

--/--/---
Proposed C106gelg

SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO3**.

CAPE BRIDGEWATER AND CAPE NELSON

1.0

--/--/---
Proposed C106gelg

Statement of nature and key elements of landscape

The spectacular cliffs, pristine bays and dramatic coastal scenery of Cape Bridgewater and Cape Nelson are unique in Victoria and combine to make a landscape of State significance.

The capes are listed by the National Trust for their dramatic coastal forms, with the huge bulk of the capes separated by the low-lying Bridgewater Bay.

The towering cliffs, which are the highest in the State, provide an unusually dramatic edge to the rural hinterland where, in places, native vegetation comes right down to the water's edge.

There are notable views of the capes from the Great South West Walk along the beach, and along the coast from high points at the top of the cliffs. Cape Bridgewater is a remnant of a volcanic crater.

The visual significance of the landscape is enhanced by high cultural and environmental values. Blue whales, humpback whales, southern right whales, dolphins and orcas frequent the area, and there are also some little penguins, seal colonies and gannet rookeries. Each of the capes is of high geomorphological and geological significance, with a number of rare features such as blowholes, shore platforms, limestone solution pipes named 'the petrified forest', and sea caves.

There are many Aboriginal sites of note throughout the area.

The Cape Nelson Lighthouse settlement is significant as an intact example of a Victorian lightstation.

The coastal landscape has experienced significant visual change due to the introduction of wind turbines.

2.0

--/--/---
Proposed C106gelg

Landscape character objectives to be achieved

To protect and enhance the coverage of indigenous coastal vegetation and cultural vegetation patterns throughout the rural hinterland to ensure that it is a dominant feature of the landscape.

To protect locally significant views and vistas which contribute to the character of the landscape, including retaining the dominant natural landscape character and sense of isolation at coastal cliffs and edges with clear views to the ocean.

To minimise visual clutter of the hinterland landscape with built development to retain open spaces that provide views to the coast, capes and hinterland, recognising that existing wind turbines do not set the scale for other forms of development.

To retain natural landforms and indigenous vegetation as an essential component of the character of the rural hinterland.

To preserve an appropriate landscape setting for features of cultural and heritage significance, including the Cape Nelson Lighthouse Station.

3.0

--/--/---
Proposed C106gelg

Permit requirement

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 setback of:
 - 500 metres from the edge of the coastal cliffs or dunes;
 - and 500 metres from the Great South West Walk.
 - 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 500 metres from the Great South West Walk.
- 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

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 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

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 development provides for the planting of new shelterbelts utilising indigenous species suitable for the locality.
- Whether development in coastal areas is sparsely sited, minimising visibility from the roads and the Great South West Walk, whilst maximising the retention of coastal vegetation.

GLENELG PLANNING SCHEME

- Whether the proposed development is located so as not to intrude into open views to the ocean, capes, headlands, and cultural or heritage significance sites, including the Cape Nelson Lighthouse Station.
- Whether the visual intrusion of the proposed development is minimised in landscapes visible within the foreground (up to 500 metres) of the Great South West Walk.
- Whether development is located away from the coastal side of the Great South West Walk.
- Whether development is confined to existing coastal settlements wherever possible, and avoids any development on cliffs and coastal landforms that are visible from roads, beaches and recreation locations.
- Whether development located on ridges and cannot be relocated elsewhere is:
 - located to avoid the loss of vegetation; and
 - includes buildings or structures constructed of lighter coloured materials to minimise visibility against the sky.
- Whether development has regard to *Coastal Spaces Landscape Assessment Study, Planisphere 2006*, in particular the relevant Character Area Paper.