

Dartmoor

This settlement has a range of commercial and community facilities which include a general store, post office, hotel, primary school, police station, community hall, golf course, CFA, Bush Nursing facility, bowling club, sports oval and netball courts. These are highly attractive features for mature aged residents and young families. The proximity to Mount Gambier is also a positive factor in attracting future residents, and this is particularly in regard to rural living opportunities. The expectations of existing and future residents is strongly based on the need to maintain the relaxed open feel of the settlement. The absence of reticulated

water supply provides an opportunity to maximize water sensitive design practice and to demonstrate best practice in water conservation techniques. There is projected demand for additional allotments within Dartmoor and capability to meet the required growth. Dartmoor also occupies a strategic location, as an upstream gateway to the Glenelg River and the Lower Glenelg National Park.

Strategic Directions

- Continue to promote the establishment of additional facilities and services within Dartmoor.
- In consultation with the Glenelg Hopkins Catchment Management Authority, clarify the extent of flooding and inundation caused by the Glenelg and Crawford Rivers.
- Effective management of the interface with the forest area is required to further protect the settlement from fire hazard.



Dartmoor Town Centre

- Improve the application of zones within and around the settlement to reflect existing uses and public or private ownership of land.
- Provide greater diversity of allotment size and lifestyle residential use, and investigate the potential use of the area to the south of Dartmoor for rural living.
- Continue to promote the tourist potential for Dartmoor, especially as an upstream gateway to the Glenelg River and the Lower Glenelg National Park.
- Continue to use the Casterton-Dartmoor Road as an alternative route for heavy vehicles.
- Advocate for the reuse of the disused Dartmoor sawmill site.



