

11/11/2010
C49

SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

Barwon River Environs – Winchelsea Township

1.0 Statement of nature and key elements of landscape

24/07/2008
C39(Part 1)

The Barwon River runs north-south through the township of Winchelsea and is the town's most significant natural asset in terms of its scenic landscape value and environmental, social and recreational values.

The features that contribute to the landscape value of the Barwon River environs is the sense of open space, vegetation – River Gums and expansive grassed areas – low scale and unobtrusive adjoining development and the focal point of the historic blue stone bridge.

2.0 Landscape character objective to be achieved

24/07/2008
C39(Part 1)

To ensure that the development of land adjoining the Barwon River Reserve within the township maintains and enhances the scenic landscape values of the Barwon River, in particular through the retention of native vegetation, by ensuring buildings are low scale and unobtrusive and by maintaining a sense of openness.

3.0 Permit requirement

11/11/2010
C49

A permit is not required to construct a building or construct or carry out works where all of the following requirements are met:

- The height of the building is less than 5 metres.
- The building is setback at least 10 metres from a boundary with the Barwon River Reserve.

A permit is required to construct a fence within 10 metres of the boundary with the Barwon River Reserve. This does not apply to a fence that is:

- Of timber post and wire construction; and
- Not more than 1.5 metres in height.

A permit is required to remove, destroy or lop native vegetation. This does not apply to native vegetation that is:

- Dead.
- On the building side of a vertical line 2 metres from the outer edge of the roof of an existing or approved building.
- Listed as an environmental weed in the incorporated document, 'Environmental Weeds – Invaders of our Surf Coast' (2nd Edition, 2002).

Application requirements

An application to remove, destroy or lop native vegetation must be accompanied by the following information, as appropriate:

- A site plan (drawn to scale) showing the boundaries of the site, existing and proposed buildings and works, existing native vegetation and the native vegetation to be removed.
- A landscape plan that shows:
 - The species, size, condition and, if possible, the Ecological Vegetation Class of all native vegetation on site that is to be removed and retained.
 - The expected impact of proposed works on native vegetation that is proposed to be retained, and recommended measures to suitably protect trees from damage during the proposed works.
 - Recommended means of retaining vegetation as a preference to removal.
 - Replacement of environmental weeds listed in '*Environmental Weeds – Invaders of Our Surf Coast*' (2nd edition, 2002).
 - A report by a qualified arborist that details the structural health and species of the native vegetation.
- Topographical information, highlighting ridges, crests and hilltops, streams and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion.
- A written explanation of the steps that have been taken to:
 - Avoid the removal of native vegetation, where possible.
 - Minimise the removal of native vegetation.
 - Appropriately offset the loss of native vegetation.

4.0

24/07/2008
C39(Part 1)

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 42.03-4, the responsible authority must consider, as appropriate:

- The need to protect and enhance the scenic landscape values of the Barwon River environs.
- The need to maintain the sense of low scale and unobtrusive development alongside the Barwon River.
- Whether the proposed development could reasonably be located on land outside of this overlay
- Whether development can be located and designed to avoid the removal of native vegetation.
- Whether development is located and designed to minimise the removal of native vegetation.
- The need to offset the loss of native vegetation.
- The preservation of and impact on the natural environment or landscape values, biodiversity conservation and management.
- The conservation significance and status of the native vegetation.
- The quality and condition of the vegetation.