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Proposed C106gelg

## SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

### GLENELG RIVER ESTUARY AND SURROUNDS

#### 1.0

#### Statement of nature and key elements of landscape

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Proposed C106gelg

The Glenelg River Estuary and surrounds is a regionally significant landscape as the confluence of the Glenelg River estuary, the Southern Ocean, and the coastal edge.

The Glenelg River Estuary has a wild and windswept character that is dominated by the intersection of its strong landscape elements, including the sea, beaches, sand dunes, and remnant vegetation. It is open and uncluttered, with the settlement of Nelson nestled discreetly within the landscape, its buildings largely concealed by vegetation. The strong coastal edge is dominated by sandy beaches, providing a contrast with the dunes and lakes behind. This type of landscape is increasingly rare on the Victorian coast.

The landscape's visual significance is enhanced by environmental and visitor attractions. The Glenelg River Estuary is the longest in Victoria extending 75 km from its mouth near Nelson and flowing through the Lower Glenelg National Park and the Discovery Bay Coastal Park. It is a Ramsar wetland of international significance with a gazetted boundary under the *Environment Protection and Biodiversity Conservation Act 1999*. Nelson is the starting point for one of the most well known long distance walks in Victoria, the Great South West Walk. In addition, the Glenelg River Heritage Area is listed under the *Heritage Rivers Act 1992* for high natural, cultural and landscape values.

#### 2.0

#### Landscape character objectives to be achieved

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Proposed C106gelg

To protect locally significant views and vistas, to the ocean, the Glenelg River Estuary and other natural landforms from Nelson-Portland Road, the Great South West Walk and other publicly accessible locations.

To protect the indigenous coastal vegetation and ensure that it is the dominant feature of the landscape when viewed from the foreshore.

To retain the undeveloped and vegetated character of coastal dunes, waterways and estuaries near the coastal edge of this landscape.

To minimise any increase in development visible above the dunes and coastal vegetation outside settlements, when viewed from the beach, foreshore or offshore by discouraging:

- buildings set high on dunes.
- development that will be visible on the skyline.
- buildings set on visible ridge lines and visually prominent hill faces.

To encourage vegetated landscape edges to the settlement of Nelson, which soften the interface of built and rural areas, and avoids expansion of built areas beyond current boundaries.

#### 3.0

#### Permit requirement

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Proposed C106gelg

A permit is required to:

- Construct a fence, except transparent fences (e.g. timber post, rail, wire fencing) and solid fencing below 1.5 metres in height.
- Remove any vegetation, except:
  - Vegetation required to be lopped or removed for works associated with the maintenance of a minor utility installation.

## GLENELG PLANNING SCHEME

- To remove any vegetation to enable the construction or maintenance of up to 6 metre wide vehicle access across a road reserve from a property boundary to a public road, subject to authorisation from the relevant public land manager, unless there is a practical opportunity to site the access to avoid the removal or destruction of vegetation.
- To remove dead vegetation.
- To lop or remove non-native vegetation, if it includes:
  - pruning, hedging or mowing.
  - vegetation less than 6 metres in height with a trunk diameter of less than 40cm at 1.3 metres above ground level.

A permit is not required to:

- Construct buildings that are:
  - for agricultural purposes with a combined gross floor area less than 70 square metres and a height less than 6 metres above natural ground level with a minimum setback of:
    - 500 metres from the edge of the coastal cliffs or dunes;
    - 500 metres from the Great South West Walk; and
    - 100 metres from the Glenelg River and Estuary.
  - a dwelling with a height of less than 6 metres above natural ground level and a minimum setback of:
    - 500 metres from the edge of the coastal cliffs or dunes;
    - 500 metres from the Great South West Walk; and
    - 100 metres from the Glenelg River and Estuary.
- Undertake works by a public authority relating to water management or environmental improvements.
- Undertake development by or on behalf of the public land manager that is generally in accordance with plans approved under the *Marine and Coastal Act 2018*, the *National Parks Act 1975* or the *Crown Land (Reserves) Act 1978*.

### 4.0

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Proposed C106gelg

#### 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 detailed site evaluation which considers the existing landscape context including topography, vegetation (species, location and character), and views to the site from roads, settlements, publicly accessible waterways, recreation, and tourism locations.
- A landscape plan that demonstrates the use of species appropriate for the locality, including non-invasive native/exotic plants that are a feature of the character of the area, and how the affected area will be remediated after development.

### 5.0

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Proposed C106gelg

#### 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:

- Whether the development encroaches into or is visible within 500 metres of scenic coastal viewpoints, lookouts, and the Great South West Walk (outside the urban area of Nelson).

## GLENELG PLANNING SCHEME

- Whether the development is designed and sited:
  - low on slopes;
  - amongst vegetation; and
  - has a form conforming to the topography of the land retaining natural and/or rural character.
- Whether development sited outside of the urban area of Nelson:
  - retains views and vegetation.
  - intrudes into undeveloped areas visible from the Portland-Nelson Road, Beach Road, and the Glenelg River.
- Whether development located within the urban area of Nelson is set back a sufficient distance:
  - from the Glenelg River so that it is not visible behind indigenous vegetation from the river edge.
  - to allow for the protection or rehabilitation of a substantial area of riparian vegetation.
- Whether buildings near the Glenelg River Estuary are low scale.
- Whether the development within the coastal strip is:
  - sited on the inland slope of dunes and does not protrude above the dune ridgeline;
  - sufficiently set amongst existing vegetation and maximises the retention of indigenous coastal vegetation;
  - utilising appropriate indigenous vegetation to integrate the development into the landscape; designed to follow the natural contours or step down the site;
  - sited to avoid visually dominant elevations;
  - minimising overlooking of the foreshore; and
  - avoiding access into highly visible or undisturbed areas.

Whether development has regard to *Coastal Spaces Landscape Assessment Study, Planisphere 2006*, in particular the relevant Character Area Paper.