Dartmoor wood carvings

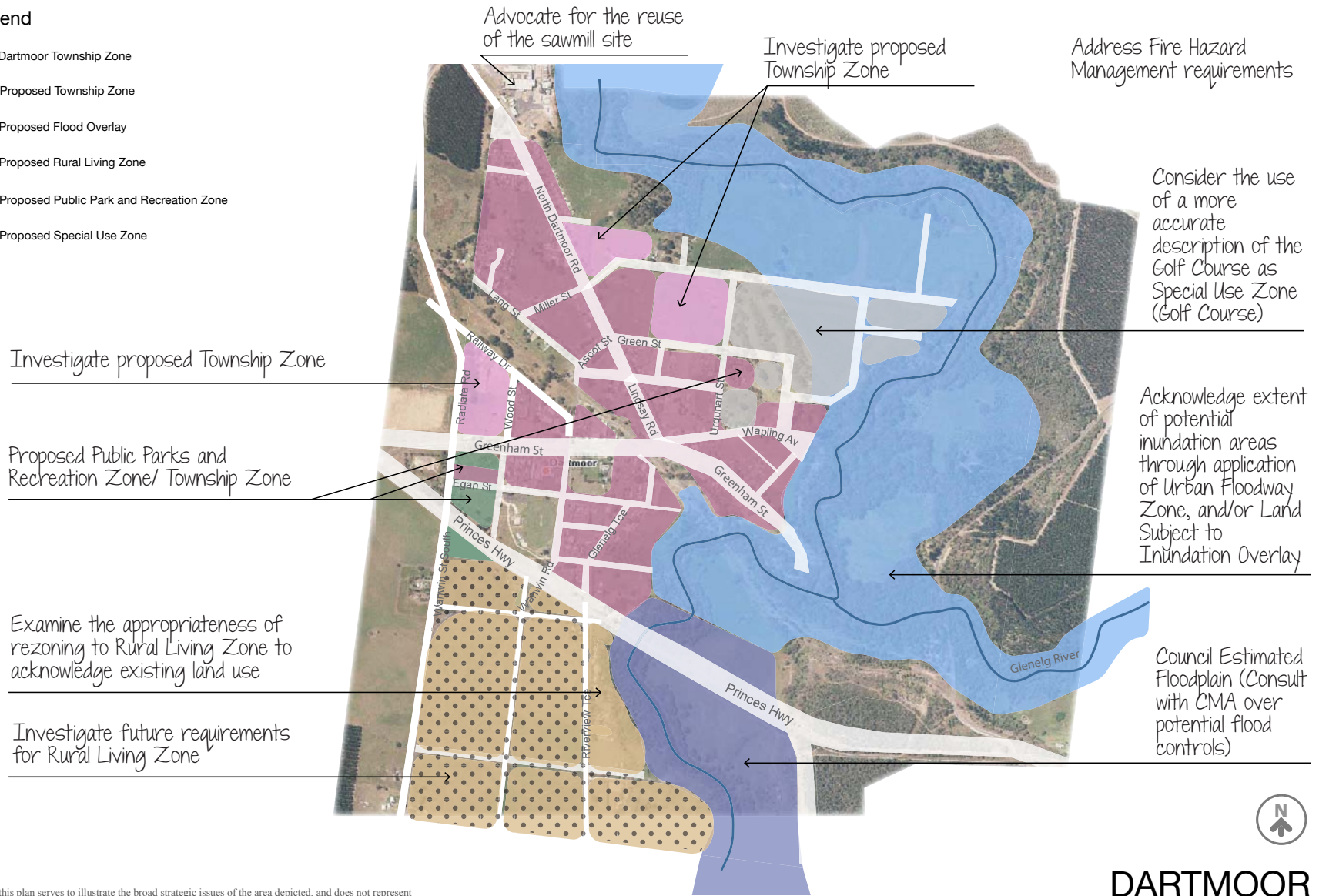


Dartmoor

Dartmoor

Legend

- Dartmoor Township Zone
- Proposed Township Zone
- Proposed Flood Overlay
- Proposed Rural Living Zone
- Proposed Public Park and Recreation Zone
- Proposed Special Use Zone



Please note this plan serves to illustrate the broad strategic issues of the area depicted, and does not represent zoning or overlay information. For zone and overlay information see the Glenelg Planning Scheme mapping.

Nelson

Settlements which are located along the coastline of Glenelg Shire, such as Nelson will continue to be a target for tourist and lifestyle residential use. Nelson's location at the mouth of the Glenelg River, between the Lower Glenelg National Park and Discovery Bay, provides it with immediate advantages as a preferred destination for tourist growth. Nelson is also a convenient stopping point along the coast road between Victoria and South Australia. The absence of reticulated water supply provides an opportunity to maximize water sensitive design practice and to demonstrate best practice in water conservation techniques. Effective management of the interface with the forest

area to the north is required to further protect the settlement from fire hazard. The Boat Sheds are an important feature of the settlement which contribute to its character and recreational use.

Strategic Directions

- Investigate the use of the small cleared rural allotments on the western side of the river for lifestyle residential use.
- The land to the east of the settlement has the potential for future township

expansion, recognizing and protecting the agricultural values of the land.

- As part of the 250 kilometre loop of the Great South West Walk, that links Nelson to the Portland via the coast and inland, continue to promote Nelson as an attractive holiday destination and location for overnight accommodation.
- Continue to promote the Great South West Walks as an experience of international significance, that traverses three national parks (including Mount Richmond).



Nelson and the Glenelg River

- In conjunction with the Department of Sustainability and Environment, and Parks Victoria promote the establishment of tourist activities along the Great South West Walk, that allow formal access across private land to the camping sites which are operated by Parks Victoria.
- Tourism development is to be of the highest standard, commensurate with the landscape and environmental values of the area, especially the Glenelg River and its associated wetlands.
- In conjunction with Wannon Water investigate the potential provision of reticulated sewerage or an alternative form of system.
- In conjunction with the Department of Sustainability and Environment continued improvements to the Community Centre and Visitor Information Centre and the pedestrian access along the river edge.
- As a longer term strategic direction, and in conjunction with the Department of Sustainability and Environment, improve access to the boat launching facility and trailer parking by providing for better circulation of vehicles.



