overlay – Schedule 2, and Environmental Significance Overlay – Schedule 2 overlays to protect existing vegetation and areas of biological significance on the site is supported.

The deletion of the Design and Development Overlay – Schedule 1 would allow for an increased density of development within the site, at a density generally greater than that found within the surrounding area (1:1000sqm). It would also allow for a variation in site coverage that may be inconsistent with the surrounds and alter the planting opportunities that are afforded to the established pattern of development in the surrounding area. This leaves the site open to development that is potentially out of character with the area, and not in accordance with the objectives of the Dandenong Foothills Policy. Council is therefore **not** supportive of the removal of the Design and Development Overlay – Schedule 1.

3.4 The Development Plan Overlay

The inclusion of a new Development Plan Overlay to facilitate a desired outcome is supported. The proposed schedule to the overlay touches on some key issues but should be further refined to integrate the local context. The following suggestions are provided for consideration in the schedule to the Development Plan Overlay, and would assist in establishing a stronger local context:

Vegetation of biological significance

Council's Arborist and Biodiversity Officer have inspected the site and noted that the vegetation and/or areas of biological significance that have the highest value can be classified into 4 main areas as shown in the diagram below and marked in orange. A short description of these areas is provided below, relating to the diagram provided in Appendix A:

1. The northern most section contains areas of high biological significance, including ground cover, and a strong and healthy indigenous remnant tree canopy. The area includes the land designated as 'the Sanctuary'.
2. The two patches of vegetation located in the centre of the site contain a strong and healthy remnant indigenous trees canopy.
3. The southern most area includes ground cover of a high biological significance, some remnant indigenous tree canopy cover, and endangered native orchids.

These areas of significance could be better identified under 'Requirements for Development Plan' and excluded from development, providing greater certainty to future developers as to the areas of the site that are unsuitable for development and greater clarity of potential yield for the site. This approach will be more effective in protecting the biodiversity values of the site.

Council notes that the retention of scattered vegetation within the backyard of private residential dwellings is a risky and often unsuccessful endeavour. The retention of vegetation in public space or excluded areas is considered to be the most successful method of long term retention. Given the quality and location of much of the vegetation on site, it is preferred that a solution be sought through the schedule to the DPO, rather than a challenging case by case basis further down the track.

Alternatively, the Public Park and Recreation Zone could be used to protect the vegetation and segregate these areas from developable land.

Traffic

Council is supportive of the requirement for a street network that improves connectivity within the neighbourhood, and the need for further traffic analysis as part of the development plan including integrated pedestrian and bicycle links.

Council is of the opinion that a secondary access point to improve connectivity with the neighbourhood should be investigated as part of a further assessment. It was noted that this report should also take into consideration the capacity of the Mount View Road and Forest Road intersection.

Council's Traffic Engineers have highlighted that the indicative road cross-section (16m road reserve) does not fit within the road access openings at both Sapphire Ave and Emerald Ct. An alternative road cross-section would need to be designed at the access points onto Mount View Road.

Retention of the ANZAC memorial

Council notes there is support in the community to see the ANZAC memorial on the site retained. Council is supportive of the retention of the ANZAC memorial.

Integration of development and residential interface

If densities higher than that of the surrounding area are to be introduced to the site, it is recommended that the DPO provide a transition of development densities from the boundaries of the site where a lower density could be provided, to any new higher density development located towards the centre of the site. Via this method, the character of development in the area, as viewed from the surrounding street network would remain relatively unchanged.

In any case, Council recommends that the schedule to the DPO include the need for development interfaces to be low scale to respect and compliment the foothills character.

Open space and the existing oval

Council undertook a survey of local sporting clubs in 2016 that took into account projected growth rates and an assessment of existing facilities to cater for an industry rise in female participation in field sports. The survey results and subsequent desk-top analysis concluded that Council will need an additional 20 ovals by 2021 to accommodate future participant demand primarily driven by a significant increase in female participation in local sporting clubs on top of the existing growth trend in junior and male participants.

The existing oval area can provide a much needed community benefit to surrounding residential areas as well as the residents of the subject site. The retention of the oval in this location can assist with this shortage of active open space in the area bound by Albert Avenue and Forest Road, extending out to The Basin catchment to the northeast. While Batterham Reserve is located in close proximity to the north, it is used by a variety of clubs on weekends and after hours weekdays for training and is already considered to be at capacity.

Suggested changes

A version of the schedule to the DPO, taking into account the above issues with track changes, has been included as Appendix B.

4. Who should be the Responsible Authority for the site?

Subsequent to the approval of any amendment, Council should remain the Responsible Authority for the Site and is well positioned in terms of local content knowledge to pursue a balanced outcome for the site.

5. Inclusionary Housing Pilot

Council is supportive of social housing provisions in new residential developments. Whilst it is acknowledged that the site is not well located in regards to easily accessible public transport options (specifically the rail network), social housing should be included as part of any future residential development of the site. Council policy seeks a minimum 5% social housing contribution for new residential housing developments although is supportive of an increased social housing provision on this site as part of the Inclusionary Housing Pilot.

Appendix A – Map of significant vegetation



Appendix B – Suggested changes to schedule to the DPO SCHEDULE 13 TO THE CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13 - 40 MOUNT VIEW ROAD, BORONIA**

The Development Plan is intended to provide for the coordinated development of the land and to ensure that development is responsive to the surrounds and foothills character.

1.0 Requirement before a permit is granted

Proposed

A permit may be granted before a development plan has been approved provided the responsible authority is satisfied that it will not prejudice the future use and development of the land.

2.0 Conditions and requirements for permits

Proposed

A permit for subdivision and/or development shall include provisions and conditions relating to:

- the interface between proposed residential development/lots and existing native vegetation within the site, and
- the interface of the site and adjoining residential properties.

3.0 Requirements for development plan

Proposed

In preparing a development plan or an amendment to a development plan, the following should be achieved:

- A layout and built form that is respectful of the foothills setting and objectives of the Dandenong Foothills Policy.
- A range of dwelling types to cater for a variety of housing needs.
- A minimum 5% social housing contribution.
- Internal amenity for future residents.
- Designation and protection of the Sanctuary.
- Identification and protection, of clusters of significant remnant vegetation and other significant native vegetation that shall be excluded from development..
- A street network which improves the connectivity within the neighbourhood.
- Sustainable design features to address water management, solar access and energy saving initiatives, to deliver lower living costs for future residents.

The Development Plan may consist of a plan and/or other documents.

Development Plan Components

A development plan must include the following requirements to the satisfaction of the responsible authority:

- The key attributes of the land, its context, the surrounding area and its relationship with existing and/or proposed uses on adjoining land;
 - Concept plans for the layout of the site which show: Built form and character consistent with the Dandenong Foothills Policy and Overlays applying to the land.
 - Proposed lot and road layout, new building orientation and location, public roads, vehicle access locations, and pedestrian and bike paths.
 - How open space will be useable and incorporated into the development.

KNOX PLANNING SCHEME

- The retention of the school oval as a net community benefit open space area, accessible to the surrounding neighbourhood.
- Proposed earthworks and levels for future development.
- A mix of dwelling sizes to provide for a diversity of housing.
- Tree protection zones and appropriate integration of significant native vegetation with the future development.
- Stormwater and drainage management treatments including any water sensitive design, or integrated water management elements.
- Recognition of the ANZAC memorial and retention as appropriate.
- How the layout pattern and proposed development responds to the site analysis and treats residential interfaces;
- A traffic management report prepared by a suitably qualified person(s), which identifies, as relevant:
 - Roads, pedestrian, cyclist and vehicle access locations.
 - The capacity of surrounding roads and intersections and potential impacts of additional access points into the site.
 - An integrated pedestrian and bicycle path network, incorporated into the road and public open space system that:
 - Provides clear linkages within the land and connections to the surrounding community and other local destinations, including public transport.
 - Provides for community safety.
 - Any traffic management measures.
- A Native Vegetation Management Plan to identify how native vegetation will be protected onsite and how offsets will be provided for any approved removal of native vegetation;
- Details of how the proposal will demonstrate best practice Environmentally Sustainable Design principles;
- An environmental management plan prepared by a suitably qualified person(s) which ensures that all necessary measures are identified and implemented in order to protect the environment and comply with environmental legislation.

The Development Plan for any part of the development area or for any stage of development may be amended from time to time to the satisfaction of the responsible authority.

The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular Development Plan or part of a Development Plan.

Fast Track Government Land Service

Proposed planning provision changes for 40 Mount View Road, Boronia

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Electronic copies of these documents can be found at www.planning.vic.gov.au/ftgls

1. Proposal

32.09
13/04/2017
VC136

NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To recognise areas of predominantly single and double storey residential development.

To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.09-1
27/03/2017
VC110

Neighbourhood character objectives

A schedule to this zone must contain the neighbourhood, heritage, environment or landscape character objectives to be achieved for the area.

32.09-2
27/03/2017
VC110

Table of uses

Section 1 - Permit not required

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Home occupation	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres. Must be located in an existing building. The site must adjoin, or have access to, a road in a Road Zone. Must not require a permit under clause 52.06-3.
Minor utility installation	
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.

Use	Condition
	The site must adjoin, or have access to, a road in a Road Zone. Must not require a permit under clause 52.06-3.
Railway	
Residential aged care facility	
Tramway	
Any use listed in clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	The leasable floor area must not exceed 80 square metres.
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub and Place of worship)	
Plant nursery	
Service station	The site must either: <ul style="list-style-type: none"> ▪ Adjoin a commercial zone or industrial zone. ▪ Adjoin, or have access to, a road in a Road Zone. The site must not exceed either: <ul style="list-style-type: none"> ▪ 3000 square metres.

Use	Condition
	<ul style="list-style-type: none"> 3600 square metres if it adjoins on two boundaries a road in a Road Zone.
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Community market, Convenience shop, Food and drink premises and Plant nursery)
Saleyard
Stone extraction
Transport terminal
Warehouse (other than Store)

32.09-3

27/03/2017
VC110

Subdivision

Permit requirement

A permit is required to subdivide land.

An application to subdivide land that creates a vacant lot capable of development for a dwelling or residential building, must ensure that each lot created contains the minimum garden area set out in Clause 32.09-4.

Where a vacant lot less than 400 square metres is created, that lot must contain at least 25 percent of the lot as garden area. This does not apply to land where an approved precinct structure plan or an equivalent strategic plan applies.

A schedule to this zone may specify a minimum lot size to subdivide land. Each lot must be at least the area specified for the land, except where an application to subdivide land is made to create lots each containing an existing dwelling or car parking space, where an application for the existing dwelling or car parking space was made or approved before the approval date of the planning scheme amendment that introduced this clause 32.09 into the planning scheme.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

32.09-4
27/03/2017
VC110

Construction or extension of a dwelling or residential building

Minimum garden area requirement

Whether or not a planning permit is required for the construction or extension of a dwelling or residential building on a lot, a lot must provide the minimum garden area at ground level as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 square metres	25%
501 - 650 square metres	30%
Above 650 square metres	35%

32.09-5
27/03/2017
VC110

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of less than the lot size specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
 - A lot of less than 300 square metres, or

- A lot of less than the lot size specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

32.09-6

13/04/2017
VC136

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55.

A permit is not required to construct one dependent person's unit on a lot.

Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

32.09-7

27/03/2017
VC110

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.09-8

27/03/2017
VC110

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2.

32.09-9

27/03/2017
VC110

Maximum building height requirement for a dwelling or residential building

A building must not be constructed for use as a dwelling or a residential building that:

- exceeds the maximum building height specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone.

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- the building height must not exceed 9 metres; and
- the building must contain no more than 2 storeys at any point.

A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

A basement is not a storey for the purposes of calculating the number of storeys contained in a building.

The maximum building height and maximum number of storeys requirements in this zone or a schedule to this zone apply whether or not a planning permit is required for the construction of a building.

Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

32.09-10 Application requirements

27/03/2017
VC110

An application must be accompanied by the following information, as appropriate:

- For a residential development, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses, including siting and dimensioned setbacks.
 - The building form and scale.
 - Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

32.09-11 Exemption from notice and review

27/03/2017
VC110

Subdivision

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

32.09-12 Decision guidelines

27/03/2017
VC110

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone.
- The objectives set out in the schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.

- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings and residential buildings

- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.

Non-residential use and development

In the local neighbourhood context:

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

32.09-13 Advertising signs

27/03/2017
VC110

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

32.09-14 Transitional provisions

27/03/2017
VC110

The minimum garden area requirement of Clause 32.09-4 and the maximum building height and number of storeys requirements of Clause 32.09-9 introduced by Amendment VC110 do not apply to:

- A dwelling or residential building constructed on a lot before the approval date of Amendment VC110.
- A planning permit application for the construction or extension of a dwelling or residential building lodged before the approval date of Amendment VC110.
- Where a planning permit is not required for the construction or extension of a dwelling or residential building:
 - A building permit issued for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110.
 - A building surveyor has been appointed to issue a building permit for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.
 - A building surveyor is satisfied, and certifies in writing, that substantial progress was made on the design of the construction or extension of a dwelling or residential

building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.

The minimum garden area requirement of Clause 32.09-4 introduced by Amendment VC110 does not apply to a planning permit application to subdivide land for a dwelling or a residential building lodged before the approval date of Amendment VC110.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

08/12/2016
C152**SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**Shown on the planning scheme map as **NRZ1**.**Bush Suburban - Dandenong Foothills****1.0**17/03/2016
C131**Minimum subdivision area**

None specified

2.017/03/2016
C131**Permit requirement for the construction or extension of one dwelling on a lot**

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	None specified

3.008/12/2016
C152**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	Private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 60 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side rear of the dwelling with convenient access from a living room.
	B28	Private open space consisting of: An area of 80 square metres with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 60 square metres with a minimum dimension of 5 metres of secluded private open space with convenient access from a living room.
Front fence height	A20 and B32	Streets in a Road Zone Category 1: 2 metres Other streets: 1.2 metres

4.0 Number of dwellings on a lot

17/03/2016
C131

None specified.

5.0 Maximum building height requirement for a dwelling or residential building

08/12/2016
C152

A dwelling or residential building must not exceed a height of 8 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed 9 metres. Architectural features with merit designed to the satisfaction of the responsible authority may exceed the maximum building height.

The requirements of this clause do not apply to a building used for the purpose of a Residential Aged Care Facility. The requirements of Clause 54 and 55 apply.

6.0 Application requirements

17/03/2016
C131

The following application requirements apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in this scheme:






- An application must be accompanied by a landscape concept plan. The plan must be drawn to scale and include the location of all buildings and works to be constructed on the land and details of all proposed landscaping, including species selection.

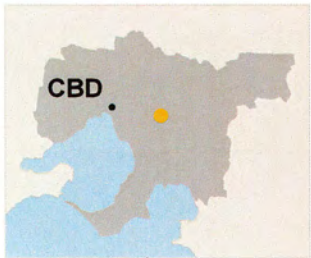
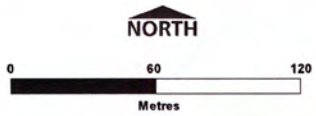
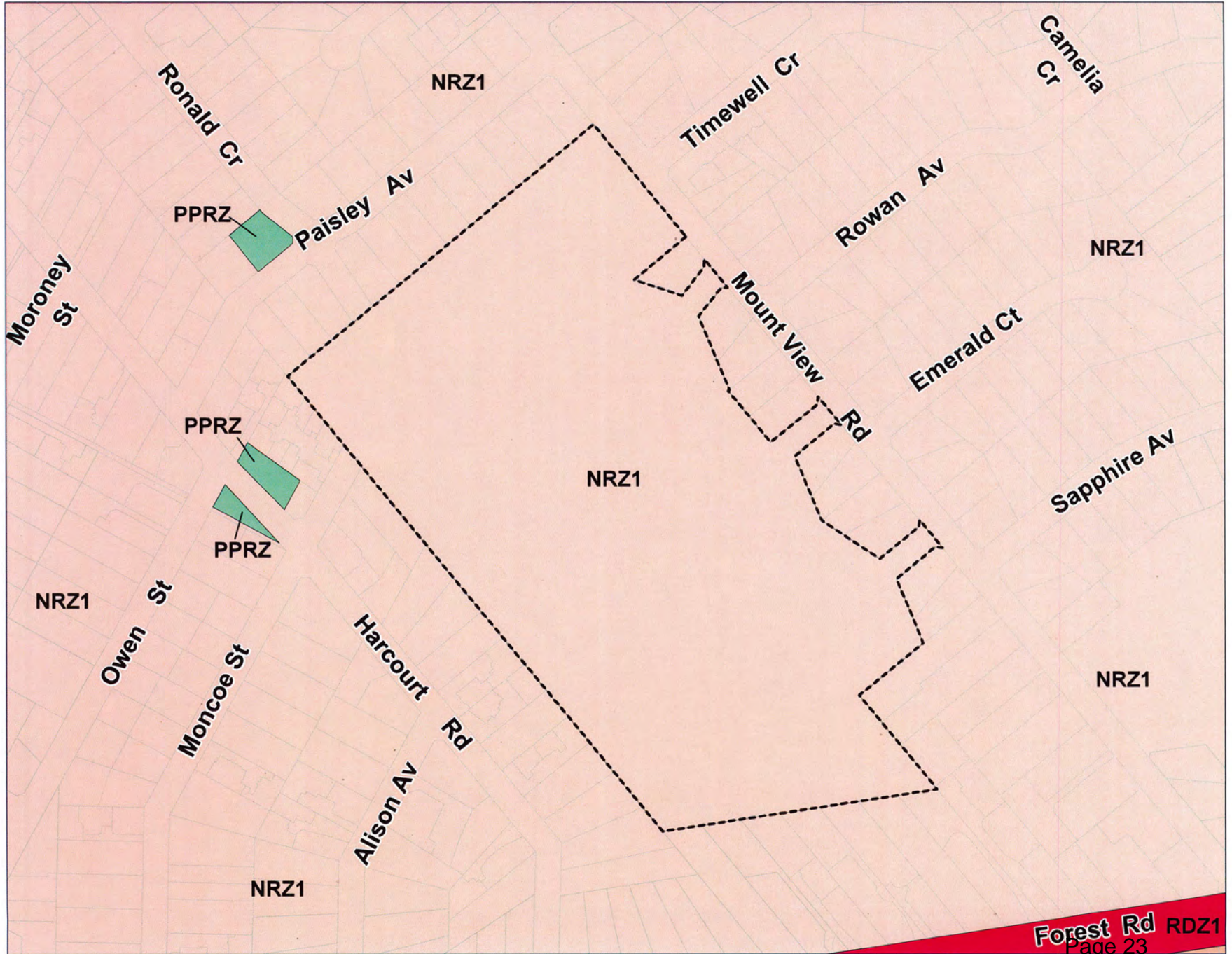
7.0 Decision guidelines

17/03/2016
C131

None specified

Mount View St, Boronia Site - Proposed Planning Scheme Zones

-  Mount View St Site
-  Property Boundary
-  Neighbourhood Residential Zone
-  Public Park and Recreation Zone
-  Road Zone Category 1



43.04

01/07/2014
VC116

DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

To exempt an application from notice and review if it is generally in accordance with a development plan.

43.04-1

19/01/2006
VC37

Requirement before a permit is granted

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- Be generally in accordance with the development plan.
- Include any conditions or requirements specified in a schedule to this overlay.

43.04-2

21/09/2009
VC60

Exemption from notice and review

An application under any provision of this scheme which is generally in accordance with the development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

43.04-3

01/07/2014
VC116

Preparation of the development plan

The development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

A development plan that provides for residential subdivision in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone, Township Zone, Comprehensive Development Zone and Priority Development Zone must meet the requirements of Clause 56 as specified in the zone.

The development plan must describe:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.

The development plan may be amended to the satisfaction of the responsible authority.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

--/--
Proposed
CXXX

SCHEDULE 13 TO THE CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**

40 MOUNT VIEW ROAD, BORONIA

The Development Plan is intended to provide for the coordinated development of the land and to ensure that development is responsive to surrounding land uses.

1.0 Requirement before a permit is granted

--/--
Proposed

A permit may be granted before a development plan has been approved provided the responsible authority is satisfied that it will not prejudice the future use and development of the land.

2.0 Conditions and requirements for permits

--/--
Proposed

A permit for subdivision and/or development shall include provisions and conditions relating to:

- the interface between proposed residential development/lots and existing native vegetation within the site, and
- the interface of the site and adjoining residential properties.

3.0 Requirements for development plan

--/--
Proposed

In preparing a development plan or an amendment to a development plan, the following should be achieved:

- A range of dwelling types, as appropriate to cater for a variety of housing needs.
- Internal amenity for future residents.
- Designation and protection of the Sanctuary.
- Identification and protection of scattered trees, remnant vegetation and other significant native vegetation as appropriate.
- A street network which improves the connectivity within the neighbourhood.
- Sustainable design features to address water management, solar access and energy saving initiatives, to deliver lower living costs for future residents.

The Development Plan may consist of a plan and/or other documents.

