

16/10/2014
C52(Part 1)

SCHEDULE 2 TO THE 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.

The intersection of lakes, dunes, steep topography and wild coastline combine to make this landscape highly valued by communities and professionals alike. 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.

The landscape has strong cultural and historic associations. It is listed on the Register of the National Estate for its Aboriginal cultural values including rock shelters and ceremonial sites, and it is believed that the first settlement in the Portland area may have been 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.

2.0 Landscape character objective to be achieved

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To protect and enhance indigenous coastal vegetation and ensure that it is the dominant feature of the landscape at the coastal edge and adjoining inland lakes.

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 expansive and scenic outviews from tourist locations such as the Great South West Walk.

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

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:

- A building is for agricultural purposes and it has a combined gross floor area less than 70 m² and a height less than 6 m above natural ground level.
- A dwelling has a height of less than 6 m above natural ground level.

- Works are for agricultural purposes, including raised bed cropping, stock grazing, unlicensed dams and associated supporting farming infrastructure.
- Buildings are setback a minimum of 500 m from the edge of the coastal cliffs or dunes.
- Buildings are setback a minimum of 100 m from lakes, waterways or estuaries.
- Transparent fences (e.g. timber post, rail, wire fencing)
- Solid fencing below 1.5 m 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.
- The vegetation has been planted or grown as a result of direct seeding or Crop raising or Extensive animal husbandry. This exemption does not apply where a planning permit, consent under other legislation, or funding conditions require the vegetation to be retained.
- 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 m. 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 recognised by the Department of Environment and Primary Industries 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 to:

- The lopping or mowing of vegetation.
- Vegetation which is less than 6 m in height.
- Vegetation that has a trunk diameter of less than 40 cm when measured at a height of 1.3 m from the ground immediately at the base of the trunk.

Development Applications

- Require with planning permit applications:

- 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 and recreation and tourism locations and;
- a landscape plan that demonstrates the use of locally appropriate species (e.g. indigenous or 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.

4.0 Decision guidelines

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Before deciding on an application, the responsible authority must consider:

- 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:
 - is sited on the inland slope of dunes (avoid buildings protruding above the dune ridgeline);
 - is set among existing vegetation, maximising the retention of coastal vegetation;
 - utilises 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 overlooking of the foreshore; and
 - avoids access in highly visible or undisturbed areas.
- The avoidance of development on prominent hill faces 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 appropriate indigenous vegetation and a landscape plan where appropriate.
- Whether the proposed development uses low, open style fencing (e.g. post and wire).

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.

5.0 Reference Documents

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State Overview Report, *Coastal Spaces Landscape Assessment Study* (Planisphere, 2006)

Glenelg Shire Municipal Reference Document, *Coastal Spaces Landscape Assessment Study* (Planisphere, 2006).