

19/01/2006
VC37

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1

21 OMAMA ROAD, MURRUMBEENA

1.0

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Statement of nature and key elements of landscape

The site contains a number of well established trees, some of which are approximately 30 metres in height. These trees, a number of which are located along the perimeter of the site, form an important backdrop and overhead canopy to Springthorpe Gardens. These trees make an important contribution to the canopy of vegetation which is characteristic of Omama Road and the surrounding neighbourhood. The trees are deemed worthy of retention for their individual aesthetic value and contribution to the character and quality of the site and its environs.

The site is located on the southern side of Omama Road and is abutted to the south and east by Springthorpe Gardens, which forms the centrepiece of the 1909 Omama Estate subdivision. The Glen Eira Urban Character Study (1996) describes Springthorpe Gardens as having maintained their original picturesque style and character in keeping with the Interwar housing development of the surrounding neighbourhood and thus, holds significant cultural value within the area. Omama Road could best be described as a leafy tree-lined street featuring predominantly Interwar housing with uniform setbacks and low front fencing.

2.0

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Landscape character objective to be achieved

The objectives of this schedule are:

- To protect significant trees which form an important backdrop and overhead canopy to Springthorpe Gardens and the immediately surrounding neighbourhood.
- To ensure that future development of the site does not interfere with significant trees and the character of Springthorpe Gardens and the immediately surrounding neighbourhood.

3.0

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Permit requirement

A permit is required to remove, destroy or lop any tree identified on Map 1 to this schedule.

A permit is required to construct a building or construct or carry out works in the areas specified as tree protection zones identified on Map 1 to this schedule.

4.0

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Decision guidelines

Before deciding on an application, the Responsible Authority must consider, as appropriate:

- The effect of removal, destruction or lopping of any tree on the character of Springthorpe Gardens and the immediately surrounding neighbourhood.
- The reason for removing the tree and the practicality of alternative options which do not require removal of any of the specified trees.
- The effect of constructing a building or constructing or carrying out of works on the root system, canopy and overall appearance of any of the specified trees.

- The effect of the height, bulk and general appearance of proposed buildings or works in the tree protection zones identified on Map 1 to this schedule and on the character of Springthorpe Gardens and the surrounding neighbourhood.