Development Plan Components




A development plan must include the following requirements to the satisfaction of the responsible authority:

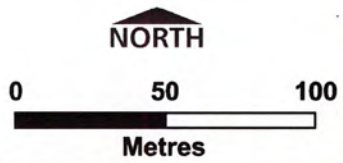
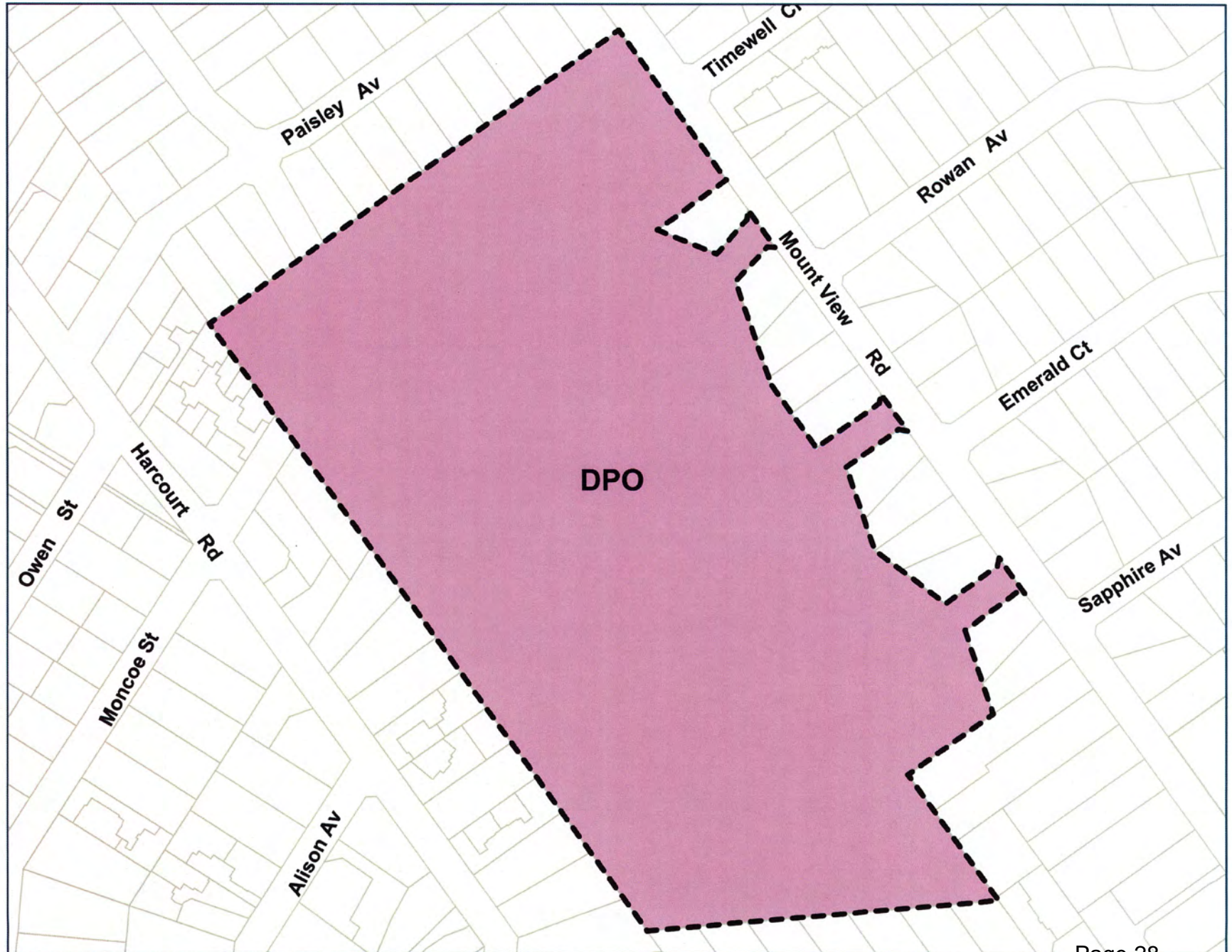
- The key attributes of the land, its context, the surrounding area and its relationship with existing and/or proposed uses on adjoining land;
- Concept plans for the layout of the site which show:

- Proposed lot and road layout, new building orientation and location, public roads, vehicle access locations, and pedestrian and bike paths.
- Proposed earthworks and levels for future development
- A mix of dwelling sizes to provide for a diversity of housing.
- Designation of the sanctuary located in the north-east of the site which will satisfy the public open space contribution for the site.
- Tree protection zones and appropriate integration of significant native vegetation with the future development.
- Stormwater and drainage management treatments including any water sensitive design, or integrated water management elements.
- How the layout pattern and proposed development responds to the site analysis and treats residential interfaces;
- A traffic management report prepared by a suitably qualified person(s), which identifies, as relevant:
 - Roads, pedestrian, cyclist and vehicle access locations.
 - An integrated pedestrian and bicycle path network, incorporated into the road and public open space system that:
 - Provides clear linkages within the land and connections to the surrounding community and other local destinations, including public transport.
 - Provides for community safety.
 - Any traffic management measures.
- A Native Vegetation Management Plan to identify how native vegetation will be protected onsite and how offsets will be provided for any approved removal of native vegetation;
- Details of how the proposal will demonstrate best practice Environmentally Sustainable Design principles;
- An environmental management plan prepared by a suitably qualified person(s) which ensures that all necessary measures are identified and implemented in order to protect the environment and comply with environmental legislation.

The Development Plan for any part of the development area or for any stage of development may be amended from time to time to the satisfaction of the responsible authority.

The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular Development Plan or part of a Development Plan.

-  Mount View St Site
-  Proposed Development Plan Overlay
-  Property Boundaries



Planning Mapping Services
Print Date: 10/10/2016
MapID: GIS 99-Site29-107

61.01

28/01/2016
VC126

Administration and enforcement of this scheme

The responsible authority for the administration and enforcement of this scheme or a provision of this scheme is specified in this clause and the schedule to this clause.

The person nominated under section 198(1)(a) of the Act or the responsible authority under section 198 (1)(b) of the Act, to whom a person may apply for a planning certificate, is specified in the schedule to this clause.

61.01-1

28/01/2016
VC126

Minister is responsible authority

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to:

- the use and development of land for a Wind energy facility.
- the use or development for a Minor utility installation used to transmit or distribute electricity generated by a Wind energy facility.
- the use or development for a Utility installation used to transmit or distribute electricity generated by a Wind energy facility.

with the exception of the following:

- in relation to permits for the use and development of land for a Wind energy facility issued prior to 2 April 2015 under Division 1 of Part 4 of the Act, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.
- in relation to permits for the use and development of land for a Wind energy facility issued prior to 2 April 2015 under Division 6 of Part 4 of the Act, the Council is the responsible authority for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, subject to the operation of section 97H of the Act.

19/09/2014
VC114

SCHEDULE TO CLAUSE 61.01

1.0
15/03/2011
VC78

Responsible authority for administering and enforcing this scheme:

The Knox City Council is the responsible authority for administering and enforcing the scheme, except for matters specified in Clause 61.01-1 and matters listed in this schedule.

2.0
15/03/2011
VC78

Responsible authority for administering and enforcing a provision of this scheme:

~~None specified.~~ The Minister for Planning is the responsible authority for administering and enforcing the scheme for:

- Land at 40 Mount View Road, described in Title Vol. 8032 598 Fol. 43815217, Vol. 8574 100 Fol. 43815130 and Vol. 8593 361 Fol. 43815168.

3.0
15/03/2011
VC78

Person or responsible authority for issuing planning certificates:

Minister for Planning

4.0
19/09/2014
VC114

Responsible authority for VicSmart applications:

The Chief Executive Officer of the Knox City Council is the responsible authority for considering and determining VicSmart applications to which Clause 91 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

2. Background reports

40 MOUNT VIEW ROAD, BORONIA
VEGETATION ASSESSMENT

Department of Treasury and Finance

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August 2017
Report No. 17123 (1.1)

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1. EXECUTIVE SUMMARY

Brett Lane & Associates Pty Ltd (BL&A) undertook a vegetation assessment of an approximately eight hectare area of land in Boronia that was once the site of Boronia K-12 College (the study area). The study area is proposed to be re-zoned to allow residential development. This assessment ground-truths and updates the results of a previous environmental assessment of the study area undertaken prior to the former school buildings being demolished (Landserv 2014).

Vegetation in the study area consisted of remnant patches totalling 2.628 hectares of Valley Heathy Forest (EVC 127) and Lowland Forest (EVC 16). The species richness and structural diversity of the understorey within patches varied across the study area, consistent with the former use as a school.

A large number of scattered trees and shrubs were observed within the study area. Seven of these were consistent with the canopy species identified within remnant patches and therefore were considered to be remnant. However, the majority of trees and shrubs were considered to have been planted for amenity purposes associated with landscaping for the school grounds. This included 202 planted trees and shrubs and approximately 262 plants in garden beds.

A permit under the Knox City Council – General Provisions Local Law 2010 would be required for any impacts to remnant patches or scattered trees. The objectives and strategies of Local Planning Policy 22.01 would need to be met in any proposed development.

Under the Environmental Significance Overlay (ESO2), a permit would be required to impact any remnant patches of native vegetation, any scattered trees, 27 of the planted trees and shrubs and 156 plants in garden beds. Under the Significant Landscape Overlay (SLO2), a permit would be required to remove any trees in patches, any scattered trees, 105 of the planted trees and shrubs and approximately 150 plants in garden beds.

Under Clause 52.17 of the Knox Planning Scheme, a permit to remove vegetation would be required for any impacts to remnant patches of vegetation and any scattered trees. All native planted trees and shrubs are exempt under Clause 52.17 as vegetation that has been planted or grown for aesthetic or amenity purposes, street trees, gardens or the like.

A permit would not be required under the FFG Act, as all FFG Act protected species were planted with lawfully obtained stock.

Management recommendations for the ‘Sanctuary’ – Habitat Zone 7 – are as follows:

- Transfer ownership to Council;
- Management to be undertaken by Council as recommended on page 48 of *Sites of Biological Significance in Knox – 2nd Edition* (Lorimer 2010).
- Control high threat weeds and remove dumped refuse;
- Repair and maintain the perimeter fence to prevent unauthorised access;
- Provide a walkway along the north-western boundary;
- Manage the adjoining Habitat Zone 6 similarly for conservation (as it provides a useful buffer); and

Work with the Knox Environment Society (or similar interest groups) to provide public education on the value of the site.

2. INTRODUCTION

Brett Lane & Associates Pty Ltd (BL&A) undertook a vegetation assessment of an approximately eight hectare area of land in Boronia that was once the site of Boronia K-12 College (the study area). The study area is proposed to be re-zoned to allow residential development. This assessment ground-truths and updates the results of a previous environmental assessment of the study area undertaken prior to the former school buildings being demolished (Landserv 2014).

This investigation was commissioned to provide information on the extent and condition of native vegetation currently in the study area according to Victoria's *Biodiversity assessment guidelines* (DEPI 2013), as well as any implications under the local planning laws. This report outlines implications under relevant national, state and local legislation and policy frameworks for any future development.

Specifically, the scope of the investigation included:

- Review of existing information on the flora and native vegetation of the study area and surrounds, including:
 - *40 Mount View Road, Boronia (Boronia K-12 College): Habitat Hectares and Permit Assessment* (Landserv 2014); and
 - Review of amendments to the Knox Planning Scheme since the preparation of the Landserv 2014 report.
- A site survey involving:
 - Assessing the extent and condition of vegetation documented in the Landserv Environment 2014 report against current on-ground vegetation extent and condition, in accordance with Victoria's *Biodiversity assessment guidelines* (the 'Guidelines'). Documenting differences in the extent and condition of the vegetation in accordance with the Guidelines; and
 - Assessment of the vegetation comprising the 'Sanctuary' in the north east of the property to identify management issues and opportunities;

This report is divided into the following sections:

This investigation was undertaken by a team from BL&A, comprising Elinor Ebsworth (Senior Ecologist) and Alan Brennan (Senior Ecologist & Project Manager).

3. PLANNING AND LEGISLATIVE CONSIDERATIONS

This investigation and report addresses the application on the site of relevant legislation and planning policies that protect biodiversity. Local, state and Commonwealth controls are summarised below.

3.1. Local laws and regulations

Section 111, Part 5 of the *Local Government Act 1989* gives authority to local governments to make local laws for or with respect to any act, matter or thing that it has jurisdiction over under any Act.

Under the Knox City Council – General Provisions Local Law 2010, a permit is required from Knox City Council to impact any declared significant tree or declared significant vegetation. Boronia Heights College (synonymous with Boronia K-12 College) is identified as a site of biological significance in LPP 21.06 of the Knox Planning Scheme and *Sites of Biological Significance in Knox – 2nd Edition* (Lorimer 2010).

3.2. Local planning provisions

The study area is located within the Knox local government area. It is currently zoned Public Use Zone – Education (PUZ2) in the Knox Planning Scheme. The southern edge of the study area is located within a Bushfire-prone Area.

Local planning provisions apply under the Victorian *Planning and Environment Act 1987*.

3.2.1. Local Planning Policies

Local Planning Policy (LPP) 21.06: Environment

LPP 21.06 is relevant to the current assessment. This policy identifies sites of biological significance within Knox, including Boronia Heights College. Further detail of the biological significance of the site is included in *Sites of Biological Significance in Knox – 2nd Edition* (Lorimer 2010). The objectives of LPP 21.06 are implemented through the use of overlays and LPP 22.01 (see below).

Local Planning Policy (LPP) 22.01: Dandenong Foothills

The study area falls within the area covered by LPP 22.01, the objectives of which include:

- Protect and enhance the metropolitan landscape significance of the Dandenong Foothills and maintain uninterrupted view lines from within the municipality and vantage points in metropolitan Melbourne;
- Promote the maintenance and improvement of the continuous closed tree canopy;
- Maintain the low density residential character of the landscape areas; and
- Limit further subdivision and rezoning of land for urban purposes where there is a high risk of bushfire.

In the Foothills Backdrop and Ridgeline Area this is achieved through the following strategies:

- The design and siting of buildings, works and landscaping minimises the threat associated with bushfire;

- The design and siting of buildings, works and landscaping protects and enhances the visual dominance of vegetation, including canopy trees and native understorey plants, to ensure that:
 - There is a continuous vegetation canopy across residential lots and roads;
 - Development blends with vegetation on the hillsides to maintain and enhance the appearance of the area as an extension of the Dandenong Ranges National Park;
 - There is effective screening of development and use of suitable colours and materials to maintain distant views and the appearance of a heavily vegetated natural hillside;
 - Development does not rise above the tree canopy height to maintain the significant landscape character of the area and near and distant view lines;
 - The significant landscape character of the area is protected and enhanced by retaining existing vegetation and planting indigenous canopy and understorey vegetation;
 - Buildings and works located on sites at high points and along ridges are designed, finished and sited so that they are not highly visible from the valley area below;
- Indigenous trees and understorey vegetation be retained and protected;
- A minimum of 80% of all new vegetation (both canopy trees and understorey) be indigenous; and
- Building height does not exceed 7.5 metres.

3.2.2. Overlays

The study area is subject to two overlays in the Knox Planning Scheme which are relevant to this assessment. The purpose of these overlays is discussed below.

Environmental Significance Overlay - Schedule 2 (ES02)

Requirement for a permit: Under ES02, a permit is required to remove, destroy or lop any vegetation, including dead vegetation.

Exemptions: The following vegetation is exempt from the requirement to obtain a permit under ES02:

- The vegetation is a noxious weed the subject of a declaration under section 58 or section 58A of the Catchment and Land Protection Act 1994; and
- The vegetation is not indigenous within Knox (e.g. Victorian species of *Boronia* or *Grevillea*).

Significant Landscape Overlay - Schedule 2 (SL02)

Requirement for a permit: Under SL02, a permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees.

Exemptions: The following trees are exempt from the requirement to obtain a permit under SLO2:

- Dead trees with a circumference of less than 40 centimetres at a height of 1.3 metres above ground level; or
- One of the following species:
 - Cootamundra Wattle (*Acacia baileyana*);
 - Early Black Wattle (*Acacia decurrens*);
 - Cedar Wattle (*Acacia elata*);
 - White Sallow Wattle (*Acacia floribunda*);
 - Sallow Wattle (*Acacia longifolia* subsp. *longifolia*);
 - Box Elder (*Acer negundo*);
 - Sycamore (*Acer pseudoplatanus*);
 - Strawberry Tree (*Arbutus unedo*);
 - Tree Lucerne (*Chamaecytisus palmensis* Tagasate);
 - Mirror Bush (*Coprosma repens*);
 - Karamu (*Coprosma robusta*);
 - Cotoneaster (*Cotoneaster* spp.);
 - Loquat (*Eriobotrya japonica*);
 - Desert Ash, Caucasian Ash or Narrow-leafed Ash (excluding Claret Ash) (*Fraxinus angustifolia* (also known as *Fraxinus oxycarpa* or *Fraxinus rotundifolia*), excluding the cultivar 'Raywood' subsp. *angustifolia*);
 - Willow-leaf Hakea (*Hakea salicifolia*);
 - English Holly (*Ilex aquifolium*);
 - Privets (*Ligustrum* spp.);
 - Apple (*Malus* spp.);
 - Bracelet Honey Myrtle (*Melaleuca armillaris*);
 - Cape Wattle (*Paraserianthes lophantha*);
 - Maritime Pine (*Pinus pinaster*);
 - Monterey (Radiata) Pine (*Pinus radiata*);
 - Sweet Pittosporum (*Pittosporum undulatum*);
 - Quaking Aspen (*Populus tremuloides*);
 - Cherry-plum (*Prunus cerasifera*);
 - Cherry Laurel (*Prunus laurocerasus*);
 - Portugal Laurel (*Prunus lusitanica*);
 - Apricot (*Prunus* spp.);
 - Nectarine (*Prunus* spp.);

- Peach (*Prunus* spp.);
- Plum (*Prunus* spp.);
- Firethorns (*Pyracantha* spp.);
- Willows (*Salix* spp.); and
- Laurustinus (*Viburnum tinus*).

3.3. State planning provisions

State planning provisions are established under the Victorian *Planning and Environment Act 1987*.

Under Clause 52.17 of all Victorian Planning Schemes a planning permit is required for the destruction, lopping or removal of native vegetation on land which has an area of 0.4 hectares or more (together with all contiguous land in single ownership). This includes the removal of dead trees with a DBH (diameter at breast height or 1.3 metres) of 40 centimetres or more and any individual scattered native plants.

Before issuing a planning permit, Responsible Authorities are obligated to refer to Clause 12.01 (Biodiversity) in the Planning Scheme. This refers in turn to the following online tool and document:

- The Native Vegetation Information Management system (NVIM) (DELWP 2017a) – a database administered by DELWP; and
- *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (DEPI 2013).

A planning permit under Clause 52.17 of the Knox Planning Scheme is required for the removal of native vegetation.

Removal of the following vegetation is exempt from the requirement for a permit under Clause 52.17 of the Knox Planning Scheme:

- Standing dead vegetation, except standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level;
- Native vegetation that has been planted or grown for aesthetic or amenity purposes, street trees, gardens or the like;
- The following species:
 - White Sallow-wattle (*Acacia floribunda*);
 - Sticky Wattle (*Acacia howittii*)
 - Sallow Wattle (*Acacia longifolia* subsp. *longifolia*);
 - Coast Wattle (*Acacia longifolia* subsp. *sophorae*);
 - Ovens Wattle (*Acacia pravissima*);
 - Wirilda (*Acacia provincialis*);
 - Wirilda (*Acacia retinodes*);
 - Lilly Pilly (*Acmena smithii*);
 - Port Jackson Pine (*Callitris rhomboidea*);
 - Clammy Goosefoot (*Chenopodium pumilio*);

- Spotted Gum (*Corymbia maculata*);
- Silky Blue-grass (*Dichanthium sericeum*);
- Bangalay or Southern Mahogany (*Eucalyptus botryoides*);
- Southern Blue Gum (*Eucalyptus globulus*);
- Rosemary Grevillea (*Grevillea rosmarinifolia*);
- Dusky Coral-pea (*Kennedia rubicunda*);
- Coast Teatree (*Leptospermum laevigatum*);
- Bracelet Honey-myrtle (*Melaleuca armillaris*);
- Totem-poles (*Melaleuca decussata*);
- Common Boobialla (*Myoporum insulare*);
- Water Couch (*Paspalum distichum*);
- Red Passionflower (*Passiflora cinnabarina*);
- Sweet Pittosporum (*Pittosporum undulatum*);
- Pigweed (*Portulaca oleracea*); and
- Lilly Pilly (*Syzygium smithii*).

The application of the *Native Vegetation Information Management* system (NVIM) (DELWP 2017a) and *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (the 'Guidelines') (DEPI 2013) are explained further in Appendix 1.

Clause 66.02 of the planning scheme determines the role of DELWP in the assessment of native vegetation removal permit applications. If an application is referred, DELWP may make certain recommendations to the responsible authority in relation to the permit application. An application to remove native vegetation must be referred to DELWP in the following circumstances:

- Applications where the native vegetation to be removed is 0.5 hectares or more (this does not apply to removal of scattered trees only);
- All applications in the high risk-based pathway;
- Applications where a property vegetation plan applies to the site; and
- Applications on Crown land which is occupied or managed by the responsible authority.

3.4. FFG Act

The Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act) lists threatened and protected species and ecological communities (DELWP 2017a, DELWP 2017b). Any removal of threatened flora species or communities (or protected flora) listed under the FFG Act from public land requires a Protected Flora Permit under the Act, obtained from DELWP.

