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 699gelg Proposed C106gelg

## SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO2.

### BRIDGEWATER LAKES AND SURROUNDS

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

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Bridgewater Lakes is of ~~state significance~~ State significance for its outstanding visual and scenic qualities ~~in addition to the international importance as part of a Ramsar wetland site.~~

The intersection of lakes, dunes, steep topography and wild coastline combine to make this landscape highly valued by ~~communities and professionals alike~~ the community. The landform is particularly noteworthy, with its combination of densely vegetated dunes adjacent to cleared pastures, the lakes, and occasional stands of trees. The undulating topography of Bridgewater Lakes and surrounds lends itself to ~~fine~~ views across cleared ~~pastures~~ pastoral land.

The landscape has strong cultural and historic ~~associations~~ values. It ~~is~~ was listed on the Register of the National Estate in 1980. The area is known for its Aboriginal cultural values ~~including that include~~ rock shelters and ceremonial sites, ~~and it is believed that the first settlement.~~ It is reported that the first Aboriginal settlement discovered by Europeans in the Portland area ~~may have been~~ was near the southern lake next to the ~~southern lake.~~ The Bridgewater Lakes are also significant ~~as dune-blocked lakes fed by fresh groundwater, and the area is known for its caves of scientific and educational importance.~~ The Great South West Walk passes through this landscape ~~road as it is formed in the present day.~~

Bridgewater Lakes are significant as dune-blocked lakes fed by fresh groundwater, and the area is known for its caves of scientific and educational importance. The Great South West Walk passes through this landscape.

#### 2.0 Landscape character objectives to be achieved

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To protect and enhance indigenous coastal vegetation ~~and ensure that it is~~ to be the dominant feature of the landscape at the coastal edge and adjoining inland lakes ~~and to protect cultural vegetation patterns throughout the rural hinterland.~~

~~To protect cultural vegetation patterns throughout the rural hinterland.~~

To protect locally ~~significant~~ significant views and vistas that contribute to the character of the area, including ~~expansive and scenic outviews~~ views from tourist locations such as the Great South West Walk.

To retain the dominant natural landscape character and sense of isolation at the coastal cliffs or edges and the clear views to the ocean by:

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

- minimising any increase in development visible above the dunes and coastal vegetation outside settlements, when viewed from the beach, foreshore or offshore.
- discouraging buildings set high on dunes or development that will be visible on the skyline.
- minimising visual clutter of the hinterland landscape with built development to retain open spaces that provide views to the coast, capes and hinterland.

~~To retain the dominant natural landscape character and sense of isolation at the coastal cliffs and edges and the clear views to the ocean.~~

~~To discourage buildings set high on dunes or development that will be visible on the skyline.~~

~~To minimise visual clutter of the hinterland landscape with built development to retain open spaces that provide views to the coast, capes and hinterland.~~

3.0

Permit requirement

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**Buildings and works**

A permit is ~~not required to construct a building or construct or carry out works where any of the following apply~~ required to:

- ~~A building is for agricultural purposes and it has a combined gross floor area less than 70 square metres and a height less than 6 metres above natural ground level.~~
- ~~A dwelling has a height of less than 6 metres above natural ground level.~~
- ~~Works are for agricultural purposes, including raised bed cropping, stock grazing, unlicensed dams and associated supporting farming infrastructure.~~
- ~~Buildings are set back a minimum of 500 metres from the edge of the coastal cliffs or dunes.~~
- ~~Buildings are set back a minimum of 100 metres from lakes, waterways or estuaries.~~
- ~~Transparent fences (e.g. timber post, rail, wire fencing).~~
- ~~Solid fencing below 1.5 metres in height.~~
- ~~Works undertaken by a public authority relating to water management or environmental improvements.~~
- ~~The development is by or on behalf of the public land manager and is generally in accordance with plans approved under the *Coastal Management Act 1995*, the *National Parks Act 1975* or the *Crown Land (Reserves) Act 1978*.~~

**Vegetation**

A permit is required to remove any vegetation. This does not apply to:

