

05/10/2006
C18**SCHEDULE 4 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO4**.

THE SETTLEMENTS OF AIREYS INLET, FAIRHAVEN AND MOGGS CREEK**1.0 Statement of environmental significance**05/10/2006
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The settlements of Aireys Inlet, Fairhaven and Moggs Creek are within the Gherang Landscape Zone of the Otway Plain bioregion. The settlements, surrounding hinterland and coastal reserves support a range of threatened species including the Powerful Owl, Grey Goshawk, Rufous Bristlebird, Swamp Antechinus, Hooded Plover, Anglesea Grevillea and Southern Spider-orchid.

The *Aireys Inlet to Eastern View Neighbourhood Character study and Vegetation Assessment* (2004) identified that the townships contain a significant cover of indigenous vegetation with a rating of Local to High Local conservation significance. The vegetation comprises the Ecological Vegetation Classes (EVCs) *Heathy Woodland*, *Coastal Moonah Woodland* and *Shrubby Dry Forest*, with dominant tree species including Messmate Stringybark, Manna Gum, Ironbark, Moonah and Drooping Sheoke. The remnant vegetation provides an important buffer to the adjoining land that contains vegetation of Regional to High State conservation significance, which is covered by the Environmental Significance Overlay Schedule 5.

The settlements are a major conservation and ecological resource containing a number of species listed under the *Flora and Fauna Guarantee Act 1988* including;

- The 'Coastal Moonah Woodland' community,
- The Rufous Bristlebird .

Major environmental issues in the settlements and surrounds include:

- Land clearance.
- Loss of habitat through degradation and fragmentation
- Loss of hollow-bearing trees
- Residential subdivision and tourism development in ecologically sensitive areas
- Degradation of waterways
- Invasion of native vegetation by environmental weeds
- Lack of regeneration
- Infestation by Cinnamon Fungus
- Predation by cats and foxes on native fauna
- Balancing environmental objectives with managing wildfire threats

2.0 Environmental objective to be achieved05/10/2006
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- To protect, enhance and restore the native vegetation cover, with emphasis on retaining intact remnant vegetation.
- To enhance the indigenous vegetation within the townships and provide a buffer for vegetation of Regional to State conservation significance.
- To preserve and enhance vegetation corridors to provide habitat for the Rufous Bristlebird.

- To encourage the replacement of environmental weeds with indigenous species, particularly in landscaping associated with new developments.
- To encourage the use of post and wire fencing to provide for the movement of fauna.
- To encourage subdivision that is designed to minimise the clearing of indigenous vegetation and that retains and creates vegetated corridors and habitat links for fauna movement.
- To maintain a low density of development and provide larger lot sizes, where buildings are sited and designed to retain space around them that supports vegetative corridors.
- To discourage the establishment of recreational structures such as tennis courts and swimming pools that prevent long term enhancement of the vegetation cover.
- To encourage building design that is site responsive and that reduces the need for cut or fill and the potential for erosion, landslip, loss of top soil or other land degradation
- To recognise the need to stabilise disturbed areas by engineering works and re-vegetation
- To protect the flora and fauna values of adjoining public land from the effects of residential development.
- To manage the retention and enhancement of vegetation cover in a manner which avoids increasing wildfire threat.

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Permit requirement

Fencing

A permit is required to construct a fence. This does not apply to a fence of post and wire construction not more than 1.5m in height.

Vegetation

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

- within 2 metres of the outer edge of the roof of a building or overhangs this area.
- listed as an environmental weed in the incorporated document, “Environmental Weeds – Invaders of our Surf Coast, 2nd Edition (2002)”.
- not native to Victoria.
- native to Victoria and less than 2 metres in height, provided it is not locally indigenous to the Aireys Inlet to Eastern View area.

Referral of application

Applications must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

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Decision guidelines

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

- The extent to which the footprints of buildings and hard surface areas:
 - avoids or minimises (where removal is unavoidable) the removal of native vegetation, particularly indigenous species.