FFG Act Protected species which have been planted with lawfully obtained stock, dead specimens and environmental weeds do not require a permit for removal under the FFG Act.

Implications under the FFG Act for the current proposal are discussed in Section 6.4.

4. EXISTING INFORMATION & METHODS

4.1. Existing information

Existing information used for this investigation is described below.

4.1.1. Existing reporting and documentation

The reports, planning schemes and/or development plans below, relating to the study area were reviewed.

- Knox Planning Scheme
- *40 Mount View Road, Boronia (Boronia K-12 College): Habitat Hectares and Permit Assessment* (Landserv 2014)
- *Sites of Biological Significance in Knox – 2nd Edition* (Lorimer 2010)

4.1.2. Native vegetation

Pre-1750 (pre-European settlement) vegetation mapping administered by DELWP was reviewed to determine the type of native vegetation likely to occur in the study area and surrounds. Information on Ecological Vegetation Classes (EVCs) was obtained from published EVC benchmarks. These sources included:

- Relevant EVC benchmarks for the Gippsland Plain bioregion¹ (DSE 2004a); and
- Biodiversity Interactive Maps (DELWP 2016a).

4.2. Field methods

The field assessment was conducted on the 6th July 2017. During this assessment, the study area was surveyed on foot.

Vegetation mapping and condition scoring undertaken by Landserve in 2014 was ground-truthed using aerial photography interpretation and a hand-held GPS (accurate to approximately five metres). Particular attention was paid to the area of high-quality vegetation known as the 'Sanctuary' in the north-east corner of the property, and areas where buildings had been demolished. Variations from the 2014 mapping were noted and the details recorded.

4.2.1. Native vegetation

Native vegetation is currently defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses'. The *Biodiversity assessment guidelines* define native vegetation as belonging to two categories (DEPI 2013):

- Remnant patch; or
- Scattered trees.

¹ A bioregion is defined as "a geographic region that captures the patterns of ecological characteristics in the landscape, providing a natural framework for recognising and responding to biodiversity values". In general bioregions reflect underlying environmental features of the landscape (DNRE 1997).

The definitions of these categories are provided below, along with the prescribed DELWP methods to assess them.

Remnant patch

A remnant patch of native vegetation is either:

- An area of native vegetation where at least 25 per cent of the total perennial understorey plant cover is native; and/or
- Any area with three or more native canopy trees² where the canopy foliage cover³ is at least 20 per cent of the area.

Remnant patch condition is assessed using the habitat hectare method (Parkes *et al.* 2003; DSE 2004b) whereby components of native vegetation (e.g. tree canopy, understorey and ground cover) are assessed against an EVC benchmark. The score effectively measures the percentage resemblance of the vegetation to its original condition.

The NVIM system (DELWP 2015) provides modelled condition scores for native vegetation to be used in certain circumstances (see Appendix 1). All wetlands mapped on DELWP's native vegetation layer are treated as a remnant patch (DEPI 2013).

The condition score assists in defining the biodiversity equivalence score of the native vegetation and the offset targets if removal of native vegetation is approved (see Appendix 1 for details of how scoring works).

Scattered trees

The *Biodiversity assessment guidelines* define scattered trees as a native canopy tree² that does not form part of a remnant patch of native vegetation.

Scattered trees are counted, the species identified and their DBH (diameter at breast height or 1.3 metres above ground) measured or estimated.

4.3. Limitations of field assessment

The site assessment was carried out in winter. Some flora species and life-forms may be undetectable at the time of the survey or unidentifiable due to a lack of flowers or fruit. The timing of the survey and condition of vegetation was otherwise considered suitable to ascertain the extent and condition of native vegetation.

The short duration of the site assessment meant that re-mapping of native vegetation within the site was beyond the scope of the assessment. Previous mapping of vegetation within the site undertaken by Landserve (2014) was ground-truthed, with particular attention paid to the area of high-quality vegetation known as the 'Sanctuary' in the north-east corner of the property, and areas where buildings had been demolished.

Consideration of the likelihood of occurrence of species listed under the federal *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* and the state *Flora and Fauna Guarantee (FFG) Act 1988* were beyond the scope of this assessment, except

² A canopy tree is a reproductively mature tree that is greater than 3 metres in height and is normally found in the upper layer of the relevant vegetation type.

³ Foliage cover is the proportion of the ground that is shaded by vegetation foliage when lit from directly above.

where flora species protected under the FFG Act were recorded during the site assessment.

These limitations were not considered to compromise the validity of the current investigation, which was designed to address the relevant policies and decision guidelines.

5. ASSESSMENT RESULTS

5.1. Site description

The study area for this investigation (Figure 1) was approximately eight hectares of land located at Boronia, 30 kilometres south-east of the Melbourne CBD and bordered by private residential land to the north-west, north-east, south-east and south-west, with several connections to Mount View Road along the north-east boundary.

The study area occurred on a sloping landscape associated with the foothills of the Dandenong Ranges, which occur to the south-east of the study area. Lorimer (2010) notes that the soil is loam and clay that originated from Chandlers Hill.

The study area was previously used as the Mount View campus of the Boronia K-12 college. Since the 2014 Landserv assessment was undertaken, all buildings within the study area have been demolished, although many of the concrete foundations and walkways remain. The study area is now vacant, with minor recreational use by dog-walkers and nearby residents using the oval for casual sport. Surrounding land predominantly supported residential housing.

Vegetation in the study area consisted of patches of Valley Heathy Forest (EVC 127) and Lowland Forest (EVC 16) dominated by Red Stringybark (*Eucalyptus macrorhyncha*), Messmate (*E. obliqua*), Long-leaved Box (*E. goniocalyx*) and Mealy Stringybark (*E. cephalocarpa*), including several large old trees. The species richness and structural diversity of the understorey within patches varied across the site, consistent with the use of the area when the study area was used as a school.

A large number of scattered trees and shrubs were observed within the study area. A small number of these were consistent with the canopy species identified within patches, and therefore considered to be remnant. The majority of trees and shrubs were considered to have been planted for amenity purposes associated with landscaping for the school grounds.

The study area lies within the Gippsland Plain bioregion and falls within the Port Phillip and Westernport catchment.

5.2. Remnant patches

Landserv (2014) identified ten habitat zones totalling 2.628 hectares within the study area. The extent and condition scores determined by Landserv (2014) were found to accurately reflect the patches of vegetation within the study area. The demolition works were found not to have impacted any of these remnant patches. A summary of the habitat zones within the study area is provided in Table 1 below. Further descriptions of habitat zones are provided in the Landserv (2014) report.

Table 1: Summary of habitat hectare assessment results modified from Landserv 2014

Habitat Zone	EVC	Area (ha)	Condition score (out of 100)
1	Valley Heathy Forest (EVC 127)	0.086	26
2	Valley Heathy Forest (EVC 127)	0.323	42
3	Valley Heathy Forest (EVC 127)	0.158	21
4	Valley Heathy Forest (EVC 127)	0.454	21

Habitat Zone	EVC	Area (ha)	Condition score (out of 100)
5	Valley Heathy Forest (EVC 127)	0.018	28
6	Lowland Forest (EVC 16)	0.433	22
7	Lowland Forest (EVC 16)	0.484	47
8	Valley Heathy Forest (EVC 127)	0.520	28
9	Valley Heathy Forest (EVC 127)	0.123	27
10	Valley Heathy Forest (EVC 127)	0.029	20
Total		2.628	

5.3. Scattered trees

A total of seven scattered trees were identified in the study area by Landserv (2014). These would have once comprised the canopy component of Lowland Forest (EVC 16) and Valley Heathy Forest (EVC 127). These trees were all found to persist within the study area, including ST3, around which building demolition had occurred. The location of scattered trees is shown in Figure 1. Details of the scattered trees within the study area are provided in Table 2. Further details of scattered trees are provided in the Landserv (2014) report.

Table 2: Scattered Trees recorded within the study area (as per Landserv 2014)

Number	Common name	Scientific name	DBH (cm)
ST1	Mealy Stringybark	<i>Eucalyptus cephalocarpa</i>	37
ST2	Mealy Stringybark	<i>Eucalyptus cephalocarpa</i>	58
ST3	Mealy Stringybark	<i>Eucalyptus cephalocarpa</i>	54
ST4	Red Stringybark	<i>Eucalyptus macrorhyncha</i>	15
ST5	Stag*	<i>Eucalyptus</i> spp.	111
ST6	Long-leaved Box	<i>Eucalyptus goniocalyx</i>	64
ST7	Stag*	<i>Eucalyptus</i> spp.	40

*=Dead trees 40cm or greater in DBH are required to be assessed and offset

5.4. Planted vegetation

Landserv (2014) identified 231 specimens (trees and shrubs) that were likely to be planted within the study area, in addition to approximately 494 plants within garden beds. A total of 261 (29 trees and shrubs, and 232 plants in garden beds) of these were found to have been removed during the building demolition works.

Therefore, 202 planted trees and shrubs, and approximately 262 plants in garden beds were found to persist within the study area.

Updated lists of planted specimens and plants within garden beds, including the legislative protections accorded to each under local and state planning policies, are included at Appendix 2 and Appendix 3, respectively.

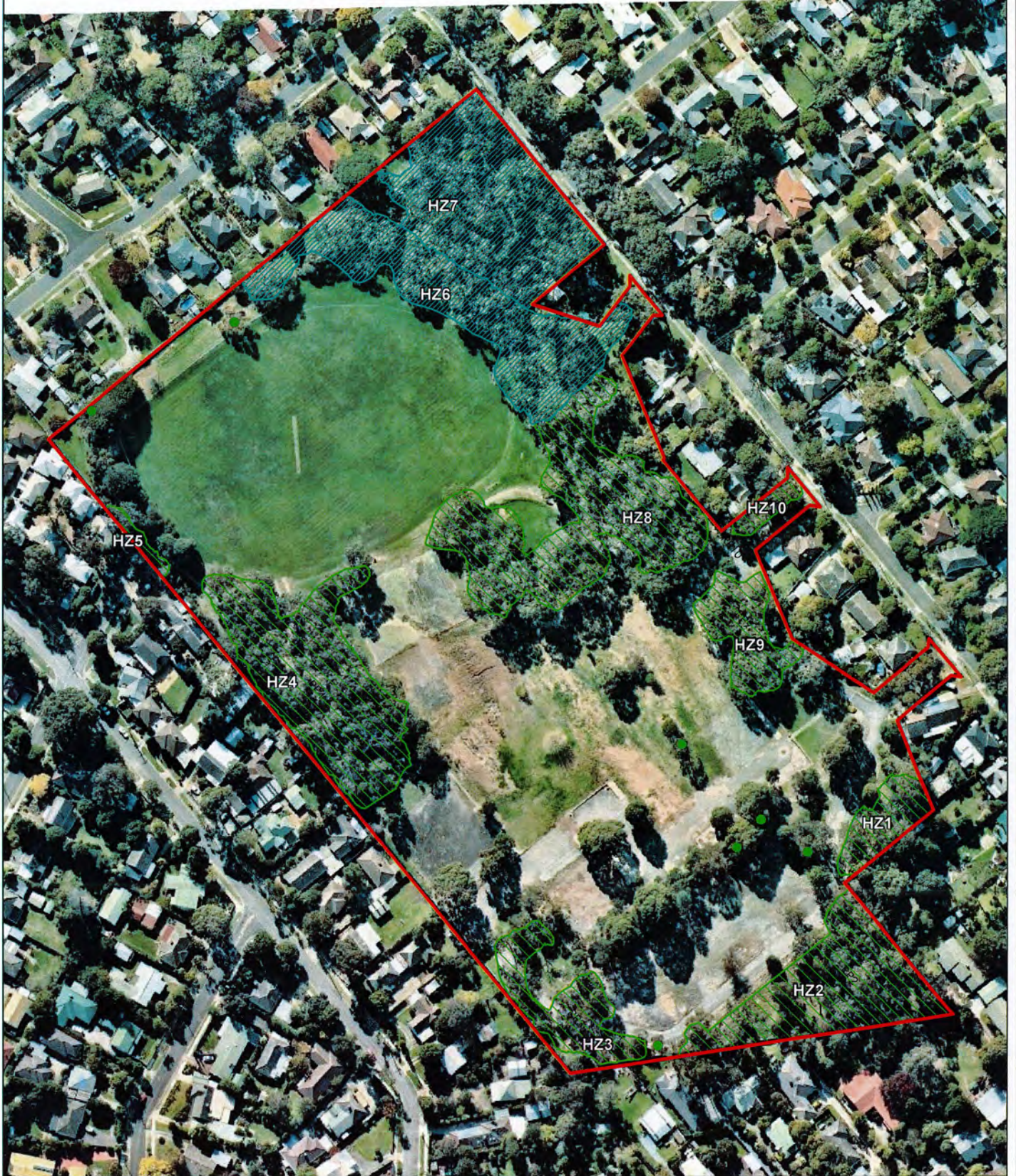
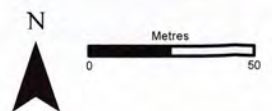


Figure 1: Study area and native vegetation

Project: 40 MOUNT VIEW ROAD, BORONIA **Client:** Department of Treasury and Finance **Date:** 27/07/2017

- ▭ Study area
- Scattered trees
- ▨ Lowland Forest (EVC 16)
- ▨ Valley Heathy Forest (EVC 127)



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6. IMPLICATIONS UNDER LEGISLATION AND POLICY

6.1. Local laws and regulations

Under the Knox City Council – General Provisions Local Law 2010, a permit is required from Knox City Council to impact any declared significant tree or declared significant vegetation. Boronia Heights College is identified as a site of biological significance in LPP 21.06 of the Knox Planning Scheme and *Sites of Biological Significance in Knox – 2nd Edition* (Lorimer 2010). Within this document, all (remnant) native vegetation within the study area is described as significant. Therefore, a permit under the Knox City Council – General Provisions Local Law 2010 would be required for any impacts to remnant patches or scattered trees.

6.2. Local planning provisions

6.2.1. Local Planning Policies

Local Planning Policy (LPP) 21.06: Environment

LPP 21.06 identifies sites of biological significance within Knox, including Boronia Heights College. Further detail of the biological significance of the site is included in *Sites of Biological Significance in Knox – 2nd Edition* (Lorimer 2010). The objectives of LPP 21.06 are implemented through the use of overlays and LPP 22.01 (see below).

Local Planning Policy (LPP) 22.01: Dandenong Foothills

The objectives and strategies of LPP 22.01 would need to be met in any proposed development, including:

- Retention and protection of indigenous trees and understorey; and
- A minimum of 80% of all new vegetation (both canopy trees and understorey) be indigenous.

6.2.2. Overlays

Environmental Significance Overlay - Schedule 2 (ES02)

Under ES02, a permit would be required to impact any remnant patches of native vegetation, any scattered trees, 27 of the planted trees and shrubs (as detailed in Appendix 2) and 156 plants in garden beds (as detailed in Appendix 3).

Significant Landscape Overlay - Schedule 2 (SLO2)

Under SLO2, a permit would be required to remove any trees in patches, any scattered trees, 105 of the planted trees and shrubs (as detailed in Appendix 2) and approximately 150 plants in garden beds (as detailed in Appendix 3).

6.3. State planning provisions

Under Clause 52.17, a permit to remove vegetation would be required for any impacts to remnant patches of vegetation and any scattered trees. All native planted trees and shrubs are exempt under Clause 52.17 as vegetation that has been planted or grown for aesthetic or amenity purposes, street trees, gardens or the like.

6.4. FFG Act

A permit would not be required under the FFG Act, as all FFG Act protected species were planted with lawfully obtained stock.

7. RECOMMENDATIONS FOR THE MANAGEMENT OF THE 'SANCTUARY'

7.1. Description

The area known as the 'Sanctuary' occurs within the north-east corner of the study area (Figure 1) and comprises Habitat Zone 7, being the most intact and highest quality vegetation within the study area. Habitat Zone 7 supports a patch of Lowland Forest (EVC 16) with a canopy of Mealy Stringybark and Messmate, including several large old trees. The understorey included a shrub layer dominated by Cherry Ballart (*Exocarpos cupressiformis*) and a grassy ground layer including Weeping Grass (*Microlaena stipoides* var. *stipoides*) and Thatch Saw-sedge (*Gahnia radula*). Lorimer (2010) notes that within the 'Sanctuary' there are many plants that are rare or unique in Knox and some that are rare in the whole of metropolitan Melbourne. Vegetation within the 'Sanctuary' is shown in Photograph 1 and Photograph 2. The canopy of vegetation within the 'Sanctuary' is contiguous with that of the adjacent Habitat Zone 6, although the understorey of Habitat Zone 6 has been cleared for recreation purposes (Photograph 3). High-threat weeds noted within the 'Sanctuary' included Common Ivy (*Hedera helix*), Blackberry (*Rubus fruticosus* spp. agg.), Sweet Pittosporum (*Pittosporum undulatum*), Bamboo (*Phyllostachys aurea*) and Blue Periwinkle (*Vinca major*).

The entire perimeter of the 'Sanctuary' is fenced, although the fence was noted to be in a state of disrepair at two locations along the south-western edge (Photograph 4 and Photograph 5) and one location along the north-eastern edge. It appeared that the north-western edge of the 'Sanctuary' is used as a thoroughfare between Mount View Road and the study area (Photograph 6). Several items of dumped household refuse were noted during the site inspection.

7.2. Management recommendations

Implementation of the following recommendations for the management of the 'Sanctuary' – Habitat Zone 7 – will serve to protect and preserve the biodiversity values of this area:

- Transfer ownership to Council;
- Management to be undertaken by Council as recommended on page 48 of *Sites of Biological Significance in Knox – 2nd Edition* (Lorimer 2010).
- Control high threat weeds and remove dumped refuse;
- Repair and maintain the perimeter fence to prevent unauthorised access;
- Provide a walkway along the north-western boundary;
- Manage the adjoining Habitat Zone 6 similarly for conservation (as it provides a useful buffer); and
- Work with the Knox Environment Society (or similar interest groups) to provide public education on the value of the site.



Photograph 1 and Photograph 2: Lowland Forest vegetation within the sanctuary



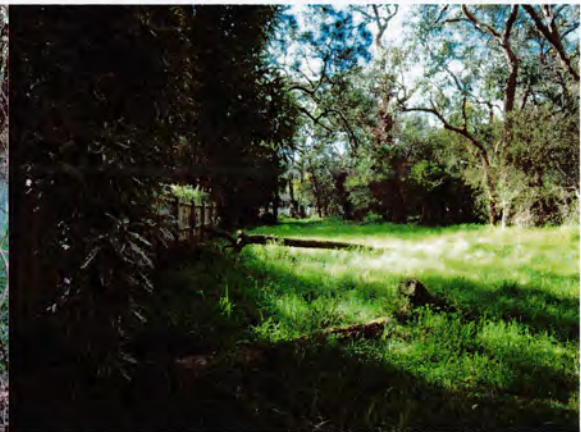
Photograph 3: Habitat Zone 6



Photograph 4: Fence in disrepair



Photograph 5: Fence in disrepair



Photograph 6: North-west edge used as thoroughfare

8. GENERAL SITE RECOMMENDATIONS

The following recommendations apply to the site more generally, and implementation will serve to protect and preserve the biodiversity values of this area:

- All mapped habitat zones and indigenous scattered trees should be retained and protected within any future development.
- Tree Protection Zones (DSE 2011) should be implemented during any construction activities;
- Rubbish removal should be undertaken;
- In addition to the high-threat weeds identified in Section 6.1, the following high-threat weed species should be controlled:
 - Pampas Grass (*Cortaderia selloana*); and
 - Mirror Bush (*Coprosma repens*).
- Security within the broader site should be improved to prevent removal of fallen timber.

9. REFERENCES

- Department of Environment and Primary Industries (DEPI) 2013, *Permitted clearing of native vegetation: Biodiversity assessment guidelines* (dated September 2013), Department of Environment and Primary Industries, now Department of Environment, Land, Water and Planning, East Melbourne, Victoria.
- Department of Environment, Land, Water and Planning (DELWP) 2015, *Native Vegetation Information Management system*, Department of Environment, Land, Water and Planning, East Melbourne, Victoria, viewed 4th July 2017, <<https://nvim.delwp.vic.gov.au/>>
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- Landserv 2014, *40 Mount View Road, Boronia (Boronia K-12 College): Habitat Hectares and Permit Assessment*, consultant report prepared for Department of Education and Early Childhood Development.
- Lorimer GS 2010, *Sites of Biological Significance in Knox, Second Edition: Volume 2*, consultant report prepared for Knox City Council.

Appendix 1: Details of the Guidelines assessment process

Native Vegetation Information Management system (NVIM)

The online Native Vegetation Information Management system (NVIM) is an interactive mapping tool, which provides some of the information required to accompany a permit to remove native vegetation. It does not replace the application process.

The information provided by NVIM can include the following (described in more detail below):

- The *location risk* of the native vegetation;
- The *condition* of the native vegetation – used for the low-risk assessment pathway only;
- The *strategic biodiversity score* of the native vegetation proposed to be removed; and
- The *native vegetation offset* requirement – used for the low risk assessment pathway only.