- ~~Vegetation removal for works associated with the maintenance of a minor utility installation~~  
 Construct a fence, except transparent fences (e.g. timber post, rail, wire fencing) and solid fencing below 1.5 metres in height.
- ~~Vegetation that has been planted or grown as a result of direct seeding or Crop raising or Grazing animal production. This exemption does not apply where a planning permit, consent under other legislation, or funding conditions require the vegetation to be retained.~~
- Remove any vegetation, except:
  - ~~Vegetation to be removed or destroyed to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road, subject to authorisation from the relevant public land manager. This exemption only applies to properties which share a common boundary with the road reserve. The maximum total width of vegetation permitted to be removed or destroyed under this exemption is 6 metres. This exemption does not apply where there is a practical opportunity to site the access-way to avoid the removal or destruction of vegetation.~~
  - ~~Vegetation required to be lopped or removed for works associated with the maintenance of a minor utility installation.~~
  - ~~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.

- ~~Vegetation recognised by the Department of Environment, Land, Water and Planning as an environmental weed for that locality.~~
- ~~Dead vegetation:~~
- ~~Vegetation removed or destroyed as a result of grazing by domestic stock including the removal or destruction of vegetation on unused roads specified under Section 400 of the *Land Act 1958*.~~
- ~~Vegetation removed or destroyed as a result of stock movements on roads. This exemption does not apply to the removal or destruction of vegetation as a result of holding stock in a temporary fence (including an electric fence) on a roadside for the purpose of feeding.~~
- ~~In the case of non-native vegetation:~~
  - ~~The lopping or mowing of vegetation.~~
  - ~~Vegetation which is less than 6 metres in height.~~
  - ~~Vegetation that has a trunk diameter of less than 40 centimetres when measured at a height of 1.3 metres from the ground immediately at the base of the trunk.~~

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 setback of:
    - 500 metres from the edge of the coastal cliffs or dunes; and
    - 100 metres from lakes, waterways and estuaries.
  - a dwelling with a height of less than 6 metres above natural ground level and a setback of:
    - 500 metres from the edge of the coastal cliffs or dunes; and
    - 100 metres from lakes, waterways and estuaries.
- 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 Application requirements

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Proposed C106gelg 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~~that considers the existing landscape context including topography, vegetation (species, location and character), and views to the site from roads, settlements, ~~and~~ publicly accessible waterways ~~and~~, recreation, and tourism locations.
- A landscape plan that demonstrates the use of ~~locally appropriate species (e.g. indigenous or non~~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 ~~the~~ development.

5.0

Decision guidelines

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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 buildings near lakes, waterways or estuaries are designed to be low scale and set back a sufficient distance to allow for the protection or rehabilitation of a substantial zone of riparian vegetation.
- Where development within the coastal strip cannot be ~~prevented, whether it~~relocated elsewhere is:
  - ~~Is~~ ~~sited~~ on the inland slope of dunes (~~avoid buildings, avoiding structures~~ protruding above the dune ridgeline).
  - ~~Is~~ set ~~among~~amongst existing vegetation, maximising the retention of coastal vegetation.
  - ~~Utilises~~utilising appropriate indigenous vegetation to further integrate the development with the landscape.
  - ~~Is~~ designed to follow the contours or step down the site and avoid visually dominant elevations.
  - ~~Minimises~~minimising overlooking of the foreshore.
  - ~~Avoids~~avoiding access in highly visible or undisturbed areas.
- ~~The avoidance of~~Whether development on prominent hill faces is ~~avoided~~ wherever possible.
- Whether ~~the proposed~~ development ~~inappropriately~~ exceeds the dominant tree canopy height.
- Whether ~~the proposed~~ development will be integrated with the landscape through the use of ~~landscape~~ appropriate indigenous vegetation and a landscape plan ~~where appropriate~~.
- Whether ~~the proposed development uses low~~development has regard to *Coastal Spaces Landscape Assessment Study, Planisphere 2006*, ~~open style fencing (e.g. post and wire)~~in particular the relevant Character Area Paper.

~~In considering any application for development the responsible authority shall have regard to matters contained in the *Glenelg Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study, Planisphere 2006*, in particular the relevant Character Area Paper.~~

6.0

Background documents

~~State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)~~  
~~Glenelg Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)~~