

16/10/2014
C52(Part 1)

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1**

GLENELG RIVER ESTUARY AND SURROUNDS

1.0

Statement of nature and key elements of landscape

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The Glenelg River Estuary and Surrounds is a regionally significant landscape as the confluence of the Glenelg River estuary, the Southern Ocean, and the coastal edge.

The Glenelg River Estuary has a wild and windswept character that is dominated by the intersection of its strong landscape elements – the sea, beaches, sand dunes, and remnant vegetation. It is open and uncluttered, with the settlement of Nelson nestled discreetly within the landscape, its buildings largely concealed by vegetation. The strong coastal edge is dominated by sandy beaches, providing a contrast with the dunes and lakes behind. This type of landscape is increasingly rare on the Victorian coast.

The landscape's visual significance is enhanced by environmental and visitor attractions. The estuary is listed on the Register of the National Estate for its tidal reach, which is one of the longest in Victoria, and Nelson is the starting point for one of the most well known long distance walks in Victoria – the Great South West Walk. In addition, the area is listed in the Heritage Rivers Act for its scenic and cultural value, and because it has many sites of Aboriginal heritage significance, particularly on the coast.

2.0

Landscape character objective to be achieved

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To protect locally significant views and vistas, to the ocean, the Glenelg River Estuary and other natural landforms from Nelson-Portland Road, the Great South West Walk and other publicly accessible locations.

To protect the indigenous coastal vegetation and ensure that it is the dominant feature of the landscape when viewed from the foreshore.

To retain the undeveloped and vegetated character of coastal dunes, waterways and estuaries near the coastal edge of this landscape.

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

To discourage buildings set high on dunes or development that will be visible on the skyline.

To discourage ridge tops and visually prominent hill faces from being visually dominated by buildings.

To encourage vegetated landscape edges to the settlement of Nelson, which soften the interface of built and rural areas, and avoids expansion of built areas beyond current boundaries.

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.
- 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 (outside the settlement of Nelson).
- Buildings are setback a minimum of 100 m from the Glenelg River and Estuary.
- Works are for agricultural purposes, including raised bed cropping, stock grazing, unlicensed dams and associated supporting farming infrastructure.
- 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 Industry 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

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Decision guidelines

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

- Whether the development encroaches into landscapes visible within 500 m of scenic coastal viewpoints and lookouts. New buildings should be discouraged in landscapes visible within 500 m of the Great South West Walk (outside the settlement of Nelson) or designed and sited to low in slopes, among vegetation and with a form that conforms to topography and retains natural and/or rural character.
- Whether any further expansion of the settlement of Nelson emphasises the retention of views and vegetation, and discourages intrusion into currently undeveloped areas visible from Portland-Nelson Road, Beach Road and the Glenelg River.
- That development within Nelson encouraged to be set well back from the Glenelg River so that it is not visible behind indigenous landscaping from the river edge.
- Whether buildings near the Glenelg River and estuary are 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, that 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.

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

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Reference Documents

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

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