Biodiversity assessment guidelines

Guidelines objective

As set out in *Permitted clearing of native vegetation – Biodiversity assessment guidelines* ('the Guidelines') the objective for permitted clearing of native vegetation in Victoria is 'No net loss in the contribution made by native vegetation to Victoria's biodiversity'. The key strategies for ensuring this outcome when considering an application to remove native vegetation are:

- Avoiding the removal of native vegetation that makes a significant contribution to Victoria's biodiversity;
- Minimising impacts on Victoria's biodiversity from the removal of native vegetation; and
- Where native vegetation is permitted to be removed, ensuring it is offset in a manner that makes an equivalent contribution to Victoria's biodiversity made by the native vegetation to be removed.

Note: if native vegetation does not meet the definition of either a remnant patch or scattered trees, the Guidelines are not required to be applied.

Risk-based assessment pathways

The first step in determining the type of assessment required for any site in Victoria is to determine the risk to biodiversity associated with the proposed native vegetation removal and therefore the risk-based assessment pathway for the proposed native vegetation removal. There are three risk-based pathways for assessing an application to remove native vegetation, below.

- Low risk
- Moderate risk
- High risk

This risk-based assessment pathway is determined by two factors, outlined below.

Extent risk – the area in hectares proposed to be removed *or* the number of scattered trees. *Note:* extent risk also includes any native vegetation clearing for which permission has been granted in the last five years.

Location risk – the likelihood that removing native vegetation in a location will have an impact on the persistence of a rare or threatened species classified into three categories: Location A, Location B and Location C.

The risk-based pathway for assessing an application to remove native vegetation is determined by the following matrices for remnant patches and scattered trees:

Extent (remnant patches)	Location A	Location B	Location C
< 0.5 hectares	Low	Low	High
≥ 0.5 hectares and < 1 hectare	Low	Moderate	High
≥ 1 hectare	Moderate	High	High
Extent (scattered trees)	Location A	Location B	Location C
< 15 scattered trees	Low	Moderate	High
≥ 15 scattered trees	Moderate	High	High

All native vegetation within any subdivision plot of less than 0.4 hectares is deemed to be lost; For applications with combined removal of both remnant patch and scattered trees, the extent of the scattered trees is converted to an area by assigning a standard area of 0.070 hectares per tree – the total extent is then used to determine the risk-based pathway.

The presence of any Location B or Location C risk categories within an area of proposed native vegetation removal means this whole area of removal is considered to belong to that category for the purpose of determining the risk-based assessment pathway.

Strategic biodiversity score

The strategic biodiversity score generated by NVIM acts as a measure of the site's importance for Victoria's biodiversity relative to other locations across the landscape. It is calculated based on a weighted average of scores across an area of native vegetation proposed for removal on a site.

Habitat importance

Habitat importance mapping produced by DELWP is based on one or a combination of habitat importance models, habitat distribution models or site record data. It identifies the following:

- *Habitat importance for dispersed species* – based on habitat distribution models and assigned a habitat importance score ranging from 0 to 1; and
- *Highly localised habitats* – considered to be equally important for a particular species and assigned a habitat importance score of 1.

Habitat importance mapping is used to determine the type of offset required under the moderate and high risk assessment pathways.

Biodiversity equivalence

Biodiversity equivalence scores are used to quantify losses in the contribution to Victoria's biodiversity from removing native vegetation and gains in this contribution from a native vegetation offset.

There are two types of biodiversity equivalence scores depending on whether or not the site makes a contribution to the habitat of a Victorian rare or threatened species.

- A *general* biodiversity equivalence score is a measure of the contribution native vegetation on a site makes to Victoria's biodiversity overall and applies when no habitat importance scores are applicable according to the equation:

$$\text{General biodiversity equivalence score} = \text{habitat hectares} \times \text{strategic biodiversity score}$$

- A *specific* biodiversity equivalence score is a measure of the contribution that native vegetation on a site makes to the habitat of a particular rare or threatened species – calculated for each such species for which the site provides important habitat (using habitat importance scores provided by DELWP) according to the equation:

$$\text{Specific biodiversity equivalence score} = \text{habitat hectares} \times \text{habitat importance score}$$

Offset requirements

A native vegetation offset is required for the approved removal of native vegetation. Offsets conform to one of two types and each type incorporates a risk factor to address the risk of offset failing:

- A *general* offset applies if the removal of native vegetation impacts Victoria's overall biodiversity and has an offset risk factor of 1.5 applied according to the equation:

$$\text{General risk-adjusted offset requirement} = \text{general biodiversity equivalence score (clearing site)} \times 1.5$$

- A *specific* offset applies if the native vegetation makes a significant impact to habitat for a rare or threatened species determined by a *specific-general offset test*. It applies to each species impacted and has an offset risk factor of 2 applied according to the equation:

$$\text{Specific risk-adjusted offset requirement} = \text{specific biodiversity equivalence score (clearing site)} \times 2$$

Note: if native vegetation does not meet the definition of either a remnant patch or scattered trees an offset is not required.

Summary of the Guidelines assessment process

Decision guidelines	Offset requirements
Low-risk assessment pathway	
<p>An application for removal cannot be refused on biodiversity grounds (unless it is not in accordance with any property vegetation plan that applies to the site).</p> <p><i>Note: this guideline also applies to native vegetation that does not meet the definition of either a remnant patch or scattered trees.</i></p>	<p>General offset applies:</p> <ul style="list-style-type: none"> ▪ General offset = general biodiversity equivalence score (clearing site) x 1.5 ▪ Offset must be located in the same CMA^ or Local Government Area as the removal ▪ Offset must have a strategic biodiversity score at least 80% of the native vegetation removed <p>Offsets must be secured before the removal of native vegetation.</p>
Moderate-risk assessment pathway	
<p>The responsible authority will consider:</p> <ul style="list-style-type: none"> ▪ The strategic biodiversity score and habitat importance score of the native vegetation proposed to be removed ▪ Any property vegetation plan that applies to the site ▪ Whether reasonable steps have been taken to ensure that impacts of the proposed removal of native vegetation on biodiversity have been minimised with regard to the contribution to biodiversity made by the native vegetation to be removed and the native vegetation to be retained ▪ Whether an offset has been identified that meets the requirements ▪ The need to remove native vegetation to create defensible space to reduce the risk of bushfire 	<p>If the proportional impact on modelled habitat for a rare or threatened species is above a predetermined threshold, a specific offset applies for that species:</p> <ul style="list-style-type: none"> ▪ Specific offset = specific biodiversity equivalence score (clearing site) x 2 ▪ Offset must be located in the same species habitat anywhere in Victoria as determined by DELWP habitat importance mapping <p>General offsets apply where the specific offset threshold is not exceeded.</p> <p>Offsets must be secured before the removal of native vegetation.</p>

High-risk assessment pathway	
<p>In addition to the considerations for the moderate pathway the responsible authority will determine whether the native vegetation to be removed makes a significant contribution to Victoria's biodiversity. This includes considering:</p> <ul style="list-style-type: none"> ▪ Impacts on important habitat for rare or threatened species, particularly highly localised habitat ▪ Proportional impacts on remaining habitat for rare or threatened species ▪ If the removal of the native vegetation will contribute to a cumulative impact that is a significant threat to the persistence of a rare or threatened species ▪ The availability of, and potential for, gain from offsets 	<p>As for the moderate pathway</p>

* **Habitat hectares = condition score (out of 1) x extent (hectares)**

^ **Catchment Management Authority**

Note: All applications must provide information about the vegetation to be removed such as location and address of the property, description of the vegetation, maps and recent dated photographs.

Appendix 2: Planted specimens (trees and shrubs) in the study area and legislative protection afforded to them updated from Landserve 2014

No	Common name	Scientific name	Permit requirements				Site Origin
			FFG Act ¹	Clause 52.17	ES02	SLO2	
1	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
2	Flowering Gum	<i>Corymbia ficifolia</i>	No	No	No	Yes	Likely planted non-indigenous
3	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
4	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
5	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
6	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
7	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Likely planted exotic
8	Japanese Cherry	<i>Prunus serrulata</i>	No	No	No	Yes	Likely planted exotic
9	Japanese Cherry	<i>Prunus serrulata</i>	No	No	No	Yes	Likely planted exotic
10	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Likely planted exotic
11	Large-leaf Cotoneaster	<i>Cotoneaster glaucophyllus var. serotinus</i>	No	No	No	No	Likely planted exotic
12	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Likely planted exotic
13	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Likely planted exotic
14	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Likely planted exotic
15	White Sallow-wattle	<i>Acacia floribunda</i>	No	No	No	No	Likely planted non-indigenous
16	Prickly Paperbark	<i>Melaleuca styphelioides</i>	No	No	No	Yes	Likely planted non-indigenous
17	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
19	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Other - exotic

No	Common name	Scientific name	Permit requirements				Site Origin
			FFG Act ¹	Clause 52.17	ES02	SLO2	
26	Prickly Paperbark	<i>Melaleuca styphelioides</i>	No	No	No	Yes	Likely planted non-indigenous
51	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
67	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
68	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
72	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
88	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
89	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
94	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Other - exotic
95	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Other - exotic
110	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
111	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
112	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
124	Large-leaf Cotoneaster	<i>Cotoneaster glaucophyllus var. serotinus</i>	No	No	No	No	Other - exotic
128		<i>Unknown species</i>	No	No	Yes	Yes	Other - unknown
129	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
133	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
139	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
142	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
143	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Other - exotic
146	Cootamundra Wattle	<i>Acacia baileyana</i>	No	No	No	No	Other - non-indigenous
148	Cootamundra Wattle	<i>Acacia baileyana</i>	No	No	No	No	Other - non-indigenous
157	Lemon-scented Gum	<i>Corymbia citriodora subsp. citriodora</i>	No	No	No	Yes	Likely planted non-indigenous
161	Lemon-scented Gum	<i>Corymbia citriodora subsp. citriodora</i>	No	No	No	Yes	Likely planted non-indigenous
166	Prickly Paperbark	<i>Melaleuca styphelioides</i>	No	No	No	Yes	Likely planted non-indigenous

No	Common name	Scientific name	Permit requirements				Site Origin
			FFG Act ¹	Clause 52.17	ES02	SL02	
173	Burdett's Gum	<i>Eucalyptus burdettiana</i>	No	No	No	Yes	Likely planted non-indigenous
176	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
177	Narrow-leaved Black Peppermint	<i>Eucalyptus nicholii</i>	No	No	No	Yes	Likely planted non-indigenous
178	Silky Oak	<i>Grevillea robusta</i>	No	No	No	Yes	Likely planted non-indigenous
179	Narrow-leaved Black Peppermint	<i>Eucalyptus nicholii</i>	No	No	No	Yes	Likely planted non-indigenous
180	Narrow-leaved Black Peppermint	<i>Eucalyptus nicholii</i>	No	No	No	Yes	Likely planted non-indigenous
182	Prickly Paperbark	<i>Melaleuca styphelioides</i>	No	No	No	Yes	Likely planted non-indigenous
183	Narrow-leaved Black Peppermint	<i>Eucalyptus nicholii</i>	No	No	No	Yes	Likely planted non-indigenous
184	Silky Oak	<i>Grevillea robusta</i>	No	No	No	Yes	Likely planted non-indigenous
185	Narrow-leaved Black Peppermint	<i>Eucalyptus nicholii</i>	No	No	No	Yes	Likely planted non-indigenous
186	Narrow-leaved Black Peppermint	<i>Eucalyptus nicholii</i>	No	No	No	Yes	Likely planted non-indigenous
187	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
188	Swamp Gum	<i>Eucalyptus ovata</i>	No	No	Yes	Yes	Likely planted indigenous
189	Spotted Gum	<i>Corymbia maculata</i>	No	No	No	Yes	Likely planted non-indigenous
190	Silky Oak	<i>Grevillea robusta</i>	No	No	No	Yes	Likely planted non-indigenous

No	Common name	Scientific name	Permit requirements				Site Origin
			FFG Act ¹	Clause 52.17	ES02	SLO2	
192	Lemon-scented Gum	<i>Corymbia citriodora subsp. citriodora</i>	No	No	No	Yes	Likely planted non-indigenous
194	Prickly Paperbark	<i>Melaleuca styphelioides</i>	No	No	No	Yes	Likely planted non-indigenous
195	Smooth-barked Apple	<i>Angophora costata subsp. costata</i>	No	No	No	Yes	Likely planted non-indigenous
196	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
197	Spotted Gum	<i>Corymbia maculata</i>	No	No	No	Yes	Likely planted non-indigenous
198	Bushy Sugar Gum	<i>Eucalyptus cladocalyx 'Nana'</i>	No	No	No	Yes	Likely planted non-indigenous
199	Bushy Sugar Gum	<i>Eucalyptus cladocalyx 'Nana'</i>	No	No	No	Yes	Likely planted non-indigenous
200	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
201	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Likely planted non-indigenous
202	Lemon-scented Gum	<i>Corymbia citriodora subsp. citriodora</i>	No	No	No	Yes	Likely planted non-indigenous
203	Aleppo Pine	<i>Pinus halepensis</i>	No	No	No	Yes	Likely planted exotic
204	Black Sheoak	<i>Allocasuarina littoralis</i>	No	No	Yes	Yes	Likely planted indigenous
205	Silver Wattle	<i>Acacia dealbata</i>	No	No	Yes	Yes	Likely planted indigenous
206	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
207	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous

No	Common name	Scientific name	Permit requirements				Site Origin
			FFG Act ¹	Clause 52.17	ES02	SL02	
208	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
209	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
210	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
211	Lemon-scented Gum	<i>Corymbia citriodora subsp. citriodora</i>	No	No	No	Yes	Likely planted non-indigenous
212	Silver Wattle	<i>Acacia dealbata</i>	No	No	Yes	Yes	Likely planted indigenous
213	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
214	Lemon-scented Gum	<i>Corymbia citriodora subsp. citriodora</i>	No	No	No	Yes	Likely planted non-indigenous
215	Lemon-scented Gum	<i>Corymbia citriodora subsp. citriodora</i>	No	No	No	Yes	Likely planted non-indigenous
216	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
217	Bushy Sugar Gum	<i>Eucalyptus cladocalyx 'Nana'</i>	No	No	No	Yes	Likely planted non-indigenous
218	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
219	Mugga	<i>Eucalyptus sideroxylon subsp. sideroxylon</i>	No	No	No	Yes	Likely planted non-indigenous
220	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
221	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
222	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous

No	Common name	Scientific name	Permit requirements				Site Origin
			FFG Act ¹	Clause 52.17	ES02	SLO2	
223	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
224	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
225	Prickly Paperbark	<i>Melaleuca styphelioides</i>	No	No	No	Yes	Likely planted non-indigenous
226	Silky Oak	<i>Grevillea robusta</i>	No	No	No	Yes	Likely planted non-indigenous
227	Lemon-scented Gum	<i>Corymbia citriodora subsp. citriodora</i>	No	No	No	Yes	Likely planted non-indigenous
228	Magenta Cherry	<i>Syzygium paniculatum</i>	No	No	No	Yes	Likely planted non-indigenous
229	Prickly Paperbark	<i>Melaleuca styphelioides</i>	No	No	No	Yes	Likely planted non-indigenous
230	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Likely planted exotic
231	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Likely planted exotic
239	Oyster Bay Pine	<i>Callitris rhomboidea</i>	No	No	No	Yes	Likely planted non-indigenous
240	Box-elder Maple	<i>Acer negundo</i>	No	No	No	No	Likely planted exotic
256	Flowering Gum	<i>Corymbia ficifolia</i>	No	No	No	Yes	Likely planted non-indigenous
262	River Red-gum	<i>Eucalyptus camaldulensis</i>	No	No	Yes	Yes	Likely planted indigenous
263	Coast Banksia	<i>Banksia integrifolia subsp. Integrifolia</i>	No	No	No	Yes	Likely planted non-indigenous
267	Yellow Gum	<i>Eucalyptus leucoxydon</i>	No	No	No	Yes	Likely planted non-indigenous
268	Paulownia	<i>Paulownia tomentosa</i>	No	No	No	Yes	Likely planted exotic
270	Michelia	<i>Michelia spp.</i>	No	No	No	Yes	Likely planted exotic
284	Large-leaf Cotoneaster	<i>Cotoneaster glaucophyllus var. serotinus</i>	No	No	No	No	Other - exotic

No	Common name	Scientific name	Permit requirements				Site Origin
			FFG Act ¹	Clause 52.17	ES02	SL02	
287	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
288	Box-elder Maple	<i>Acer negundo</i>	No	No	No	No	Likely planted exotic
289	Illawarra flame-tree	<i>Brachychiton acerifolius</i>	No	No	No	Yes	Likely planted non-indigenous
291	Spotted Gum	<i>Corymbia maculata</i>	No	No	No	Yes	Likely planted non-indigenous
293	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Likely planted exotic
294	Apple	<i>Malus spp.</i>	No	No	No	No	Likely planted exotic
298	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
307	Lemon-scented Gum	<i>Corymbia citriodora subsp. citriodora</i>	No	No	No	Yes	Likely planted non-indigenous
308	Weeping Bottlebrush	<i>Callistemon viminalis</i>	No	No	No	Yes	Likely planted non-indigenous
309	Willow-leaf Hakea	<i>Hakea salicifolia subsp. salicifolia</i>	No	No	No	No	Likely planted non-indigenous
310	Willow-leaf Hakea	<i>Hakea salicifolia subsp. salicifolia</i>	No	No	No	No	Likely planted non-indigenous
311	Ovens Wattle	<i>Acacia pravissima</i>	No	No	No	Yes	Likely planted non-indigenous
313	Loquat	<i>Eriobotrya japonica</i>	No	No	No	No	Likely planted exotic
314	Apple	<i>Malus spp.</i>	No	No	No	No	Likely planted exotic
316	Box-elder Maple	<i>Acer negundo</i>	No	No	No	No	Likely planted exotic
326	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
327	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous
328	Lemon-scented Gum	<i>Corymbia citriodora subsp. citriodora</i>	No	No	No	Yes	Likely planted non-indigenous
329	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes	Likely planted indigenous

No	Common name	Scientific name	Permit requirements				Site Origin
			FFG Act ¹	Clause 52.17	ES02	SLO2	
395	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Other - exotic
401	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
471	Blackwood	<i>Acacia melanoxylon</i>	No	No	Yes	Yes	Likely planted indigenous
476	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
491	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Other - exotic
493	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Other - exotic
520	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
525	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
526	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
527	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
528	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
534	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
535	River Oak	<i>Casuarina cunninghamiana subsp. cunninghamiana</i>	No	No	No	Yes	Likely planted non-indigenous
536	River Oak	<i>Casuarina cunninghamiana subsp. cunninghamiana</i>	No	No	No	Yes	Likely planted non-indigenous
537	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
538	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
539	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous

No	Common name	Scientific name	Permit requirements				Site Origin
			FFG Act ¹	Clause 52.17	ES02	SL02	
540	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
541	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Likely planted exotic
543	Blackwood	<i>Acacia melanoxylon</i>	No	No	Yes	Yes	Likely planted indigenous
544	Radiata Pine	<i>Pinus radiata</i>	No	No	No	No	Likely planted exotic
545	River Oak	<i>Casuarina cunninghamiana</i> subsp. <i>cunninghamiana</i>	No	No	No	Yes	Likely planted non-indigenous
546	River Oak	<i>Casuarina cunninghamiana</i> subsp. <i>cunninghamiana</i>	No	No	No	Yes	Likely planted non-indigenous
547	Radiata Pine	<i>Pinus radiata</i>	No	No	No	No	Likely planted exotic
548	Radiata Pine	<i>Pinus radiata</i>	No	No	No	No	Likely planted exotic
549	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Likely planted exotic
550	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
551	River Oak	<i>Casuarina cunninghamiana</i> subsp. <i>cunninghamiana</i>	No	No	No	Yes	Likely planted non-indigenous
552	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
553	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
554	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Likely planted exotic
555	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Likely planted exotic
556	River Oak	<i>Casuarina cunninghamiana</i> subsp. <i>cunninghamiana</i>	No	No	No	Yes	Likely planted non-indigenous
557	Yellow Gum	<i>Eucalyptus leucoxylon</i>	No	No	No	Yes	Likely planted non-indigenous
558	Giant Honey-myrtle	<i>Melaleuca armillaris</i> subsp. <i>armillaris</i>	No	No	No	No	Likely planted non-indigenous

No	Common name	Scientific name	Permit requirements				Site Origin
			FFG Act ¹	Clause 52.17	ES02	SLO2	
561	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
562	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
563	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
564	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
565	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
567	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. armillaris</i>	No	No	No	No	Likely planted non-indigenous
620	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
636	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
637	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Other - exotic
687	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic
694	Cootamundra Wattle	<i>Acacia baileyana</i>	No	No	No	No	Other - non-indigenous
843	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
858	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic
860	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Other - exotic
861	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic
862	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No	Other - exotic
879	Magenta Cherry	<i>Syzygium paniculatum</i>	No	No	No	Yes	Other - non-indigenous
880	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic
881	New Zealand Cabbage-tree	<i>Cordyline australis</i>	No	No	No	Yes	Other - exotic
882	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic
883	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic
884	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic

No	Common name	Scientific name	Permit requirements				Site Origin
			FFG Act ¹	Clause 52.17	ES02	SL02	
885	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic
886	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic
887	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic
888	Large-leaf Cotoneaster	<i>Cotoneaster glaucophyllus var. serotinus</i>	No	No	No	No	Other - exotic
889	Lilly Pilly	<i>Syzygium smithii</i>	No	No	No	Yes	Other - non-indigenous
890	Magenta Cherry	<i>Syzygium paniculatum</i>	No	No	No	Yes	Other - non-indigenous
910	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
911	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
918	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
944	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic
948	Large-leaf Privet	<i>Ligustrum lucidum</i>	No	No	No	No	Other - exotic
959	Sweet Pittosporum	<i>Pittosporum undulatum</i>	No	No	No	No	Other - non-indigenous
968	Crimson Bottlebrush	<i>Callistemon citrinus</i>	No	No	No	Yes	Likely planted non-indigenous
969	Coast Tea-tree	<i>Leptospermum laevigatum</i>	No	No	No	Yes	Likely planted non-indigenous
970	Scented Paperbark	<i>Melaleuca squarrosa</i>	No	No	Yes	Yes	Likely planted indigenous
971	Common Correa	<i>Correa reflexa</i>	No	No	Yes	Yes	Likely planted indigenous
974	White Sallow-wattle	<i>Acacia floribunda</i>	No	No	No	No	Likely planted non-indigenous
975	Bottlebrush	<i>Callistemon spp.</i>	No	No	No	Yes	Likely planted non-indigenous
976		<i>Unknown species</i>	No	No	No	Yes	Likely planted exotic
977		<i>Unknown species</i>	No	No	No	Yes	Likely planted exotic
979	Box-elder Maple	<i>Acer negundo</i>	No	No	No	No	Likely planted exotic

¹FFG Act Protected species which have been planted with lawfully obtained stock, dead specimens and environmental weeds do not require a permit for removal under the FFG Act.