- maintains sufficient width of open space around buildings that enables the viable preservation of vegetation and wildlife corridors with sufficient setback from dwellings to reduce fire hazard.
- Whether vegetation has been used as a primary means of achieving privacy.
- Whether the use of solid boundary fencing has been avoided where possible.
- The need for a geo-technical report prepared by a suitably qualified professional, where a site has a slope exceeding 25%, where the site appears to be unstable or has a history of landslip, addressing where relevant:
 - Potential for erosion, susceptibility to landslip or other land degradation.
 - The need to stabilise disturbed areas by engineering works or by re-vegetation.
- Whether site disturbance resulting from excavation and/or fill would pose a risk to the health of existing vegetation being retained, or reduces potential for future planting of vegetation.
- Whether indigenous vegetation to be removed will be compensated by the provision of at least 3 new indigenous trees and five new indigenous shrubs using species listed in the Indigenous Planting Guide (2003) or in the Vegetation Community List in Table 1 to this schedule.
- Whether new planting / compensation planting is adequate to revegetate sites of low vegetation cover.
- Any relevant Flora and Fauna Guarantee Action Statements including, No. 141 for the *Coastal Moonah Woodland* vegetation community and No. 49 for the *Rufous Bristlebird*.
- The means of protecting vegetation during the construction of buildings and works and the on-going management of vegetation post construction.
- Whether the species and layout of new plantings are appropriate, having regard to the need to minimise fire hazards.
- The extent to which subdivisions:
 - Minimise the removal of native vegetation, whether for works associated with a subdivision and access to a lot, or for the siting of a future dwelling and access within a lot created by a subdivision. Where sites are totally vegetated the subdivision layout should seek to remove the vegetation on the site with the lowest ecological value (i.e. weeds or vegetation that is degraded).
 - Limit vehicular access in multi-dwelling developments to a single crossover to minimise any adverse impact on the vegetated appearance of the street.
 - Provide for the placing of reticulated services in common trenches, using internal roads where possible, in order to maximise opportunities for future planting of vegetation within a subdivision.
- The need for development plans with an application for subdivision, where the site is vacant and contains a medium to high cover of native vegetation.

Table 1 to Schedule 4 to Clause 42.01 - Vegetation Community List

Replanting should replace the same species of indigenous vegetation being removed and should represent the relevant vegetation community.

Vegetation Community	Area found
<p><i>Mixed Eucalypt Woodland</i></p> <p>Open woodland. Dominant species include:</p> <ul style="list-style-type: none"> • Messmate • Ironbark • Stringybark • Manna Gum • Swamp Gum • Narrow Leaf Peppermint • Blackwood • Narrow-leaf Wattle • Golden Wattle • Sweet Bursaria • Silver Banksia • Prickly tea-tree <p>Understorey of small heathland shrubs with Austral Grass Tree, grasses, sedges & herbaceous species.</p> <p>(EVC 48 “Heathy Woodland”, EVC 21 “Shrubby Dry Forest”, EVC 16 “Lowland Forest” and EVC 3 “Dampsands Herbrich Woodland”)</p>	<p>Covers most of the private land between Aireys Inlet to Eastern View except the land abutting the coastal reserve</p>
<p><i>Coastal Moonah Woodland</i></p> <p>Open to closed woodland or shrubland. Dominant species include:</p> <ul style="list-style-type: none"> • Moonah Drooping • Sheoke <p>Associated shrubs include:</p> <ul style="list-style-type: none"> • Boobiella • Coast Rice-flower <p>Understorey consists of succulent shrubs and climbers such as:</p> <ul style="list-style-type: none"> • Sea-berry Saltbush • Bower Spinach • Moss beds <p>(EVC 161 “Coastal Headland Scrub”)</p>	<p>Distribution confined to the coastal fringe at Aireys Inlet along Eagle Rock Pde North.</p>

<i>Vegetation Community</i>	Area found
<p><i>Coastal Complex</i></p> <p>Mosaic of open to closed shrubland, woodland, grassland and heathland. Dominant species include:</p> <ul style="list-style-type: none"> • Moonah • Drooping Sheoke • Common Boobialla • Coast Pomaderris • Coast Beard-heath • Coast Tussock-grass • Seaberry Saltbush • Bower Spinach <p>(EVC 1 “Coastal Dune Scrub”)</p>	<p>Located in the coastal reserve and coastal cliffs and adjacent private land</p>
<p><i>Coastal Dune Shrubland</i></p> <p>Open to closed shrubland giving way to prostrate herbs and grasses on the coastal fringe. Dominant species include:</p> <ul style="list-style-type: none"> • Moonah • Coast Daisy-bush • Coast Rice Flower • Coast Beard-heath • Coast Sword-sedge • Coast Tussock-grass • Coast Pig-face • Cushion Bush <p>(EVC 1 “Coastal Dune Scrub”)</p>	<p>Located in the coastal reserve from the mouth of the Paikalac Creek west to Fairhaven and adjacent private land.</p>