Nelson on the edge of the Glenelg River

Nelson

Legend

- Nelson Township Zone
- Proposed Rural Living Zone
- River Area
- Walking Trail

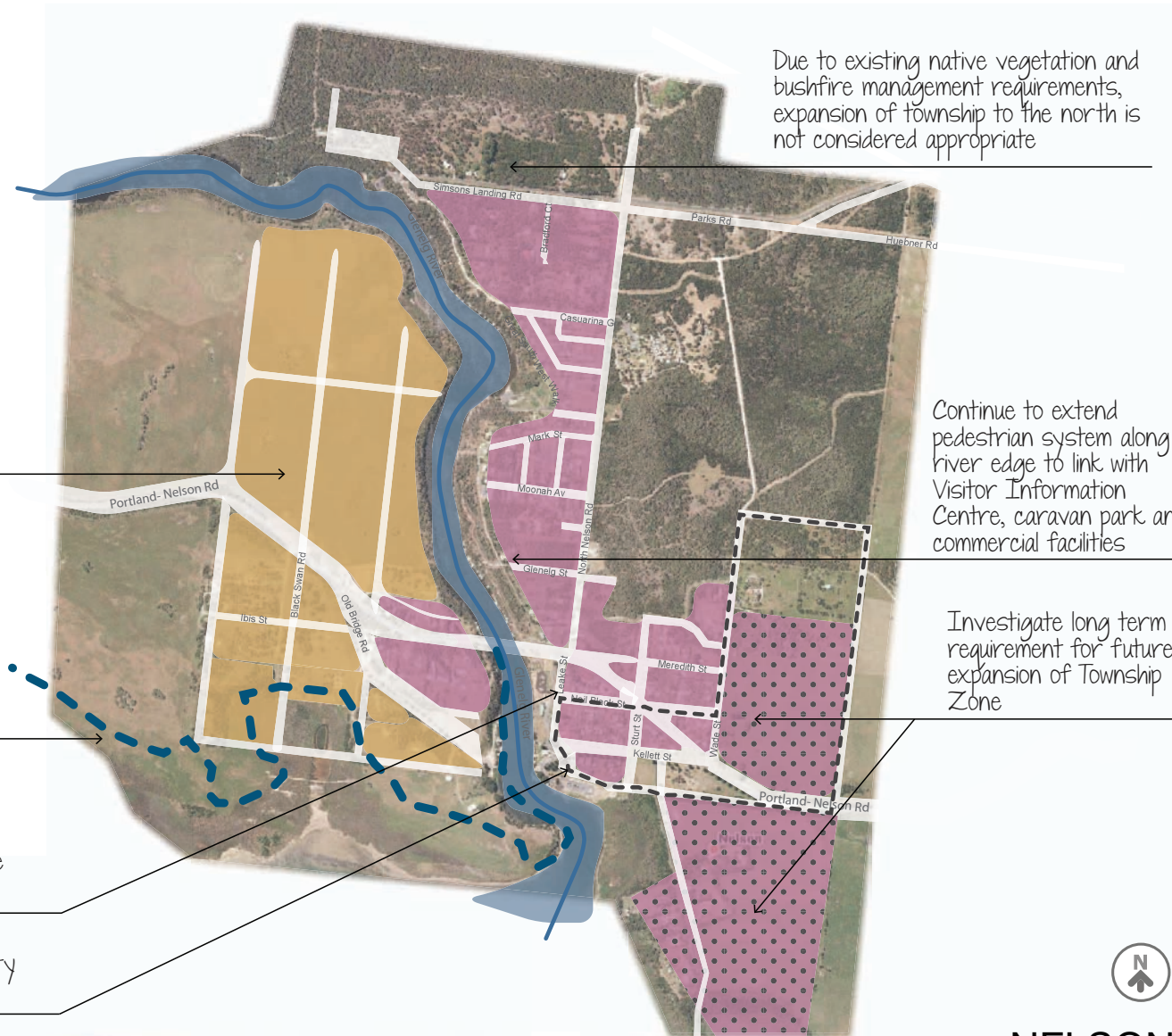
Consider minimum subdivision size of one hectare, and create an open landscape character by requiring a generous setback from the road and site boundaries

Encourage a range of tourism and commercial accommodation options within and surrounding township

Acknowledge extent of floodway in consultation with GFCMA

Continue to improve facilities available at Visitor Information Centre

Improve access to boat launch facility and trailer parking area



Due to existing native vegetation and bushfire management requirements, expansion of township to the north is not considered appropriate

Continue to extend pedestrian system along river edge to link with Visitor Information Centre, caravan park and commercial facilities

Investigate long term requirement for future expansion of Township Zone

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Cape Bridgewater

The spectacular setting for this settlement with the highest coastal cliff in Victoria (130 metres AHD) towering sand dunes, wide beaches and pristine waters of Bridgewater and Discovery Bays, is recognized by its inclusion on the Register of the National Trust.

Given the environmental and visual significance of this settlement, it is logical that further development is highly restricted. This will continue to add to the desirability of living in this location. It is imperative that any form of infill development maintains

this open and relaxed character, and is sensitively designed to complement the overall character and feel of Cape Bridgewater. To achieve the best outcome for the settlement the Strategy seeks to regulate the appropriate density and bulk of development. Effective management of the interface with the substantial area of foreshore vegetation to the north and east is required to further protect the settlement from fire hazard.

Strategic Directions

- Continue to provide for sensitively designed, high quality infill development within the settlement that is able to be effectively serviced with reticulated sewerage, and subject to a Waste Management Plan.
- Further development of a community hub, to foster social and community activities and service local residents and visiting tourists.



View from Cape Bridgewater

- New tourist facilities and accommodation should be encouraged, including bed and breakfast within the settlement and host farms and agricultural orientated uses in the hinterland provided that this development is not within the buffer area of the wind towers, and does not adversely impact on the environmental and landscape values of the area.
- Investigate the potential application of the Township Zone for land on the south west of the coastal strip (Panoramic Drive).
- Any new development is to be accompanied by landscape treatment that addresses the potential visual impact of the dwelling, while also meeting the needs of effective fire hazard management requirements.



Cape Bridgewater Beach and Township



Cape Bridgewater Kiosk

Cape Bridgewater

Legend

Proposed Township Zone

Continue to protect the scenic and environmental values of the coastal hinterland

Future investigation of Township Zone

Consider application of Design and Development Overlay to manage appearance of buildings and works

Promote tourist related accomodation within Cape Bridgewater and links to Great South West Walk



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CAPE BRIDGEWATER

GLENELG PLANNING SCHEME