Appendix 3: Planted specimens within garden beds in the study area and legislative protection afforded to them updated from Landserve 2014

Garden bed ID	No. of plants observed ¹	Common name	Scientific name	Permit requirements			
				FFG ACT ²	Clause 52.17	ES02 ³	SL02
GB1	1	Cinnamon Wattle	<i>Acacia leprosa s.l.</i>	No	No	Yes	No
GB1	1	Flax Lily	<i>Dianella spp.</i>	No	No	Yes	No
GB1	2	Correa	<i>Correa spp.</i>	No	No	Yes	No
GB1	2	Honey-myrtle	<i>Melaleuca spp.</i>	No	No	Yes	No
GB1	2	Dusty Miller	<i>Spyridium parvifolium</i>	No	No	Yes	No
GB1	4	Sheoak	<i>Allocasuarina spp.</i>	No	No	Yes	No
GB1	4	Austral Indigo	<i>Indigofera australis</i>	No	No	Yes	No
GB1	4	Prickly Tea-tree	<i>Leptospermum continentale</i>	No	No	Yes	No
GB1	6	Sweet Bursaria	<i>Bursaria spinosa</i>	No	No	Yes	No
GB1	6	Hop Goodenia	<i>Goodenia ovata</i>	No	No	Yes	No
GB1	12	Baeckea	<i>Baeckea spp.</i>	No	No	Yes	No
GB3	1	Sheoak	<i>Allocasuarina spp.</i>	No	No	Yes	Yes
GB3	1	Hop Goodenia	<i>Goodenia ovata</i>	No	No	Yes	No
GB3	1	Thryptomene	<i>Thryptomene spp.</i>	No	No	Yes	No
GB3	1	Cootamundra Wattle	<i>Acacia baileyana</i>	No	No	No	No
GB3	1	Coast Banksia	<i>Banksia integrifolia subsp. Integrifolia</i>	No	No	No	Yes
GB3	1	Green Honey-myrtle	<i>Melaleuca diosmifolia</i>	No	No	No	Yes
GB3	1	Unknown species		No	No	na	Yes
GB3	1	Unknown species		No	No	na	Yes
GB3	2	Silky Oak	<i>Grevillea robusta</i>	No	No	No	Yes (2 plants)
GB3	2	Ovens Wattle	<i>Acacia pravissima</i>	No	No	No	Yes
GB3	2	Hairpin Banksia	<i>Banksia spinulosa var. cunninghamii</i>	No	No	No	Yes

Garden bed ID	No. of plants observed ¹	Common name	Scientific name	Permit requirements			
				FFG ACT ²	Clause 52.17	ES02 ³	SLO2
GB3	2	Silky Grevillea	<i>Grevillea sericea</i> subsp. <i>sericea</i>	No	No	No	Yes
GB3	2	Black Sheoak	<i>Allocasuarina littoralis</i>	No	No	Yes	Yes (1 plant)
GB3	2	Bushy Sugar Gum	<i>Eucalyptus cladocalyx</i> 'Nana'	No	No	No	Yes (2 plants)
GB3	3	Prickly Tea-tree	<i>Leptospermum continentale</i>	No	No	Yes	Yes
GB3	3	Honey-myrtle	<i>Melaleuca spp.</i>	No	No	Yes	Yes
GB3	3	Wattle	<i>Acacia spp.</i> (dead)	No	No	Yes	Yes
GB3	3	Common Cassinia	<i>Cassinia aculeata</i> subsp. <i>aculeata</i>	No	No	Yes	Yes
GB3	3	Cherry Ballart	<i>Exocarpos cupressiformis</i>	No	No	Yes	Yes
GB3	3	Weeping Bottlebrush	<i>Callistemon viminalis</i>	No	No	No	Yes
GB3	4	Hop Wattle	<i>Acacia stricta</i>	No	No	Yes	Yes
GB3	4	Black Wattle	<i>Acacia mearnsii</i>	No	No	Yes	Yes
GB3	5	Chef's Cap Correa	<i>Correa baeuerlenii</i>	No	No	No	Yes
GB3	5	Giant Honey-myrtle	<i>Melaleuca armillaris</i> subsp. <i>armillaris</i>	No	No	No	No
GB3	5	Prickly Paperbark	<i>Melaleuca styphelioides</i>	No	No	No	Yes
GB3	5	Blackwood	<i>Acacia melanoxylon</i>	No	No	Yes	Yes
GB3	6	Lemon-scented Gum	<i>Corymbia citriodora</i> subsp. <i>Citriodora</i>	No	No	No	Yes (5 plants)
GB3	11	Willow-leaf Hakea	<i>Hakea salicifolia</i> subsp. <i>Salicifolia</i>	No	No	No	No
GB3	15	Hedge Wattle	<i>Acacia paradoxa</i>	No	No	Yes	Yes (at least 2 plants)
GB3	29	Silver Wattle	<i>Acacia dealbata</i>	No	No	Yes	Yes - although some specimens may be

Garden bed ID	No. of plants observed ¹	Common name	Scientific name	Permit requirements			
				FFG ACT ²	Clause 52.17	ES02 ³	SLO2
							exempt due to trunk size or height
GB3	29	Burgan	<i>Kunzea ericoides</i> spp. agg.	No	No	Yes	Yes (at least 3 plants)
GB9a	1	Sweet Bursaria	<i>Bursaria spinosa</i>	No	No	Yes	No
GB9a	1	Glossy Abelia	<i>Abelia X grandiflora</i>	No	No	No	Yes
GB9a	1	Weeping Bottlebrush	<i>Callistemon viminalis</i>	No	No	No	Yes
GB9a	1	Pink Diosma	<i>Coleonema pulchellum</i>	No	No	No	Yes
GB9a	1	Sweet Briar	<i>Rosa rubiginosa</i>	No	No	No	Yes
GB9a	1	Coast Rosemary	<i>Westringia fruticosa</i>	No	No	No	Yes
GB9a	1	Rosemary Grevillea	<i>Grevillea rosmarinifolia</i>	No	No	No	Yes
GB9a	1	Sweet Briar	<i>Rosa rubiginosa</i>	No	No	No	Yes
GB9a	2	Velvet Cotoneaster	<i>Cotoneaster pannosus</i>	No	No	No	No
GB9a	3	Grey-leaved Euryops	<i>Euryops pectinatus</i>	No	No	No	Yes
GB9a	3	Fuchsia	<i>Fuchsia magellanica</i>	No	No	No	Yes
GB9a	4	Boneseeds	<i>Euryops chrysanthemoides</i>	No	No	No	Yes
GB9a	8	Grey-leaved Euryops	<i>Euryops pectinatus</i>	No	No	No	Yes
GB9b	1	Sweet Bursaria	<i>Bursaria spinosa</i>	No	No	Yes	No
GB9b	1	Weeping Bottlebrush	<i>Callistemon viminalis</i>	No	No	No	Yes
GB9b	1	Flowering Gum	<i>Corymbia ficifolia</i>	No	No	No	Yes
GB9b	1	Velvet Cotoneaster	<i>Cotoneaster pannosus</i>	No	No	No	No
GB9b	1	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No
GB9b	3	Pink Diosma	<i>Coleonema pulchellum</i>	No	No	No	Yes
GB9c	1	Montpellier Broom	<i>Genista monspessulana</i>	No	No	No	Yes
GB9c	3	Sweet Briar	<i>Rosa rubiginosa</i>	No	No	No	Yes

Garden bed ID	No. of plants observed ¹	Common name	Scientific name	Permit requirements			
				FFG ACT ²	Clause 52.17	ES02 ³	SLO2
GB9d	Approx. 15 plants	Pink Diosma	<i>Coleonema pulchellum</i>	No	No	No	Yes - although some specimens may be exempt due to trunk size or height
GB12	1	Silver Wattle	<i>Acacia dealbata</i>	No	No	Yes	Yes
GB12	1	Ovens Wattle	<i>Acacia pravissima</i>	No	No	No	Yes
GB12	1	Weeping Bottlebrush	<i>Callistemon viminalis</i>	No	No	No	Yes
GB12	1	Cherry Plum	<i>Prunus cerasifera</i>	No	No	No	No
GB12	1	Sweet Briar	<i>Rosa rubiginosa</i>	No	No	No	No
GB12	1	Showy Honey-myrtle	<i>Melaleuca nesophila</i>	No	No	No	Yes
GB12	1	Unknown species		No	No	na	Yes

¹ As per Landserv (2014), where the number of plants recorded is 'multiple plants' a nominal figure of 5 plants was used to calculate the total number of specimens impacted.

² FFG Act Protected species which have been planted with lawfully obtained stock do not require a permit for removal under the FFG Act.

³ The species of some specimens was unknown; therefore, it is uncertain whether these specimens would be subject to the ESO.



Former Boronia Heights College Residential Rezoning Transport Impact Assessment

Client // Department of Treasury and Finance
Office // VIC
Reference // V127690
Date // 27/06/2017

Former Boronia Heights College Residential Rezoning Transport Impact Assessment

Issue: B 27/06/2017

Client: Department of Treasury and Finance
Reference: V127690
GTA Consultants Office: VIC

Quality Record

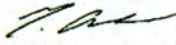
Issue	Date	Description	Prepared By	Checked By	Approved By	Signed
A	05/06/17	Final	Jordan Smith	Neale McCracken	Jason Sellars	
B	27/06/17	Final	Jordan Smith	Neale McCracken	Jason Sellars	

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1. Introduction

1.1 Background & Proposal

The former Boronia Heights College site in Boronia is to be rezoned to allow for residential uses. The land is currently zoned as Public Use – Education (PUZ2).

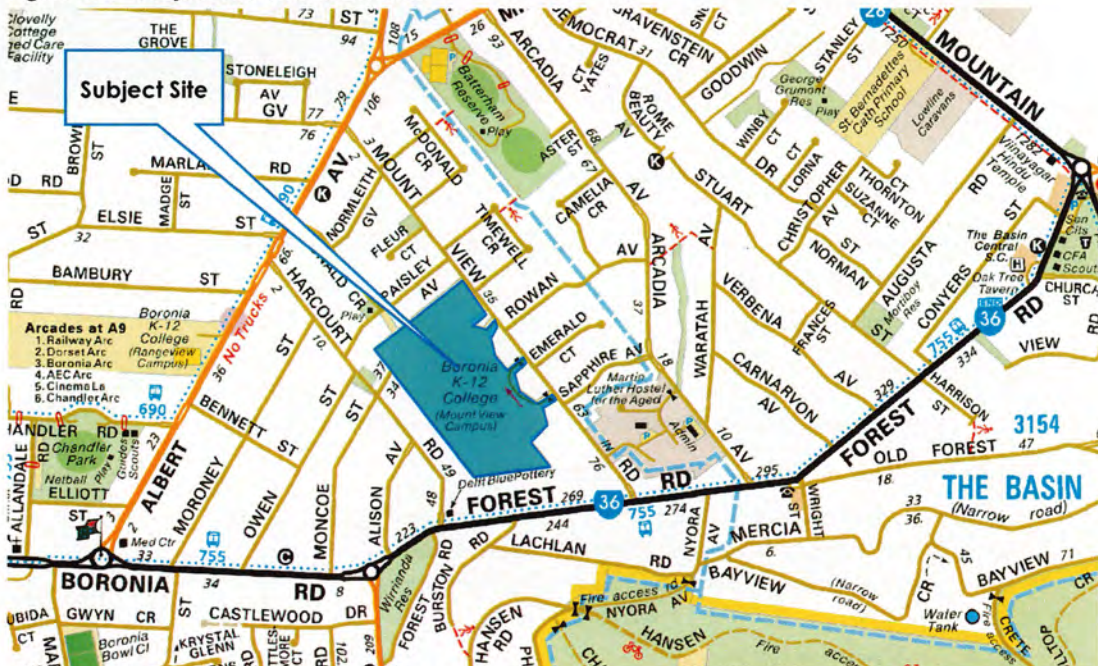
GTA Consultants (GTA) was commissioned by the Department of Treasury and Finance in April 2017 to undertake a high-level transport impact assessment of the proposed rezoning.

1.2 Subject Site

The Boronia Heights College Mount View Campus site is bound by Mount View Road to the northeast, Paisley Avenue to the northwest, Harcourt Road to the west and Forest Road to the south. Residential properties generally border the site between each road frontage.

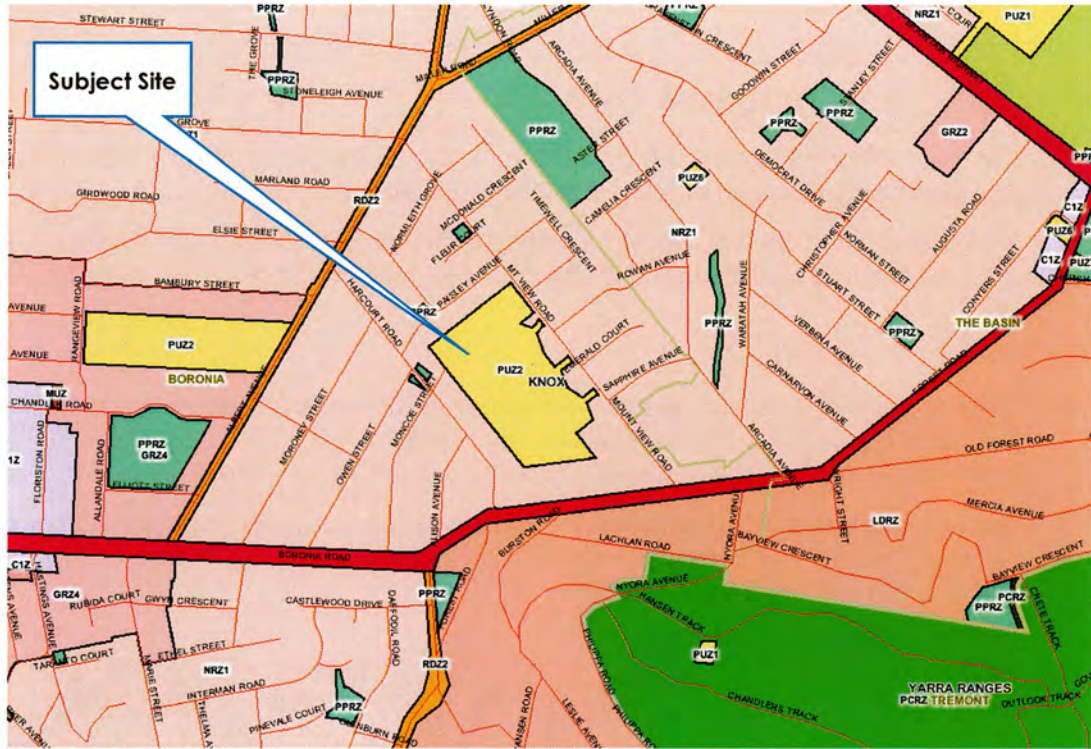
The surrounding properties are predominately residential in nature, excluding the land occupied by the subject site. The location of the subject site and the surrounding environs is shown in Figure 1.1, and the land zoning is shown in Figure 1.2.

Figure 1.1: Subject Site and its Environs



(Reproduced with Permission from Melway Publishing Pty Ltd)

Figure 1.2: Land Zoning Map



(Reproduced from Land Channel web site)

1.3 Purpose of this Report

The report sets out an assessment of the anticipated traffic and transport implications of the proposed rezoning, including:

- i Potential access opportunities to the site.
- ii The anticipated development generated traffic.
- iii The acceptability of the traffic impacts of the proposed development, including the need for mitigating road works and appropriate vehicular access.

The report also includes recommendations for:

- i Improving pedestrian and bicycle access arrangements to the site.
- ii Car parking provision for residents and their visitors.
- iii Adequate waste collection access to residential lots.

1.4 References

In preparing this report, reference has been made to the following:

- o Knox Planning Scheme
- o Knox City Council Road Management Plan
- o traffic surveys undertaken by GTA as referenced in the context of this report
- o an inspection of the site and its surrounds
- o other documents as nominated.

2. Existing Conditions

2.1 Road Network

2.1.1 Surrounding Roads

Mount View Road

Mount View Road is a local collector road (Council controlled). It is a two-way road aligned in a northwest – southeast direction and configured with a two-lane, 7.5m wide carriageway set within a 15m wide road reserve (approximately). Kerbside car parking is permitted.

Mount View Road is shown in Figure 2.1 and Figure 2.2.

Figure 2.1: Mount View Road (Looking North)



Figure 2.2: Mount View Road (Looking South)



Paisley Avenue

Paisley Avenue is a local access road (Council controlled). It is a two-way road aligned in a northeast – southwest direction and configured with a two-lane, 7m wide carriageway set within a 15m wide road reserve (approximately). Kerbside car parking is permitted.

Paisley Avenue is shown in Figure 2.3 and Figure 2.4.

Figure 2.3: Paisley Avenue (Looking East)



Figure 2.4: Paisley Avenue (Looking West)



Harcourt Road

Harcourt Road is a local access road (Council controlled). It is a two-way road aligned in a northwest – southeast direction and configured with a two-lane, 7m wide carriageway set within a 15m wide road reserve (approximately). Kerbside car parking is permitted.

Harcourt Avenue is shown in Figure 2.5 and Figure 2.6.

Figure 2.5: Harcourt Road (Looking North)



Figure 2.6: Harcourt Road (Looking South)



Forrest Road

Forrest Road is an arterial road located within a Road Zone (Category 1) in the Knox Planning Scheme and is controlled by VicRoads. It is a two-way road aligned in an east-west direction with a 10.5m wide carriageway set within a 30m wide road reserve (approximately). There are line marked bicycle lanes on both sides of the road.

The road carries approximately 11,000¹ vehicles per day. Kerbside car parking is permitted.

Forrest Road is shown in Figure 2.7 and Figure 2.8.

Figure 2.7: Forrest Road (Looking East)



Figure 2.8: Forrest Road (Looking West)

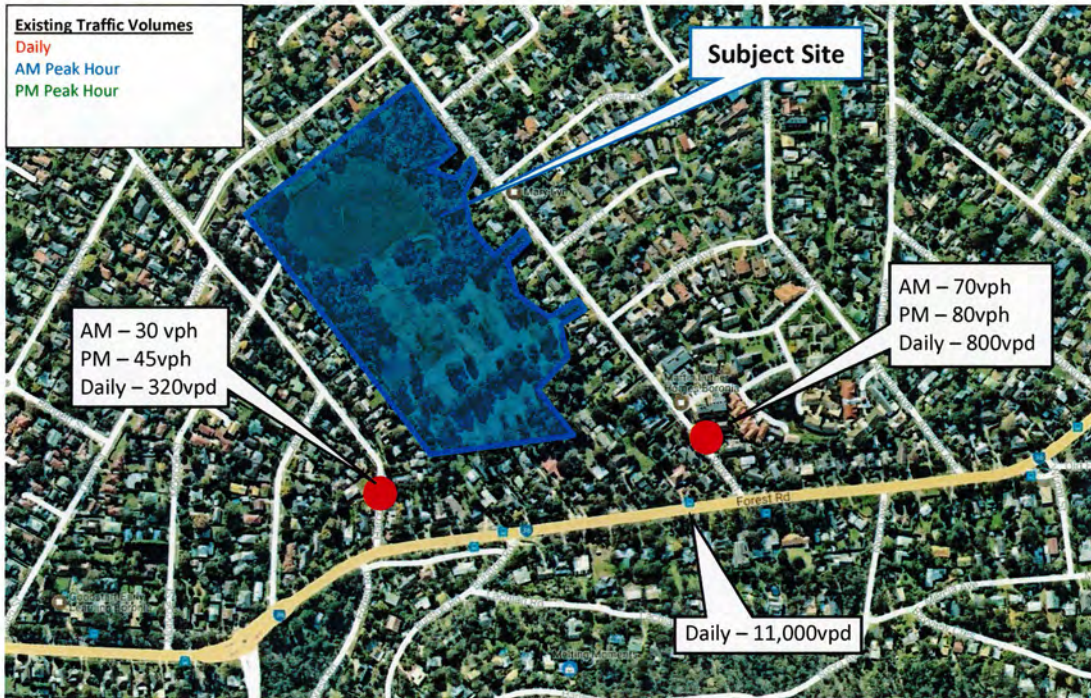


2.1.2 Traffic Volumes

GTA commissioned weeklong pneumatic tube count traffic surveys on Harcourt Road and Mount View Road between Wednesday 24 May 2017 and Tuesday 30 May 2017. The existing peak hour and daily traffic volumes on both roads are outlined in Figure 2.9.

