

05/05/2011
C62

SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO5**

ELTHAM CENTRAL CHARACTER

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

The Shire of Nillumbik Neighbourhood Character Study identifies the importance of vegetation and the relationship between the buildings and the landscape to the character of an area. The Municipal Strategic Statement and the Neighbourhood Character Study establish that the character of the Shire is heavily dependent upon the indigenous and native vegetation, often to a greater extent than the form of buildings. The areas covered by this overlay have a character that is partly derived from the frequency of native and indigenous high canopy trees. The future preferred character of these areas is identified as being related to the setting of residential development within these trees. It is intended that in typical streetscapes substantial native trees dominate the skyline and are common in gardens and roadside reservations.

2.0

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Landscape character objectives to be achieved

- To retain and encourage the dominance of trees in keeping with the character of Nillumbik and the future preferred character of the Eltham Central precinct.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain, services and any existing vegetation.
- To ensure that the health of existing trees is not jeopardised by new development.

3.0

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Permit requirement

A permit is required to remove, destroy or lop any substantial tree. This does not apply to the pruning of a tree for regeneration or ornamental shaping or the removal of dead trees or dead limbs or the partial removal of limbs and branches directly overhanging dwellings, garages and outbuildings or the removal of *Kunzea ericoides* (Burgan) for fire prevention purposes.

A permit is not required to construct a building or carry out works.

For the purpose of this clause a substantial tree is defined as vegetation that has a trunk circumference greater than 0.5m at one metre above ground level.

4.0

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Decision guidelines

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

- Whether the proposed development conforms with the preferred character of the area as stated in the Shire of Nillumbik Neighbourhood Character Study Eltham Central Precinct brochure for the area;
- The extent to which the proposal maintains the vegetation dominated streetscapes and vistas, including views across valleys.
- The need for additional landscaping and screen planting to maintain the existing and preferred landscape qualities identified in the Neighbourhood Character Study.

5.0

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Reference Documents

- Shire of Nillumbik Neighbourhood Character Study, 2000
- Nillumbik Residential Design Guidelines 2001 (Amended 2003)