

# REFUSAL TO GRANT A PERMIT

Application	YR-2023/614
Planning Scheme	Yarra Ranges Planning Scheme
Responsible Authority	Yarra Ranges Council
Address of the land	Kingswood Drive Road Reserve (abutting 8 Kingswood Drive), Chirnside Park
What has been refused?	Vegetation removal

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## WHAT ARE THE REASONS FOR THE REFUSAL?

1. The vegetation removal is inconsistent with the Yarra Ranges Planning Scheme, specifically Clause 12.05-1S Environmentally sensitive areas and 12.05-2S Landscapes as the proposal fails to protect and conserve significant landscapes that contribute to character and identity.
2. The tree removal is inconsistent with the Purpose, Statement of Nature and Key Elements of Landscape, the Landscape Character Objectives to be achieved and the Decision Guidelines of Clause 42.03 Significant Landscape Overlay – Schedule 23 of the Yarra Ranges Planning Scheme as the proposal:
  - a. Diminishes mature trees in the area that contribute significantly to the character of the area;
  - b. Does not recognise and conserve the environmental and visual sensitivity of residential areas of the Dandenong Ranges foothills;
  - c. Fails to retain mature trees which make a significant contribution to the landscape character of the neighbourhood areas;
  - d. Fails to protect vegetation of significance, natural beauty, interest and importance;
  - e. Results in the loss of dominant trees within the Kingswood Drive streetscape.
3. The proposal is inconsistent with the decision guidelines of Clause 65.01 as it conflicts with the overlays which seek to protect and preserve the landscape character and to prevent unnecessary vegetation loss that is avoidable.