¹ Based on 2017 AADT data available from the VicRoads online open data portal.

Figure 2.9: Existing Daily and Peak Hour Traffic Volumes



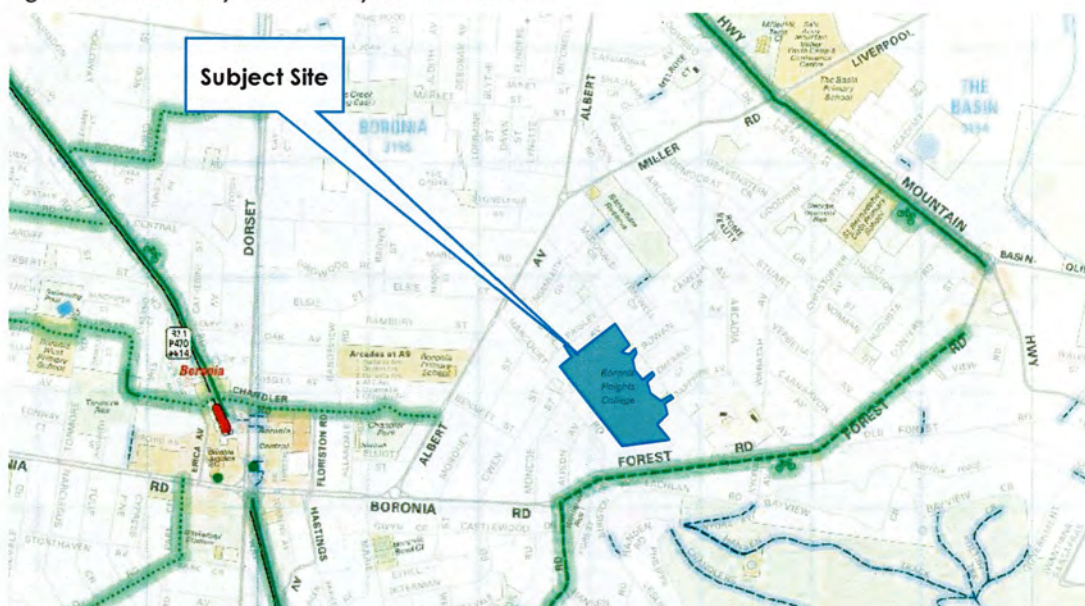
2.1.3 Pedestrian Infrastructure

Sealed pedestrian paths are located on all roads surrounding the subject site.

2.1.4 Bicycle Infrastructure

Forest Road and Albert Road are nominated bicycle routes in VicRoads Principle Bicycle Network. These routes provide connections to the wider bicycle network. Figure 2.10 shows the constructed bicycle paths and lanes in the surrounding Knox area, as recognised by Knox City Council.

Figure 2.10: Knox City Council Bicycle Path Network



2.2 Public Transport

Figure 2.11 shows the subject site in relation to existing public transport routes within its vicinity, whilst Table 2.1 summarises the road based routes and major destinations that can be reached using these services.

Figure 2.11: Public Transport Map



Table 2.1: Public Transport within the vicinity of the site

Service	Route Nos	Route Description	Distance to Nearest Stop (m)	Significant Destinations	Frequency On/Off Peak
Bus	755	Bayswater – Knox City	400m	Bayswater, The Basin, Boronia, Ferntree Gully, Knox	30 mins
	690	Croydon – Boronia	800m	Croydon, Kilsyth, Canterbury Gardens, Kilsyth South, Boronia	30/40 mins

In addition to road based public transport, Boronia train station on the Belgrave line is located approximately 2km from the site.

3. Indicative Development

3.1 Potential Residential Development

The Government has listed the College site among five sites that could be used to deliver social housing. For the purposes of this report it has been assumed that around 90 dwellings could be developed on the site. This is considered a conservative on the high side estimate.

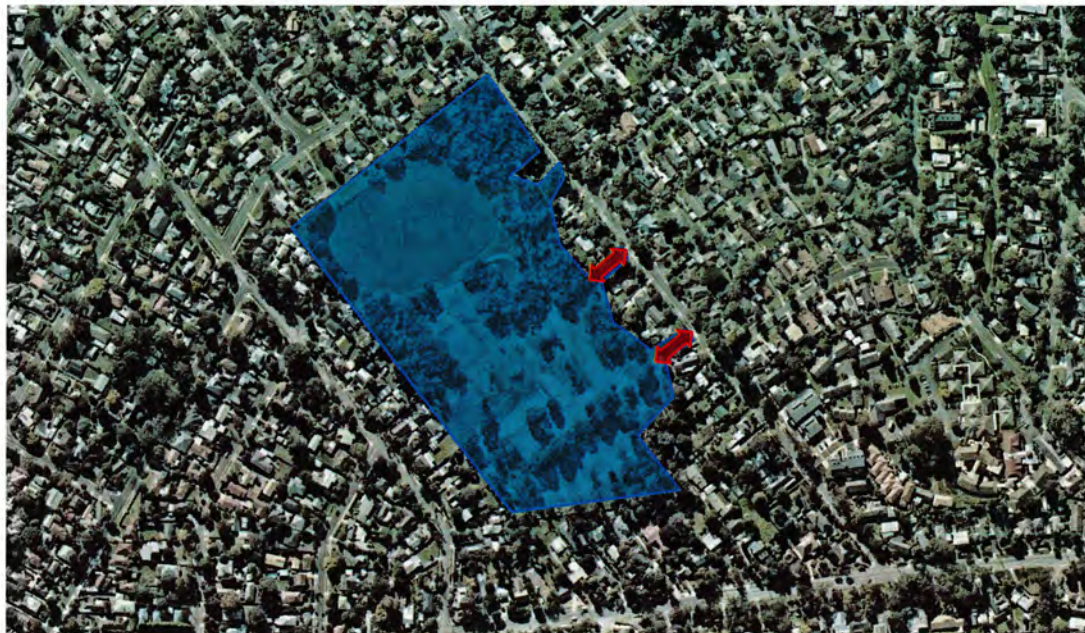
3.2 Potential Vehicle Access Points

In determining the vehicle access points to the site, the following site characteristics have been considered:

- o The location of vegetation/recreational parkland.
- o The remaining site access points to the College.
- o Other access points which do not impact on existing residential dwellings or rely on any third-party land nearby.
- o Surrounding roads and nearby intersections.
- o Traffic expected to be generated by the indicative development.

Due to the location of existing vegetation and the potential to retain the sports oval within the site, site access opportunities appear to be limited to the two existing accesses on Mount View Road that previously served the College car park. Potential site access points are shown below in Figure 3.1.

Figure 3.1: Potential Site Access Points



While a proposed residential development on the site could be served by two accesses, it could just as readily be served by a single point of access. It is noted that a single point of access could serve up to 100 houses if provided with a 7.0m wide carriageway; however, the carriageway width could be reduced to around 6.0m if serving fewer than 50 houses.

If the indicative development was to be accessed from a single location, it is recommended that the southern-most access on Mount View Road be chosen. This is due to intersection spacing between it and the nearby Sapphire Avenue being larger than the next site access to the north and its lesser spacing to Emerald Court.

3.3 Internal Road Network Design

3.3.1 Overview

The internal road network should be designed in accordance with the requirements of Clause 56 of the Knox Planning Scheme, whilst also having regard to the Knox City Council Road Management Plan, and the Victorian Planning Authority (VPA) – Precinct Structure Plan (PSP) Design Guides. It is anticipated that this matter will be considered more fully at any planning permit stage.

Clause 56.06-08 Knox Planning Scheme

Clauses 56.06-08 of the Knox Planning Scheme provides details for the design of roads and neighbourhood streets within new residential subdivisions.

In addition to individual lot access and crossover requirements, the Clause also provides guidance on a roads configuration based on its proposed role in the road hierarchy. On the basis of likely traffic generation values, the formation of the internal road network using 'Access Streets' and 'Access Places' is considered an appropriate approach. For reference, 'Access Streets' and 'Access Places' have daily indicative traffic volume limits of up to 2,000 and up to 1,000 vehicles per day respectively.

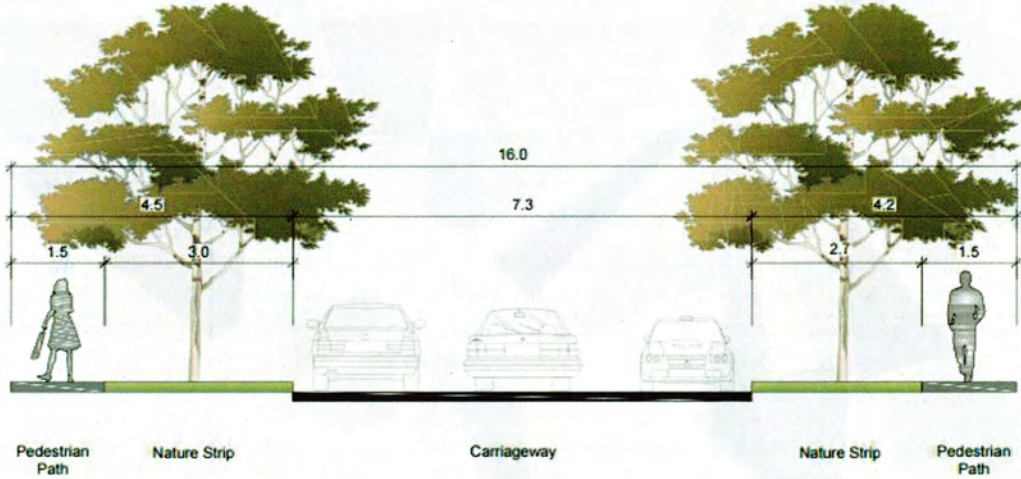
Knox City Council Road Management Plan

The Knox City Council Road Management Plan provides guidance for the classification of roads based on daily traffic volumes. Adopting these limits for new streets in this subdivision, the provision of 'Access Roads' is considered to be appropriate. As guided by Clause 56.06-08, these local roads have daily traffic volumes of up to 2,000 vehicles per day.

VPA – PSP Guidelines

The VPA Precinct Structure Plan (PSP) guidelines provide guidance on the classification of roads based on daily traffic volumes. These guidelines suggest that the provision of streets similar to the VPA 'Access Place/Access Street Level 1' is considered appropriate. A general cross section is shown in Figure 3.2.

Figure 3.2: Access Place/Access Street Level 1 (16.0m Road Reserve) <2,000 vehicles per day



Source VPA PSP Guidelines

3.4 Summary

Based on the foregoing discussions, it is evident that the road types outlined in Clause 56.06 of the Knox Planning Scheme are similar to those outlined in the Knox City Council Road Management Plan and the VPA PSP guidelines.

None of the roads in the indicative development layout are expected to exceed the maximum functional daily traffic volumes outlined in earlier sections of this report.

4. Potential Traffic Impact

4.1 Indicative Traffic Generation

An assessment of traffic generation for the former Boronia Heights College and the indicative 90 dwelling residential development has been undertaken. This assessment presents a comparison between the potential impact that the indicative residential development will have on the surrounding road network compared to the former College.

4.1.1 Boronia Heights College

In order to determine an appropriate traffic generation of the former Boronia Heights College, traffic survey information obtained from similar land uses throughout metropolitan Melbourne has been reviewed. The survey data sources and resulting traffic generation values are shown in Table 4.1

Table 4.1: Traffic Generation Rates for Schools

School Name	Location	Size	Traffic Generation Rate per Student	
			AM Peak	PM Peak
Heatherton Christian College	Heatherton	88 students	1.05	1.07
Sohpia Munder Steiner School	Abbotsford	334 students	0.80	0.58
Eltham College	Research	1,057 students	0.40	0.39
Hillcrest Christian College Ayr Hill Campus	Clyde North	600 students	0.49	0.32
Penleigh & Essendon Grammar School	Keilor East	1,000 students	0.92	0.59
Heatherton Christian College	Clarinda	214 students	0.72	0.74
Aitken College	Greenvale	1,207 students	0.87	0.53

Based on the above assessment, the generation rates of the former College during the weekday AM peak period are expected to be between 0.4 and 1.05 vehicle movements per student, and during the weekday PM peak period between 0.39 and 1.07 vehicle movements per student.

For the purposes of this assessment, the daily traffic generation rate has been estimated using the sum of the peak hour traffic generation rates and applying a factor of 1.2. This is considered to be a conservatively low factor for comparing the like-for-like impact of the daily trip generation of the previous school to the proposed residential development zoning.

Table 4.2 shows the estimated upper and lower limit traffic generation of the former College, which previously accommodated 364 students.

Table 4.2: Boronia Heights College Upper and Lower Traffic Generation Estimates

Student Population	Empirical Generation Rates		Traffic Generation Estimates		Total Daily Movements
	AM	PM	AM	PM	
364 students	0.4	0.39	146vph	142vph	346vpd
	1.05	1.07	382vph	389vph	925vpd

vph denotes vehicles per hour vpd denotes vehicles per day.

Based on the above empirical assessment, the former College could have generated between 142 and 389 peak hour vehicle movements, and between 346 and 925 daily vehicle movements.

4.1.2 Indicative Residential Development

Guidance on an appropriate traffic generation rate for a potential residential development on the site has been sought from the Victorian Integrated Survey of Travel and Activity 2009 (VISTA09). This source suggests a traffic generation rate of 6.7 vehicle movements per day for dwellings within the Knox local government area (LGA). Peak hour rates are typically 10% of daily rates; resulting in an average peak hour traffic generation of 0.67 vehicle movements per dwelling.

For the purposes of this assessment, a peak hour and daily traffic generation of 0.7 and 7.0 vehicle movements per dwelling have been adopted respectively. The resulting traffic generation for the indicative upper limit of 90 dwellings is shown in Table 4.3.

Table 4.3: Estimated Residential Traffic Generation Rates

No. of Dwellings	Design Generation Rates		Traffic Generation Estimates	
	Peak Hour	Daily	Peak Hour	Daily
90 dwellings	0.7	7.0	63vph	630vpd

vph denotes vehicles per hour.

vpd denotes vehicles per day.

As presented in Table 4.3, the indicative development could potentially generate in the order of 63 vehicle movements during the weekday AM and PM peak hour periods and 630 daily vehicle movements.

4.2 Traffic Distribution and Assignment

Traffic is expected to split evenly in the north/south directions on Mount View Road. This is based on the accessibility of the arterial road network to the south and the employment opportunities to the north.

4.3 Potential Traffic Impact

Surveys were conducted from Wednesday 24 May 2017 to Tuesday 30 May 2017 to ascertain the number of vehicles currently using Mount View Road. During this period, Mount View Road had a maximum traffic volume of approximately 800 vehicle movements per day, and a maximum of 80 vehicle movements in the peak hours.

A comparative assessment between the existing peak hour and daily traffic volumes on Mount View Road, those that likely existed when the College was operational and those that could be expected with the indicative residential development, is presented in Table 4.4.

Table 4.4: Comparative of Potential Vehicle Movements on Mount View Road

Scenario	Two-Way Traffic Volumes		
	AM Peak Hour	PM Peak Hour	Daily
Existing	80vph	80vph	800vpd
With College	153vph – 271 vph	151 vph – 275vph	973vpd – 1,263vpd
with Indicative Residential Development	112vph	112vph	1,115vpd

vph denotes vehicles per hour vpd denotes vehicles per day.

It is estimated that the indicative residential development will generate fewer peak hour vehicle movements than the former College. It is also estimated that the indicative residential development could generate a comparable number of daily traffic movements to the former College.

Post development, Mount View Road could be expected to carry 1,115 vehicles per day at any one point on the road (800 existing vehicle movements + 315 vehicles from the residential development and assuming a 50% north/50% south distribution split).

The Knox City Council Road Management Plan identifies Mount View Road as a 'Collector Road' with an expected functional daily traffic volume capacity of 6,000 vehicles per day. The estimated post development daily traffic volume on Mount View Road sits comfortably below this theoretical capacity.

4.4 Summary

Based on the above assessment, the indicative residential development is expected to generate fewer peak hour vehicle movements than the former College and comparable daily traffic volumes.

Furthermore, post development daily traffic volumes on Mount View Road are expected to remain comfortably below the theoretical daily capacity of a 'Collector Road'.

It is considered that the traffic from the indicative residential development could not be expected to materially impact on the performance and safety of the surrounding road network.

5. Other Matters

5.1 Car Parking Requirements

The provision and design of car parking should be in accordance with Clause 52.06 of the Knox Planning Scheme.

It is expected that the resident car parking would be provided within individual garages/car ports, with residential visitor car parking provided kerbside of the internal roads or within angled off-street car parking spaces.

5.2 Waste Collection

It is anticipated that waste will be stored within each individual lot and brought kerbside for collection as part of Council's regular service. The internal road network should be designed to accommodate Council's typical waste collection vehicle.

5.3 Emergency Vehicles

The internal road layout should be designed so that emergency vehicle access is available to any part of the development. Specifically, the internal road network should be designed to accommodate vehicles of a size up to and including 9.8m long fire trucks.

5.4 Bicycle Facilities

The indicative residential development is not expected to generate a statutory bicycle parking requirement. It is recommended that any garages and car ports provided with dwellings have sufficient dimensions to accommodate a resident's bicycle.

5.5 Pedestrian Facilities

Pedestrian footpaths with a minimum width of 1.5m should be provided on at least one side of the internal roads. The use of shared spaces (i.e. where pedestrians and vehicles occupy the same space but with priority to pedestrians) would be considered acceptable on those parts of the road network expected to carry low traffic volumes.

6. Conclusion

6

Based on the analysis and discussions presented within this report, the following conclusions are made:

- i The indicative residential development delivering up to 90 dwellings could be expected to generate up to 63 vehicle movements during peak hours and up to 630 movements over the course of a day.
- ii When compared to the former College, the indicative residential development would generate fewer peak hour vehicle movements and a comparable number of daily vehicle movements.
- iii The traffic from the indicative residential development could not be expected to materially impact on the performance and safety of the surrounding road network.
- iv The internal road layout should be designed in accordance with Clause 56.06-08 of the Knox Planning Scheme, whilst having regard to the Knox City Council Road Network Management Plan and the VPA PSP Guidelines. The design of the internal roads should also have regard to access by waste collection and emergency vehicles.
- v The provision and design of car parking for the indicative residential development should be in accordance with Clause 52.06 of the Knox Planning Scheme.

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3. Existing planning provisions

36.01
23/09/2011
VC77

PUBLIC USE ZONE

Shown on the planning scheme map as **PUZ** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To recognise public land use for public utility and community services and facilities.

To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

36.01-1
23/09/2011
VC77

Table of uses

Section 1 - Permit not required

Use	Condition
Railway	
Railway station	The total leasable floor area for the selling of food, drink and other convenience goods and services must not exceed 50 square metres.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.
Any other use	The use must be for the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map. The use must be carried out by or on behalf of the public land manager.

Section 2 - Permit required

Use	Condition
------------	------------------

Section 3 - Prohibited

Use
Nil

36.01-2
19/01/2006
VC37

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1. This does not apply to navigational beacons and aids.
- Subdivide land.

36.01-3 Application requirements

19/01/2006
VC37

An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use or development.

36.01-4 Decision guidelines

19/01/2006
VC37

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The comments of any Minister or public land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

36.01-5 Permit not required

19/01/2006
VC37

A permit is not required to use land, or to construct a building or construct or carry out works on land, listed in a schedule to this zone, provided any condition in the schedule is complied with.

36.01-6 Table of public land use

19/01/2006
VC37

Shown on the planning scheme map	Purpose of public land use
PUZ1	Service & Utility
PUZ2	Education
PUZ3	Health & Community
PUZ4	Transport
PUZ5	Cemetery/Crematorium
PUZ6	Local Government
PUZ7	Other public use

36.01-7 Advertising signs

15/12/2008
VC50

Advertising sign requirements are at Clause 52.05. This zone, except for the PUZ4 (Transport), is in Category 4 unless a different requirement is specified in the schedule to this zone.

For land within the PUZ4 (Transport), the category of advertising control which applies is the category which applies to the adjoining zone nearest to the land. If land is equidistant from two or more adjoining zones, the least restrictive category applies.

Where the Road Zone is the nearest adjoining zone, a permit is required to display a sign.

