

16/10/2008  
C34**SCHEDULE 4 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO4**

**LORNE RESIDENTIAL AREAS****1.0 Statement of nature and key elements of landscape**16/10/2008  
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Lorne is located on the natural amphitheatre that sweeps around Loutit Bay and is a popular destination on the internationally significant Great Ocean Road. The Great Ocean Road landscape from Lorne to Kennett River is recognised as being of national importance in the *Great Ocean Road Region – A Land Use and Transport Strategy*, and it's associated Great Ocean Road Region Landscape Assessment Study (GORRLAS) 2003. The factors contributing to the significance of the landscape of the Great Ocean Road environs are detailed in the GORRLAS. A significant quality of the special character of Lorne is the tree covered hillsides extending down to the ocean, with built form recessed in the landscape.

The tall indigenous tree canopy is of particular importance to the landscape and is dominated by Messmate (*Eucalyptus oblique*) and Mountain Grey Gum (*E. cypellocarpa*). Other species include Manna Gum (*E. viminalis*), Narrow-leaf Peppermint (*E. radiata*), Swamp Gum (*E. ovata*) and the rare Brooker's Gum (*E. brookeriana*) and Blue Gum (*E. globulus ssp. globulus*).

The preservation and reinstatement of native vegetation is crucial to the protection of the landscape, the scenic vistas, the amenity of individual properties and the maintenance of biodiversity links.

**2.0 Landscape character objective to be achieved**16/10/2008  
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To maintain and enhance the vegetated landscape quality of significant public vistas, especially as viewed from the Great Ocean Road and the coast.

To conserve, enhance and reinstate the cover of indigenous vegetation, with particular emphasis on the tall tree canopy.

To maintain and enhance the sense of the built form being visually recessive in the landscape and in a bushland setting, and the amenity this affords individual properties.

Protect and enhance the biodiversity and habitat value of the township environs.

To manage the retention and enhancement of vegetation cover in a manner that avoids increasing wildfire threat.

**3.0 Permit requirement**16/10/2008  
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A permit is not required to construct a building or carry out works.

**Vegetation**

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

- Dead.

- Less than 3 metres in height and is not shown on an approved landscape plan or site plan specifying its retention.
- 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)*”.

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#### 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 description of the native vegetation to be removed, including the extent and type of native vegetation, the number and size of any trees to be removed and, if possible, the Ecological Vegetation Class 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 report by a qualified arborist that details:
  - The structure, health and species of native vegetation on site.
  - The expected impact of proposed works on native vegetation that is proposed to be retained in development, 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.

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#### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in clause 42.03-3, the responsible authority must consider, as appropriate:

- The cumulative impact of native vegetation removal on landscape values, biodiversity conservation and management.
- 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 layout of new plantings having regard to the need to minimise risk from wildfire.