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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 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 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 pastoral land.

The landscape has strong cultural and historic values. It was listed on the Register of the National Estate in 1980. The area is known for its Aboriginal cultural values that include rock shelters and ceremonial sites. It is reported that the first Aboriginal settlement discovered by Europeans in the Portland area was near the southern lake next to the 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 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 locally significant views and vistas that contribute to the character of the area, including 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:

- 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.

#### **3.0**

#### **Permit requirement**

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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.
  - 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.

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- 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 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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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 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, 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 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 relocated elsewhere is:
  - sited on the inland slope of dunes, avoiding structures protruding above the dune ridgeline.
  - set amongst existing vegetation, maximising the retention of coastal vegetation.
  - utilising appropriate indigenous vegetation to further integrate the development with the landscape.
  - designed to follow the contours or step down the site and avoid visually dominant elevations.

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- minimising overlooking of the foreshore.
- avoiding access in highly visible or undisturbed areas.
- Whether development on prominent hill faces is avoided wherever possible.
- Whether development exceeds the dominant tree canopy height.
- Whether development will be integrated with the landscape through the use of landscape appropriate indigenous vegetation and a landscape plan.
- Whether development has regard to *Coastal Spaces Landscape Assessment Study, Planisphere 2006*, in particular the relevant Character Area Paper.