Note: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

08/08/2013
C93

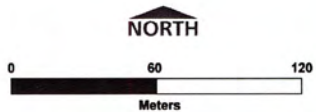
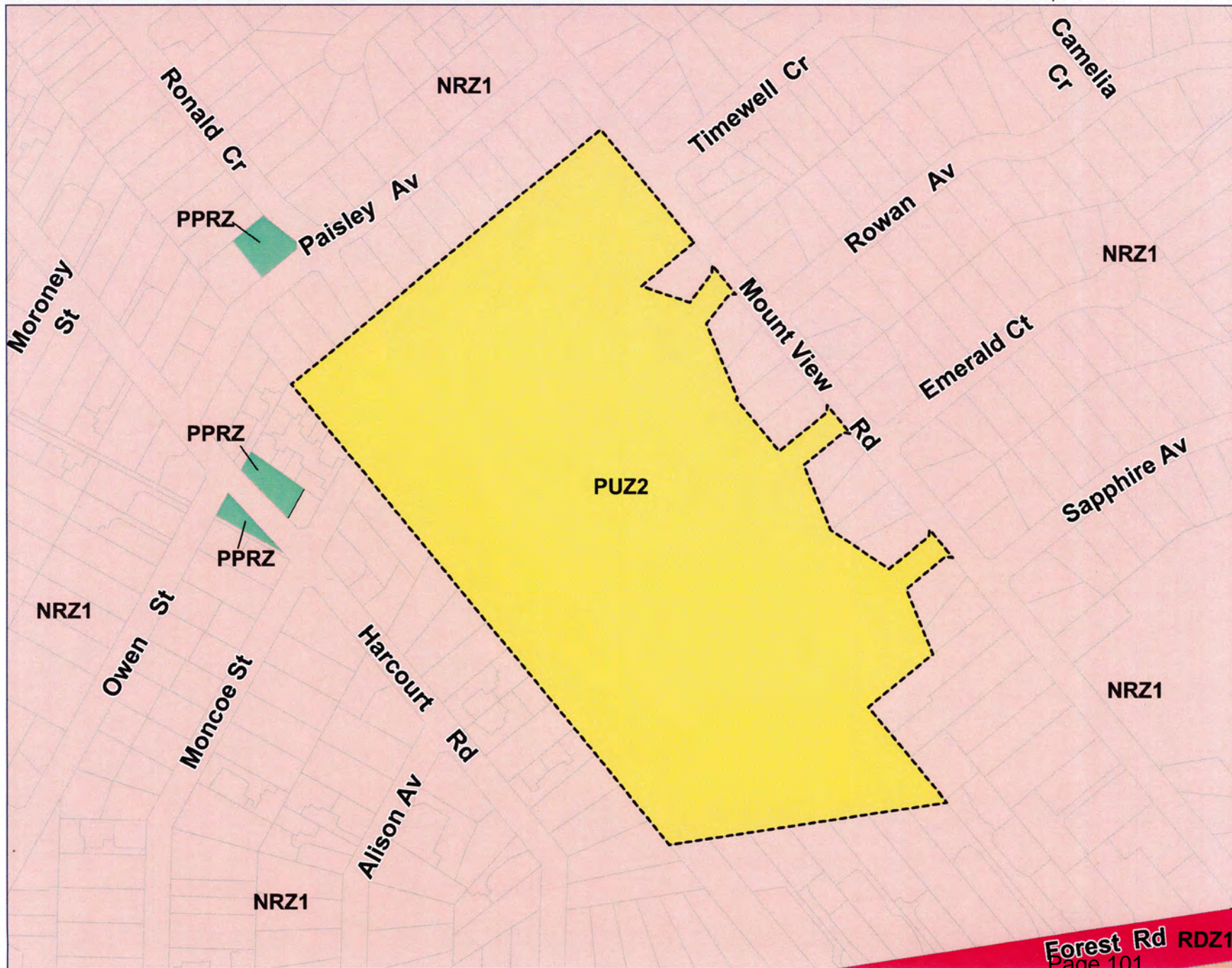
SCHEDULE TO THE PUBLIC USE ZONE

Public land	Use or development	Conditions
None specified		

Land	Advertising Sign Category
Stamford Park Homestead	3

Mount View St, Boronia Site - Current Planning Scheme Zones

-  Mount View St Site
-  Property Boundary
-  Neighbourhood Residential Zone
-  Public Use Zone - Education
-  Public Park and Recreation Zone
-  Road Zone Category 1



Planning Information Services
Print Date: 01/03/2017
MapID: GIS 99-Site29-102

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43.02 DESIGN AND DEVELOPMENT OVERLAY

19/01/2006
VC37

Shown on the planning scheme map as **DDO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

43.02-1 Design objectives

19/01/2006
VC37

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

43.02-2 Buildings and works

19/01/2006
VC37

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.
 - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

43.02-319/01/2006
VC37**Subdivision****Permit requirement**

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

43.02-419/01/2006
VC37**Advertising signs**

Advertising sign controls are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

43.02-519/01/2006
VC37**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

Notes: *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

17/03/2016
C131

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

DANDENONG FOOTHILLS: FOOTHILLS BACKDROP AND RIDGELINE AREA

1.0

09/11/2006
C40

Design objectives

- To ensure that residential development reflects the existing subdivision character of the area.
- To ensure that lots are large enough to accommodate development, while retaining natural or established vegetation cover and providing substantial areas for planting and revegetation to occur.
- To minimise site coverage and impervious surface cover to protect environmental values and minimise the visual dominance of development.

2.0

09/11/2006
C40

Buildings and works

The following requirements apply to development:

- The site area covered by buildings must not exceed 40%.
- The site area covered by buildings and impervious surfaces must not exceed 60%.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

3.0

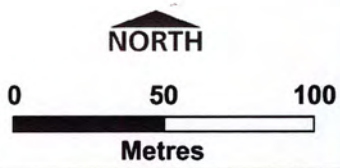
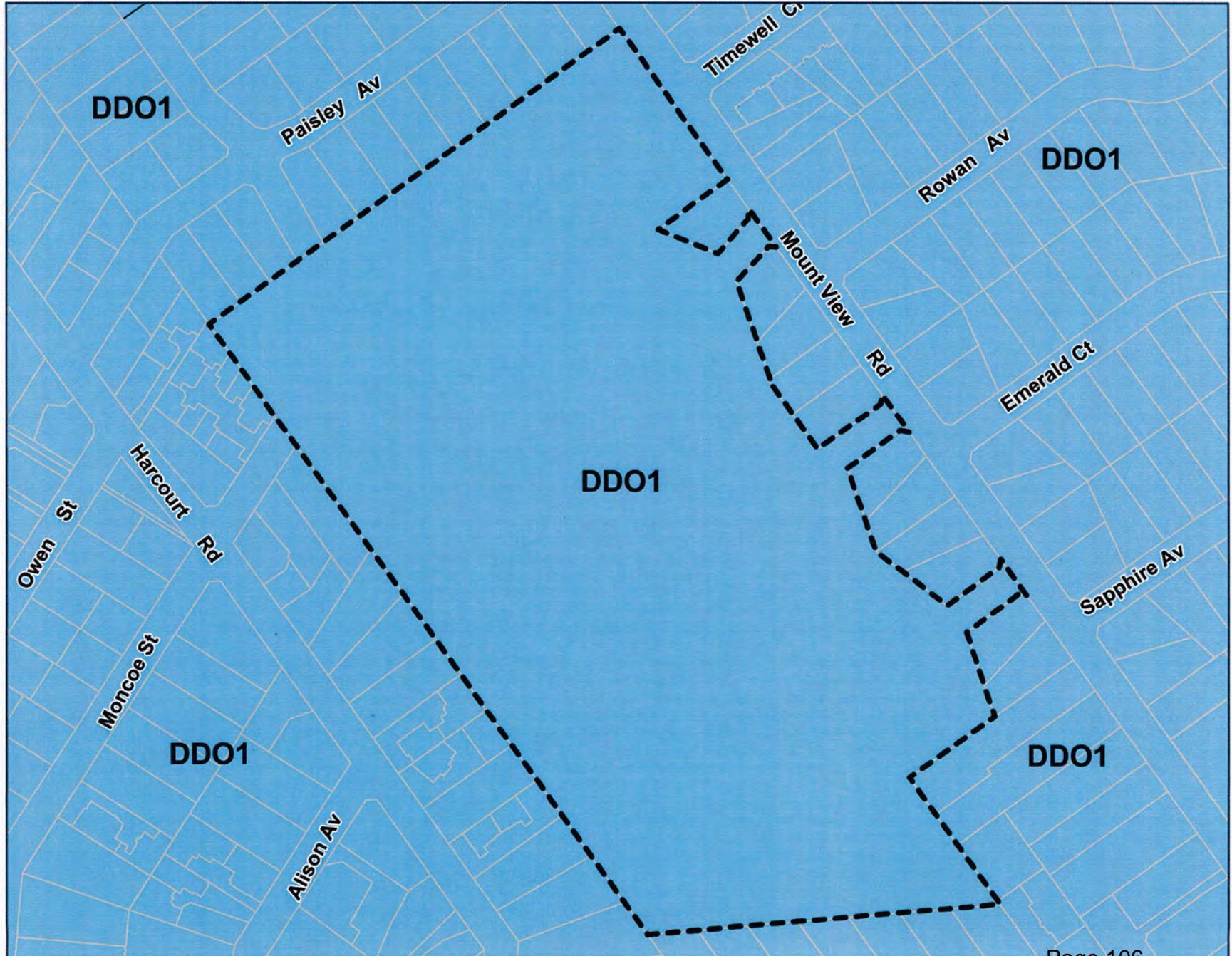
17/03/2016
C131

Subdivision

Land in the Neighbourhood Residential Zone must not be subdivided into lots less than 1,000 square metres.

A permit cannot be granted to subdivide land which is not in accordance with this requirement unless the subdivision is in accordance with a permit that was granted on or before 31 October 2006 for development of more than one dwelling (not a dependent person's unit) on a lot.

-  Mount View St Site
-  Current Design and Development Overlay
-  Property Boundaries



42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

02/04/2015
VC124

Shown on the planning scheme map as **ESO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas where the development of land may be affected by environmental constraints.

To ensure that development is compatible with identified environmental values.

42.01-1 Environmental significance and objective

19/01/2006
VC37

A schedule to this overlay must contain:

- A statement of environmental significance.
- The environmental objective to be achieved.

42.01-2 Permit requirement

15/09/2008
VC49

A permit is required to:

- Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Construct a fence if specified in a schedule to this overlay.
- Construct bicycle pathways and trails.
- Subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.
 - If the table to Clause 42.01-3 specifically states that a permit is not required.
 - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

42.01-3 Table of exemptions

02/04/2015
VC124

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:	
Bracken	<ul style="list-style-type: none"> ▪ The vegetation is bracken (<i>Pteridium esculentum</i>) which has naturally established or regenerated on land lawfully cleared of naturally established vegetation. <p>This exemption does not apply to land on which vegetation has been cleared or otherwise destroyed or damaged as a result of flood, fire or other natural disaster.</p>
Crown land	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped on Crown land and by a person acting under and in accordance with an authorisation order made under sections 82 or 84 of the <i>Traditional Owner Settlement Act 2010</i>.

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:

Emergency works	<ul style="list-style-type: none"> ▪ The vegetation presents an immediate risk of personal injury or damage to property and only that part of vegetation which presents the immediate risk is removed, destroyed or lopped. ▪ The vegetation is to be removed, destroyed or lopped by a public authority or municipal council to create an emergency access or to enable emergency works.
Fire protection	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped for the making of a fuelbreak by or on behalf of a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forest and Lands Act 1987</i>). The maximum width of a fuelbreak must not exceed 40 metres. ▪ The vegetation is to be removed, destroyed or lopped for fire fighting measures, fuel reduction burning, or the making of a fuel break up to 6 metres wide. ▪ The vegetation is ground fuel within 30 metres of a building. ▪ The vegetation is to be removed, destroyed or lopped in accordance with a fire prevention notice under: <ul style="list-style-type: none"> • Section 65 of the <i>Forests Act 1958</i>. • Section 41 of the <i>Country Fire Authority Act 1958</i>. • Section 8 of the <i>Local Government Act 1989</i>. ▪ The vegetation is to be removed, destroyed or lopped to keep the whole or any part of any vegetation clear of an electric line in accordance with a code of practice prepared under Part 8 of the <i>Electricity Safety Act 1998</i>. ▪ The vegetation is to be removed, destroyed or lopped in accordance with any code of practice prepared in accordance with Part 8 of the <i>Electricity Safety Act 1998</i> in order to minimise the risk of bushfire ignition in the proximity of electricity lines. ▪ The vegetation is to be removed, destroyed or lopped to reduce fuel loads on roadsides to minimise the risk to life and property from bushfire of an existing public road managed by the relevant responsible road authority (as defined by the <i>Road Management Act 2004</i>) in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forest and Lands Act 1987</i>).
Geothermal energy exploration and extraction	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of geothermal energy exploration or extraction in accordance with the <i>Geothermal Energy Resources Act 2005</i>.
Greenhouse gas sequestration exploration	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of geothermal energy exploration or extraction in accordance with the <i>Greenhouse Gas Geological Sequestration Act 2008</i>.
Greenhouse gas sequestration	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of geothermal energy exploration or extraction in accordance with the <i>Greenhouse Gas Geological Sequestration Act 2008</i>.
Land management notices	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to comply with land management notice issued under the <i>Catchment and Land Protection Act 1994</i>.

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:

Land use conditions	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to comply with a land use condition served under the <i>Catchment and Land Protection Act 1994</i>.
Mineral Exploration	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to enable the carrying out of Mineral exploration.
Mineral extraction	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to enable the carrying out of Mineral extraction in accordance with a work plan approved under the <i>Mineral Resources (Sustainable Development) Act 1990</i> and authorised by a work authority granted under that Act.
Noxious weeds	<ul style="list-style-type: none"> The vegetation is a noxious weed the subject of a declaration under section 58 or section 58A of the <i>Catchment and Land Protection Act 1994</i>. This exemption does not apply to Australian Dodder (<i>Cuscuta australis</i>).
Pest animal burrows	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to enable the removal of pest animal burrows. In the case of native vegetation the written agreement of an officer of the Department responsible for administering the <i>Flora and Fauna Guarantee Act 1988</i> is required before the vegetation can be removed, destroyed or lopped.
Planted vegetation	<ul style="list-style-type: none"> The vegetation has been planted or grown as a result of direct seeding for Crop raising or Extensive animal husbandry.
Railways	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to maintain the safe and efficient function of an existing railway or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forest and Lands Act 1987</i>).
Regrowth	<ul style="list-style-type: none"> The vegetation is regrowth which has naturally established or regenerated on land lawfully cleared of naturally established vegetation and is within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation. This exemption does not apply to land on which vegetation has been cleared or otherwise destroyed or damaged as a result of flood, fire or other natural disaster.
Road safety	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to maintain the safe and efficient function of an existing public road managed by the relevant responsible road authority (as defined by the <i>Road Management Act 2004</i>) in accordance with the written agreement of the Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forest and Lands Act 1987</i>).

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:

- Stone exploration**
- The vegetation is to be removed, destroyed or lopped to enable the carrying out of the Stone exploration.
- The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:
- 1 hectare of vegetation which does not include a tree.
 - 15 trees if each tree has a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.
 - 5 trees if each tree has a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- This exemption does not apply to vegetation to be removed, destroyed or lopped to enable costeaning and bulk sampling activities.
-
- Stone extraction**
- The vegetation is to be removed, destroyed or lopped to enable the carrying out of Stone extraction in accordance with a work plan approved under the *Mineral Resources (Sustainable Development) Act 1990* and authorised by a work authority granted under that Act.
-
- Surveying**
- The vegetation is to be removed, destroyed or lopped for establishing sight-lines for the measurement of land by surveyors in the exercise of their profession, and if using hand-held tools.
-

42.01-4

18/11/2011
VC83

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The statement of environmental significance and the environmental objective contained in a schedule to this overlay.
- The need to remove, destroy or lop vegetation to create defensible space to reduce the risk of bushfire to life and property.
- Any other matters specified in a schedule to this overlay.

Notes:

Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

11/04/2013
C49**SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO2**.

SITES OF BIOLOGICAL SIGNIFICANCE**1.0**11/04/2013
C49**Statement of environmental significance**

The area covered by this schedule includes a range of sites of biological significance identified in '*Sites of Biological Significance in Knox – 2nd Edition*,' 2010. Their protection and appropriate management is of particular importance for the maintenance of both Knox's and Victoria's biodiversity. The area covered by this overlay is 26.83 square kilometres or 23.5% of the Knox municipality.

Knox values all areas of remnant and revegetated indigenous vegetation, there being less than 5% of the original cover remaining.

In this schedule, the term 'indigenous' refers to species that are native to Knox.

The extent and condition of many of the sites of biological significance is in decline. A key threat is development, mainly in the form of building, works and subdivision and the accumulation of many small decisions to clear vegetation.

The areas covered by this overlay include some of the most significant indigenous remnant vegetation in Knox. The indigenous vegetation along the waterways currently forms important riparian and wildlife corridors, providing protection to the waterway and to water quality. The indigenous vegetation on the slopes, particularly the higher or steeper areas, provides terrestrial habitat and land stability.

Significant attributes of this area (collectively) include:

- Remnant indigenous vegetation belonging to Ecological Vegetation Classes (EVCs) that are regionally endangered or vulnerable.
- Plant species that are threatened in Knox or more widely.
- Native fauna (including invertebrates) that are uncommon, rare or threatened in the Melbourne or wider area.
- Habitat features, such as tree hollows, food plants and even open pastures and grasslands that are used by uncommon, rare or threatened native fauna.
- Streams, wetlands (including ephemeral) and riparian vegetation that retain a natural ecological function, including habitat for native fish, platypus, waterfowl, invertebrates or other fauna.
- A role in dispersal of wildlife, pollen and plant propagules through acting as an ecological corridor or a 'stepping stone' in a network of sites.
- Large old indigenous trees that cannot be replaced in the short to medium term.
- Indigenous plants of exceptional size or age for their species.
- The value a less ecologically significant part of a site can contribute to more significant adjacent vegetation by:
 - Providing an ecological buffer.
 - Providing a buffer for bushfire safety to avoid ecological damage.
 - Providing management access.
 - Inhibiting the ingress of nutrients, soil, weed seeds and pests.

2.011/04/2013
C49**Environmental objectives to be achieved**

- To protect sites of biological significance from:
 - Removal of indigenous vegetation that would be detrimental to the condition and viability of habitat, ecological communities, flora and fauna, genetic diversity or aquatic systems.

- Removal of dead or fallen trees where it would adversely affect native fauna.
 - Environmental weeds.
 - Fragmentation and loss of habitat, including small scale incremental losses.
 - Degradation and interruption to the continuity of indigenous riparian vegetation.
 - Alterations to the natural flow and temperature regimes of streams and wetlands.
 - Input of pollutants and excessive sediment or nutrients into streams and water bodies.
 - Changes in flooding patterns that may adversely affect indigenous flora and fauna.
 - Changes in topography that may impact negatively on vegetation or cause erosion or landslip.
- To reduce the threat of extinction to vulnerable, endangered or critically endangered flora or fauna in Knox.
 - To enhance the condition and viability of habitats, ecological communities, flora and fauna, genetic diversity and aquatic systems of sites, including both biological and physical components.
 - To maintain connectivity between sites of biological significance and indigenous vegetation.
 - To ensure buildings, works or subdivisions are compatible with the long-term protection and enhancement of biological significance.
 - To increase the extent and quality of indigenous vegetation, consistent with the goal of 'Net Gain' as set out in *Victoria's Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment 2002) utilising the three-step approach of avoid, minimise and offset. Offsets are to contribute to the achievement of specified net gain targets within ten years.
 - To ensure offsets are located as close as practicable to the local catchment and plant/animal population areas impacted by vegetation loss. Preference is to be given to any reasonable option to locate offsets within Knox.
 - To provide for adequate bushfire protection measures that minimise adverse environmental impacts.
 - To provide appropriate fencing (temporary or permanent) to protect retained vegetation or aquatic environments from movements of machinery, vehicles or heavy foot traffic.

3.0

11/04/2013
C49

Permit requirement

Buildings and works

A permit is not required:

- For the construction of a building or the construction or carrying out of works in association with:
 - Roadworks.
 - Dependent Persons Unit.
 - Domestic Swimming Pool or Spa and associated mechanical and safety equipment.
 - Pergola which increases a building's footprint on the site.
 - Deck which increases a building's footprint on the site.
 - Alterations to an existing building or carry out ancillary works.

that does not either:

- Result in excavation or filling within the tree protection zone of vegetation that would require a permit for its removal, destruction or lopping.

- Result in excavations or filling greater than one (1) metre in depth.
- To carry out works necessary for normal maintenance of artificial stormwater treatment ponds (except where works and/or associated vegetation removal exceed one hectare in area, or where machinery access would result in damage to remnant indigenous vegetation).
- To undertake development or works that form part of a management plan approved by the responsible authority to enhance the site's biologically significant attributes.

Vegetation

A permit is not required to remove, destroy or lop vegetation that is:

- Not indigenous within Knox (e.g. Victorian species of Boronia or Grevillea).
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'.
- Grass within a lawn, garden or other planted area and is to be mown or slashed for maintenance only.
- Grass within existing pasture and is to be cut or grazed.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- Required to be removed for normal maintenance of artificial stormwater treatment ponds (except where the vegetation removal and/or associated works exceed one hectare in area, or where machinery access would result in damage to indigenous vegetation).
- Seedlings or regrowth less than three years old and the land is being maintained for established pasture, crops or garden.
- Woody plants on an existing dam wall.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.
 - Vegetation within a road or railway reserve.

