

06/06/2013
C77**SCHEDULE 7 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO7**

ELTHAM GATEWAY**1.0****Statement of nature and key elements of landscape**06/06/2013
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The Eltham Gateway is recognised as an important natural and historic part of Eltham and provides a strong sense of arrival into the township. Its topography and vegetation are fundamental elements of its character, providing leafy views across the Diamond Valley. A strong indigenous tree canopy across the Gateway is achieved via extensive tracts of public land coupled with low density housing developments with large gardens that are often continuous with road vegetation, particularly in the south. To the north, development is generally clearly visible from the street but remains integrated with its bushy setting primarily by remaining below the dominant tree canopy and providing generous setbacks and landscaping.

2.0**Landscape character objective to be achieved**06/06/2013
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- To recognise, protect and enhance the contribution provided by indigenous and native vegetation, to the character and amenity of the Eltham Gateway.
- To ensure that the health of existing vegetation, particularly that which contributes to the character of the Eltham Gateway, is not jeopardised by new development.
- To retain and enhance the bush vegetation dominated vistas and streetscapes.
- To ensure that adequate landscape zones are provided in all developments to allow retention and planting of canopy trees in a bush garden setting.
- To discourage formal gardens with exotic plantings that do not blend with roadside vegetation.

3.0**Permit requirement**06/06/2013
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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;
- the removal of a dead tree;
- the partial removal of trees directly overhanging habitable buildings, garages and outbuildings; or
- the removal of *Kunzea ericoides* (Burgan) for fire prevention purposes.

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

A permit is not required to construct a building or carry out works provided the building or works are at least 5 metres from the base of any substantial tree.

4.0**Decision guidelines**06/06/2013
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Before deciding on an application, the responsible authority must consider, as appropriate:

- The species of vegetation, its age, health and growth characteristics.
- The location of the vegetation on the land and its contribution to the garden area, neighbourhood and streetscape character.
- Whether the tree is isolated or part of a grouping.
- The availability of sufficient unencumbered land to provide for replacement planting.
- Other options for further planting on the site.
- The impact of the tree on the structural integrity of existing buildings including foundations.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.
- In the event that an adverse impact on vegetation cannot be avoided, that there is a comprehensive landscape plan accompanying the application which provides an adequate proposal to provide and manage replacement vegetation.

5.0

Reference Documents

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Eltham Gateway Design Guidelines 2013

Eltham Gateway Review 2011