

06/02/2020  
C128surf**SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO3.

**ANGLESEA****1.0**06/02/2020  
C128surf**Statement of nature and key elements of landscape**

The coastal township of Anglesea is nestled in a coastal woodland and heathland environment, fronting the ocean and surrounded by Crown Land on three sides, with the Anglesea River providing a dominant focus through the middle of the town. Key elements of the landscape include:

- The significant cover of indigenous vegetation, dominated by Messmate Stringybark (*Eucalyptus obliqua*) with scattered occurrences of other gums including Manna Gum (*Eucalyptus viminalis*), Swamp Gum (*Eucalyptus ovata*) and Narrow-leaf Peppermint (*Eucalyptus radiata*).
- Isolated areas of Coastal Moonah Woodland in Point Roadknight and around the Anglesea River which is listed as threatened under the *Flora and Fauna Guarantee Act 1988*.
- Nationally significant heathlands to the east and west of the town, and a number of nature reserves of moderate to high conservation significance throughout the town.
- The Anglesea River estuary and opening to the ocean beach, with its long sandy beaches, cliff faces and protected bays, including Point Roadknight.
- Public viewing points in and around the town, which provide spectacular views of the natural landscape features, including the ocean, cliff tops, Point Roadknight, Anglesea River, and the natural bush and heathland surrounding the town.

**2.0**06/02/2020  
C128surf**Landscape character objectives to be achieved**

- To reinforce a landscape character that comprises:
  - A low scale, non-suburban residential environment dominated by native vegetation, where the built form is visually recessive in the landscape and contained in a bushland setting.
  - Viewsheds of natural landscapes including the ocean, cliff tops, Point Roadknight, Anglesea River, and the natural bush and heathland surrounding the town.
- To protect and enhance the native indigenous vegetation cover, and protect the flora and fauna values of local nature reserves and surrounding public lands from the effects of urban development.

**3.0**06/02/2020  
C128surf**Permit requirement**

A permit is not required to construct a building or construct or carry out works.

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

- Dead
- Less than 2 metres in height and is not a species of Grass Tree (*Xanthorrhoea*)
- On the building side of a vertical line 2 metres from the outer edge of the roof of an existing or approved building, or
- Listed as an environmental weed in the incorporated document *Weeds of the Surf Coast Shire (2013)*.

## 4.0

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### Application requirements

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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 report that details:
  - 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.
- 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 through net gain, where appropriate.

## 5.0

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### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact of native vegetation removal on landscape and biodiversity values.
- The quality and condition of the vegetation.
- The capacity to site and design buildings to avoid or minimise the removal of native vegetation.
- 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.
- The appropriateness of the species and siting and arrangement of new plantings having regard to the need to minimise risk from bushfire.