4.0

11/04/2013
C49

Application requirements

All applications

Where the responsible authority considers the proposal may impact the environmental objectives of this schedule an application should be accompanied by a report covering the following information to the satisfaction of the Responsible Authority:

(a) A site plan (drawn to scale and dimensioned) showing:

- Property boundaries.
- The nearest road(s).
- Existing and any proposed fences.
- Existing and proposed buildings and works, including any proposed subdivision boundaries.
- The location, species, extent and type of all existing indigenous vegetation, habitat, threatened communities and threatened EVCs on the site, including dead or fallen vegetation.

- The location, species and extent of all indigenous vegetation to be removed, destroyed or lopped, including trunk girth, height and condition of trees.
 - A Tree Protection Zone around large trees generally in accordance with Australian Standard® AS4970 – 2009, ‘Protection of trees on development sites’.
 - The location of all watercourses, water bodies, hydrology or other features of environmental significance.
- (b) State the population sizes of any indigenous plant species affected by the proposal that are vulnerable, endangered or critically endangered in Knox or more widely.
- (c) The habitat value of any affected indigenous vegetation to fauna.
- (d) Any additional flora and/or fauna surveys and assessments undertaken.
- (e) An assessment of the potential impact of the proposal on the indigenous vegetation, including an indication of measures adopted to minimise the potential impact and where any adverse effects cannot be avoided, an explanation why.
- (f) Where adverse affects cannot be avoided any proposed offsets to be provided under the three-step approach required by *Victoria’s Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment 2002).
- (g) Any bushfire protection measures to be provided and how this is to be achieved with no, or minimum, adverse environmental impact.
- (h) The impact of the proposal on the environmental values of the site and surrounds over a ten year period.
- (i) An arborist’s assessment of any trees which are proposed to be removed for safety reasons.

5.0

11/04/2013
C49

Decision guidelines

Before deciding on an application, the responsible authority must consider as appropriate:

- The type, extent, quality and conservation significance of any indigenous vegetation.
- Whether the proposal adopts appropriate siting, design and management measures to avoid, or at least minimise, any adverse impacts on indigenous vegetation, habitat values, hydrology and land stability.
- The results of any survey/assessment of the biological values (flora or fauna), taking into consideration when the survey/assessment was undertaken, seasonal conditions and whether it was undertaken by a suitably qualified person.
- The conservation requirements of any threatened species, ecological community or EVCs on the site.
- Whether the loss of indigenous vegetation will be offset and whether such an offset can be provided within Knox. In addition, whether any long term protection measures will be provided for the offsets.
- Whether the proposal contributes to the ecological restoration or enhancement of the site, including the practicality of measures proposed to collect seeds and/or propagules or to translocate individual plants and any actions required to re-establish these species in a more secure location.
- Whether development has been designed to avoid locating buildings or services within the Tree Protection Zone of retained large trees generally in accordance with Australian Standard® AS4970 – 2009, ‘Protection of trees on development sites’.

Bushfire Protection

- Whether any bushfire protection measures are necessary and adequately justified.
- Whether the proposal, including proposed replantings, will result in an increase in bushfire risk to life and property and if so, whether there are more suitable alternatives.

- Whether the proposal has been appropriately sited so as to reduce the bushfire risk.
- Whether the bushfire protection measures are designed so as to minimise ecological damage while still achieving the fire safety objective.

Subdivision

- For subdivision applications, the need to specifically address or vary:
 - Lot sizes.
 - Lot boundary alignment and layout.
 - Road network and driveway access.
 - Open space.
 - Building envelope or building exclusion areas.
 - Drainage or effluent disposal sites.

to better protect the significant biological values of the site.

6.0

11/04/2013
C49

References and information sources

- *'Sites of Biological Significance in Knox - 2nd Edition'*, 2010, by G.S. Lorimer, published by Knox City Council, 2010, and references cited therein.
- *'Freshwater Ecosystems: Biodiversity Management Issues'*, brochures published by the Department of Natural Resources & Environment, 2001, or as updated from time to time.
- *'Advisory List of Rare or Threatened Plants in Victoria – 2005'* and its successors, published by the Department of Sustainability & Environment.
- *'Advisory List of Threatened Vertebrate Fauna in Victoria – 2007'* and its successors, published by the Department of Sustainability & Environment.
- *'Advisory List of Threatened Invertebrate Fauna in Victoria – 2009'* and its successors, published by the Department of Sustainability & Environment.
- Lists of regionally significant fauna in *'Melbourne Area District 2 Review Descriptive Report'*, published by the Land Conservation Council (1991).
- Schedules 2 and 3 to the *Flora and Fauna Guarantee Act 1988*.
- *'Victoria's Native Vegetation Management – A Framework for Action'*, Department of Natural Resources and Environment (2002).
- Australian Standard® AS 4373 – 2007, *'Pruning of amenity trees'*.
- Australian Standard® AS4970 – 2009, *'Protection of trees on development sites'*.

42.03
02/04/2015
VC124

SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

42.03-1
19/01/2006
VC37

Landscape character and objectives

A schedule to this overlay must contain:

- A statement of the nature and key elements of the landscape.
- The landscape character objective to be achieved.

42.03-2
15/09/2008
VC49

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.
 - To the conduct of agricultural activities including ploughing and fencing (but not the construction of dams) unless a specific requirement for that activity is specified in a schedule to this overlay.
- Construct a fence if specified in the schedule to this overlay.
- Remove, destroy or lop any vegetation specified in a schedule to this overlay. This does not apply:
 - If the table to Clause 42.03-3 specifically states that a permit is not required.
 - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

42.03-3
02/04/2015
VC124

Table of exemptions

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:

Bracken	<ul style="list-style-type: none">▪ The vegetation is bracken (<i>Pteridium esculentum</i>) which has naturally established or regenerated on land lawfully cleared of naturally established vegetation. This exemption does not apply to land on which vegetation has been cleared or otherwise destroyed or damaged as a result of flood, fire or other natural disaster.
Crown land	<ul style="list-style-type: none">▪ The vegetation is to be removed, destroyed or lopped on Crown land and by a person acting under and in accordance with an authorisation order made under sections 82 or 84 of the <i>Traditional Owner Settlement Act 2010</i>.

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:

Emergency works	<ul style="list-style-type: none"> ▪ The vegetation presents an immediate risk of personal injury or damage to property and only that part of vegetation which presents the immediate risk is removed, destroyed or lopped. ▪ The vegetation is to be removed, destroyed or lopped by a public authority or municipal council to create an emergency access or to enable emergency works.
Fire protection	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped for the making of a fuelbreak by or on behalf of a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forest and Lands Act 1987</i>). The maximum width of a fuelbreak must not exceed 40 metres. ▪ The vegetation is to be removed, destroyed or lopped for fire fighting measures, fuel reduction burning, or the making of a fuel break up to 6 metres wide. ▪ The vegetation is ground fuel within 30 metres of a building. ▪ The vegetation is to be removed, destroyed or lopped in accordance with a fire prevention notice under: <ul style="list-style-type: none"> • Section 65 of the <i>Forests Act 1958</i>. • Section 41 of the <i>Country Fire Authority Act 1958</i>. • Section 8 of the <i>Local Government Act 1989</i>. ▪ The vegetation is to be removed, destroyed or lopped to keep the whole or any part of any vegetation clear of an electric line in accordance with a code of practice prepared under Part 8 of the <i>Electricity Safety Act 1998</i>. ▪ The vegetation is to be removed, destroyed or lopped in accordance with any code of practice prepared in accordance with Part 8 of the <i>Electricity Safety Act 1998</i> in order to minimise the risk of bushfire ignition in the proximity of electricity lines. ▪ The vegetation is to be removed, destroyed or lopped to reduce fuel loads on roadsides to minimise the risk to life and property from bushfire of an existing public road managed by the relevant responsible road authority (as defined by the <i>Road Management Act 2004</i>) in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forest and Lands Act 1987</i>).
Geothermal energy exploration and extraction	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of geothermal energy exploration or extraction in accordance with the <i>Geothermal Energy Resources Act 2005</i>.
Greenhouse gas sequestration exploration	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of geothermal energy exploration or extraction in accordance with the <i>Greenhouse Gas Geological Sequestration Act 2008</i>.
Greenhouse gas sequestration	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of geothermal energy exploration or extraction in accordance with the <i>Greenhouse Gas Geological Sequestration Act 2008</i>.
Land management notices	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to comply with land management notice issued under the <i>Catchment and Land Protection Act 1994</i>.

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:

Land use conditions	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to comply with a land use condition served under the <i>Catchment and Land Protection Act 1994</i>.
Mineral Exploration	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to enable the carrying out of Mineral exploration.
Mineral extraction	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to enable the carrying out of Mineral extraction in accordance with a work plan approved under the <i>Mineral Resources (Sustainable Development) Act 1990</i> and authorised by a work authority granted under that Act.
Noxious weeds	<ul style="list-style-type: none"> The vegetation is a noxious weed the subject of a declaration under section 58 or section 58A of the <i>Catchment and Land Protection Act 1994</i>. This exemption does not apply to Australian Dodder (<i>Cuscuta australis</i>).
Pest animal burrows	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to enable the removal of pest animal burrows. In the case of native vegetation the written agreement of an officer of the Department responsible for administering the <i>Flora and Fauna Guarantee Act 1988</i> is required before the vegetation can be removed, destroyed or lopped.
Planted vegetation	<ul style="list-style-type: none"> The vegetation has been planted or grown as a result of direct seeding for Crop raising or Extensive animal husbandry.
Railways	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to maintain the safe and efficient function of an existing railway or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forest and Lands Act 1987</i>).
Regrowth	<ul style="list-style-type: none"> The vegetation is regrowth which has naturally established or regenerated on land lawfully cleared of naturally established vegetation and is within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation. This exemption does not apply to land on which vegetation has been cleared or otherwise destroyed or damaged as a result of flood, fire or other natural disaster.
Road safety	<ul style="list-style-type: none"> The vegetation is to be removed, destroyed or lopped to maintain the safe and efficient function of an existing public road managed by the relevant responsible road authority (as defined by the <i>Road Management Act 2004</i>) in accordance with the written agreement of the Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forest and Lands Act 1987</i>).

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:

- Stone exploration** ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of the Stone exploration.
- The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:
- 1 hectare of vegetation which does not include a tree.
 - 15 trees if each tree has a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.
 - 5 trees if each tree has a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- This exemption does not apply to vegetation to be removed, destroyed or lopped to enable costeaning and bulk sampling activities.
-
- Stone extraction** ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of Stone extraction in accordance with a work plan approved under the *Mineral Resources (Sustainable Development) Act 1990* and authorised by a work authority granted under that Act.
-
- Surveying** ▪ The vegetation is to be removed, destroyed or lopped for establishing sight-lines for the measurement of land by surveyors in the exercise of their profession, and if using hand-held tools.
-

42.03-4

18/11/2011
VC83

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

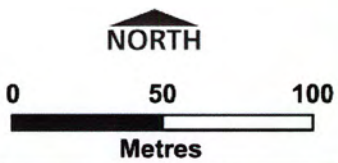
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.
- The conservation and enhancement of the landscape values of the area.
- The need to remove, destroy or lop vegetation to create defensible space to reduce the risk of bushfire to life and property.
- The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.
- The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.
- The impact of buildings and works on significant views.
- Any other matters specified in a schedule to this overlay.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of the land.

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

-  Mount View St Site
-  Current Environmental Significance Overlay
-  Property Boundaries



10/09/2015
C120**SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO2**.

DANDENONG FOOTHILLS: FOOTHILLS BACKDROP AND RIDGELINE AREA**1.0**09/11/2006
C40**Statement of nature and key elements of landscape**

The Dandenong Foothills appear as treed slopes rising above the suburbs. The Dandenong Foothills are recognised as a scenic backdrop of metropolitan significance, forming part of the slopes of the Dandenong Ranges. The western face of the Dandenong Ranges is recognised by the National Trust as a significant landscape. As a green edge containing the growth of the suburbs, the Dandenongs and their foothills have an iconic significance for Melbourne, and are essential to the image of the City of Knox as a city in a unique landscape setting. The key elements of this landscape are:

- The visual dominance of vegetation including large native trees and understorey plants and the often continuous flow of vegetation across residential blocks and roadways.
- The way in which the majority of development blends in with the vegetation and the hillsides appear to be tree covered even when developed with houses.
- Houses tucked into the hilly landscape with colours that blend with the landscape.
- The gently sloping and hilly terrain.
- Visual intrusion on views of the Dandenongs and their foothills from inappropriate development.

Special care needs to be taken to ensure that development is sited and designed to maintain the landscape character of the area and near and distant view lines. The landscape character of this area depends on protection and rejuvenation of indigenous vegetation (both canopy and understorey), and limiting the visibility of buildings, roads, signs and lighting.

2.009/11/2006
C40**Landscape character objectives to be achieved**

- To protect and enhance the visual, natural and cultural heritage values of the foothills landscape.
- To protect landscapes from visual intrusion due to the inappropriate siting, design or materials of buildings and works and advertising signs.
- To encourage siting, design and landscaping of buildings and works that responds to the landscape significance and character of the area.
- To protect the appearance of the foothills of the Dandenong Ranges, particularly when viewed from the west, as treed slopes rising above the suburbs.
- To maintain vegetation as a key element of the foothills landscape and encourage retention and regeneration of native vegetation to protect wildlife habitats.

3.010/09/2015
C120**Permit requirement****Buildings and works**

A permit is not required to construct a building or construct or carry out works at 2 Clematis Avenue and 8 The Glade, Ferntree Gully, that are generally in accordance with the Ferntree Gully Cemetery Extension Design Development Plan, November 1999.

Fences

A permit is required to construct a fence unless the fence is a side or rear fence of post and wire construction that is 1.2 metres high or less and is more than 75% open construction.

Vegetation

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.
 - Vegetation within a road or railway reserve.

4.0

10/09/2015
C120

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

Landscape character

- Whether the proposed development will impact upon views within the foothills area and on more distant views across the city and suburbs to the foothills of the Dandenongs.
- Whether the proposed development penetrates the tree canopy and ridgelines.
- Whether the proposed development is of a high standard of architectural and landscape design that is sympathetic to nearby rural and natural landscapes.

Finishes

- Whether the proposed development will utilise non-reflective materials coloured and maintained in muted tones of green or brown on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

Height

- Whether buildings exceeding a height of 7.5 metres will have a detrimental impact on key elements of the landscape and the landscape character objectives.

Site coverage

- Whether sufficient provision has been made for the planting of canopy trees and other vegetation to meet the landscape character objectives.
- Whether in areas subject to bushfire risks, that sufficient provision has been made to achieve landscape character objectives having regard to vegetation management requirements.

Vegetation

- Whether vegetation will be retained and planting used to screen buildings.
- Whether fragmentation of the tree canopy will be minimised.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether habitats for native fauna, including wildlife corridors, will be identified and protected, and strengthened or created.
- Whether noxious and environmental weeds will be removed.
- Whether invasive exotics will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.

Building on slopes

- Whether building on slopes greater than 20% is appropriate.
- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.
- Where an area is subject to bushfire risk, that trees are planted having regard to these risks and the associated vegetation management controls that may apply to the site.

Fences

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

5.0

10/09/2015
C120

Reference document

Ferntree Gully Cemetery Extension Design Development Plan, Knox Landscape Services, November 1999

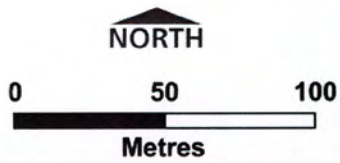
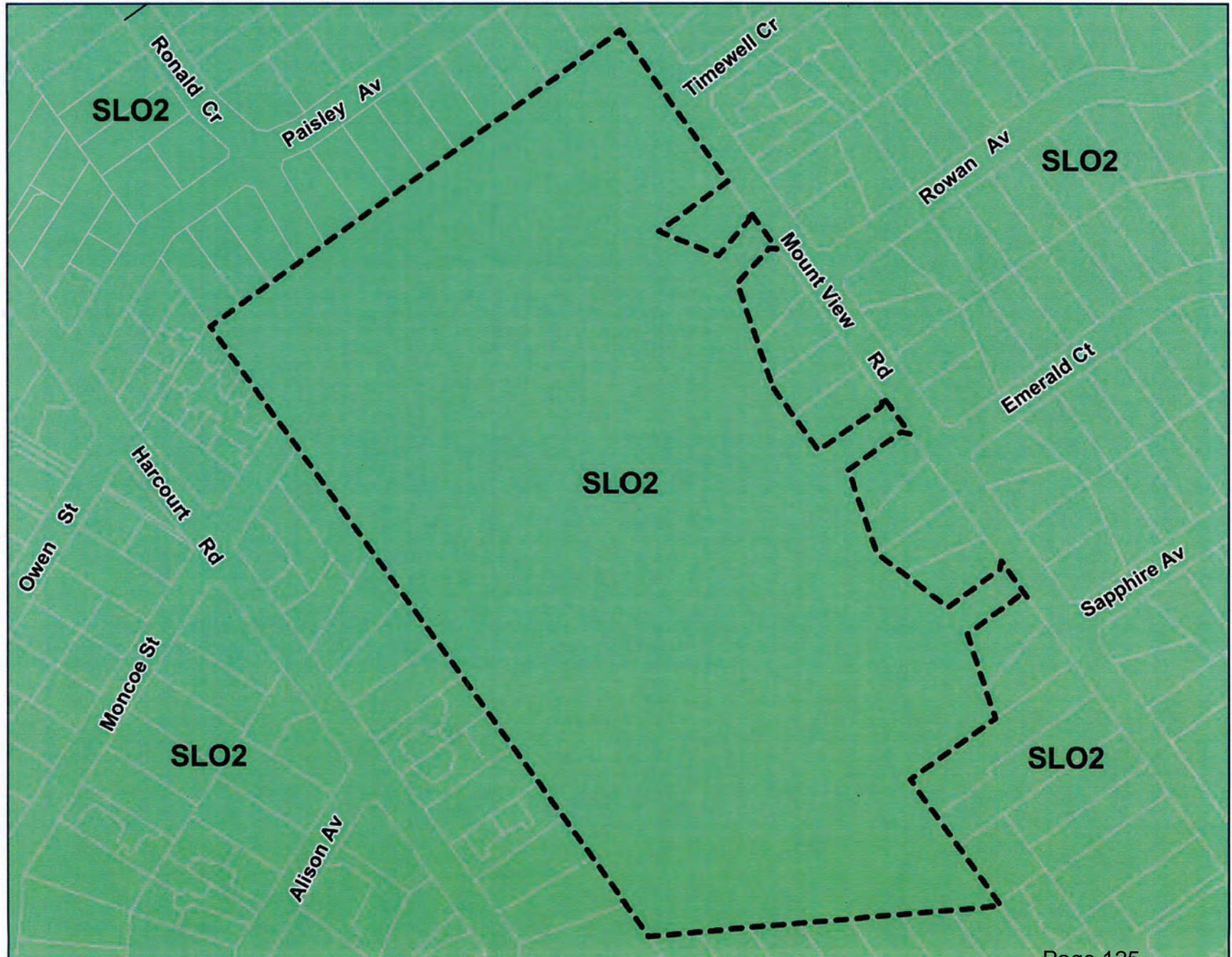
Table 1 – Species exempt from permit under Part 3.0 above

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Sallow Wattle

KNOX PLANNING SCHEME

Botanical name	Common name
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i>), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leafed Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pinus radiata</i>	Monterey (Radiata) Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracantha species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

-  Mount View St Site
-  Current Significant Landscape Overlay
-  Property Boundaries



Planning Mapping Services
 Print Date: 10/10/2016
 MapID: GIS 99-Site29-106

61.01

28/01/2016
VC126

Administration and enforcement of this scheme

The responsible authority for the administration and enforcement of this scheme or a provision of this scheme is specified in this clause and the schedule to this clause.

The person nominated under section 198(1)(a) of the Act or the responsible authority under section 198 (1)(b) of the Act, to whom a person may apply for a planning certificate, is specified in the schedule to this clause.

61.01-1

28/01/2016
VC126

Minister is responsible authority

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to:

- the use and development of land for a Wind energy facility.
- the use or development for a Minor utility installation used to transmit or distribute electricity generated by a Wind energy facility.
- the use or development for a Utility installation used to transmit or distribute electricity generated by a Wind energy facility.

with the exception of the following:

- in relation to permits for the use and development of land for a Wind energy facility issued prior to 2 April 2015 under Division 1 of Part 4 of the Act, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.
- in relation to permits for the use and development of land for a Wind energy facility issued prior to 2 April 2015 under Division 6 of Part 4 of the Act, the Council is the responsible authority for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, subject to the operation of section 97H of the Act.

19/09/2014
VC114

SCHEDULE TO CLAUSE 61.01

1.0

15/03/2011
VC78

Responsible authority for administering and enforcing this scheme:

The Knox City Council is the responsible authority for administering and enforcing the scheme, except for matters specified in Clause 61.01-1 and matters listed in this schedule.

2.0

15/03/2011
VC78

Responsible authority for administering and enforcing a provision of this scheme:

None specified.

3.0

15/03/2011
VC78

Person or responsible authority for issuing planning certificates:

Minister for Planning

4.0

19/09/2014
VC114

Responsible authority for VicSmart applications:

The Chief Executive Officer of the Knox City Council is the responsible authority for considering and determining VicSmart applications to which Clause 91 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.