

16/10/2014
C52(Part 1)

SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

CAPE BRIDGEWATER AND CAPE NELSON

1.0 Statement of nature and key elements of landscape

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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 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, petrified forests and sea caves are of great interest to academics and visitors alike. There are extensive Aboriginal sites throughout the area and the Cape Nelson Lighthouse settlement is significant as an intact example of a Victorian light station.

The coastal landscape has recently experienced significant visual change due to wind turbines in this locality.

2.0 Landscape character objective to be achieved

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

To protect cultural vegetation patterns throughout the rural hinterland.

To protect locally significant views and vistas which contribute to the character of the landscape.

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

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 or heritage significance, including the Cape Nelson Lighthouse Station.

To recognise that the wind turbine towers on the capes do not set the scale for other forms of development.

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 6m 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 500 m from the Great South West Walk.
- 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 the proposed development provides for the planting of new shelter belts utilising an indigenous species suitable to the local area.
- In coastal areas, whether development is sited sparsely, minimising visibility from the roads and the Great South West Walk and maximising the retention of coastal vegetation.
- Whether the proposed development is located so as not to intrude into open views to the ocean, capes, headlands or Cape Nelson Lighthouse Station.
- Whether the visual intrusion of the proposed development is minimised in landscapes visible in the within the foreground (up to 500 m) of the Great South West Walk.
- Development on the coastal side of the Great South West Walk should be strongly discouraged.
- The confinement of development to existing coastal settlements wherever possible and the avoidance of any development atop cliffs and coastal landforms visible from roads, beaches and recreation locations.
- In circumstances where development can not be avoided on ridge tops, whether the proposed development:
 - is located to avoid the loss of vegetation;
 - includes buildings or structures constructed of lighter materials to minimise visibility against the sky.
- Whether the proposed development includes the use of low, open style fencing (e.g. post and wire) appropriate to the area.

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).