

05/10/2006
C18**SCHEDULE 5 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO5**.

PARTS OF THE SETTLEMENTS AND HINTERLANDS OF AIREYS INLET TO EASTERN VIEW**1.0**05/10/2006
C18**Statement of environmental significance**

The settlements and surrounding environs between Aireys Inlet to Eastern View 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, Angelsea Grevillea and Southern Spider-orchid.

Part of the townships and around the periphery contain a significant cover of indigenous vegetation with a rating of Regional to High State conservation significance and provide an important buffer to the adjoining Great Otway National Park. The vegetation comprises the Ecological Vegetation Classes (EVCs) *Heathy Woodland*, *Coastal Moonah Woodland*, *Shrubby Dry Forest*, *Wetland Formation*, *Coastal Dune Scrub Mosaic* and *Coastal Tussock Grassland*, with dominant tree species including Messmate Stringybark, Ironbark, Moonah and Drooping Sheoke.

The settlements and surrounds 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.
- The Merran's Sun-orchid (refer to Map 1 of this schedule).

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

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C18**Environmental objective to be achieved**

- To protect, enhance and restore the native vegetation cover, with emphasis on retaining intact remnant vegetation patches that provides a buffer to the National Park.
- 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 vegetated corridors and habitat links.
- To maintain a low density of development, where buildings are sited and designed to retain space around them enabling vegetation retention and planting.
- To provide large lot sizes to ensure sufficient linkages of remnant vegetation remain for fauna movement.
- 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 stabilise disturbed areas by engineering works or 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 threats.

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Permit requirement

Fence

A permit is required to construct a fence. This does not apply to a fence not more than 1.5m in height that is of post and wire construction with gaps in the wire large enough to enable the movement of indigenous fauna.

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.
- not indigenous to the Aireys Inlet to Eastern View area.
- dead, unless it is a tree containing a hollow.

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:
 - Avoid or minimises (where removal is unavoidable) the removal of indigenous vegetation.
 - Maintain sufficient width of open space around buildings that enables the viable establishment and 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.
- Where mesh fencing has been used to confine domestic animals within a portion of the site, whether adequate area remains on the property to enable the continued passage of indigenous fauna.
- 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 the 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 or 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 5 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> 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>Freshwater Wetland</i></p> <p>Freshwater body with emergent macrophytes – Tall Spike Rush and riparian vegetation – Water Ribbons, Rush, Water Milfoil, Running Marsh Flower and Swamp Crassula.</p> <p>(EVC 74 “Wetland Formation”)</p>	<p>Confined to the Allen Noble Sanctuary at Great Ocean Road/Inlet Crescent</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>

Vegetation Community	Area found
<p>Coastal Complex</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>Coastal Dune Shrubland</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 Painkalac Creek west to Fairhaven and adjacent private land.</p>
<p>Coastal Tussock Grassland</p> <p>Complex of Tussock Grassland dominated by:</p> <ul style="list-style-type: none"> • Coast Tussock Grass • Chaffy Saw-sedge • Sea Rush • Saline herbfield dominated by Beaded Glasswort, Creeping Brookweed, Salt Lawrenca. <p>Vegetation gives way to tidally inundated mudflats at Painkalac Creek.</p> <p>(EVC 163 “Coastal Tussock Grassland”)</p>	<p>Confined to the tidal flats of Painkalac Creek.</p>

Map 1 to Schedule 5 to Clause 42.01 - Endangered Species Map

