

10/06/2010
C37**SCHEDULE 6 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO6****CENTRAL TORQUAY AND JAN JUC RESIDENTIAL AREAS****1.0 Statement of nature and key elements of landscape**10/06/2010
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Vegetation is a key element of neighbourhood character in the coastal townships of Torquay and Jan Juc. The vegetation helps to screen the appearance of buildings from the street and neighbouring properties and reinforces the casual coastal character of the towns. Bellarine Yellow Gums (*Eucalyptus leucoxylon subsp. bellarinensis*) and Moonah (*Melaleuca lanceolata subsp. lanceolata*) are very important indigenous species listed under the Flora and Fauna Guarantee Act 1988 and, along with other indigenous species, are also a link to the pre-settlement landscape. Whilst indigenous species are particularly significant, all mature trees and shrubs (except for environmental weeds) play an important role in defining the coastal character of Torquay and Jan Juc and hence are to be protected.

2.0 Landscape character objective to be achieved10/06/2010
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To reinforce a landscape character that comprises:

- A moderate tree canopy supported by understorey shrubs, with emphasis on indigenous vegetation.
- An open vegetated streetscape where the vegetation acts to filter and soften the appearance of buildings and hard surface areas.

3.0 Permit requirement10/06/2010
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A permit is not required to construct a building or carry out works.

A permit is required to remove, destroy or lop any Bellarine Yellow Gum (*Eucalyptus leucoxylon subsp. bellarinensis*) or Moonah (*Melaleuca lanceolata subsp. lanceolata*), any exotic tree greater than 5 metres in height or native vegetation greater than 3 metres in height. This does not apply:

- If the vegetation is dead.
- If the vegetation is within 2 metres of the outer edge of the roof of a building or overhangs this area.
- If the vegetation is listed as an environmental weed in the incorporated document “*Environmental Weeds – Invaders of our Surf Coast, 2nd Edition (2002)*”.
- To the reasonable trimming of vegetation for the purpose of maintaining its on-going health and proportion within the garden landscape.

Application requirements

An application to remove, destroy or lop vegetation must be accompanied by a report that:

- Includes a site plan (drawn to scale) showing the boundaries of the site, existing and proposed buildings and works, existing vegetation and the vegetation to be removed.
- Describes the vegetation to be removed, including the extent and type of vegetation, and the number and size of any trees to be removed.

- Specifies the purpose of the proposed removal, destruction or lopping of vegetation.
- Demonstrates that the extent of removal, destruction or lopping has been reduced as much as is reasonable and practicable.
- Where applicable, details measures to protect vegetation during construction of buildings and works and identifies on-going management requirements of vegetation post construction.
- Specifies proposals for revegetation following disturbance, including proposed species and ground stabilisation.

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Decision guidelines

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

- Whether the vegetation to be removed is identified in the report 'Bellarine Yellow Gums in the Surf Coast Shire', Mark Trengove (2001)
- Whether the vegetation to be removed is of the species Bellarine Yellow Gum (*Eucalyptus leucoxylon subsp. bellarinensis*) or Moonah (*Melaleuca lanceolata subsp. lanceolata*).
- Whether the removal, lopping and/or destruction of Bellarine Yellow Gum (*Eucalyptus leucoxylon subsp. bellarinensis*) or Moonah (*Melaleuca lanceolata subsp. lanceolata*) can be avoided.
- Whether the removal, lopping and/or destruction of vegetation that contributes to the screening of development from property boundaries has been avoided.
- Whether replacement planting and/or the revegetation of sparsely vegetated sites with predominantly indigenous and native plants are needed to provide effective filtering of development from property boundaries.
- Whether the lopping or removal of vegetation would substantially improve the passive or active solar performance of the dwelling on the site or neighbouring property.
- The type, significance and condition of vegetation to be removed and/or retained.
- The capacity of the site to accommodate offset planting that will be able to be maintained in a healthy condition and that will positively contribute to the landscape character objectives.
- Whether protective measures are needed to prevent disturbance of vegetation associated with building construction activities.
- Any written comments from the Department of Sustainability and Environment for applications to remove, lop and/or destroy Bellarine Yellow Gum (*Eucalyptus leucoxylon subsp. bellarinensis*) and/or Moonah (*Melaleuca lanceolata subsp. lanceolata*).