



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

**plān i'sphēre** [ urban strategy planners ]

ABOUT THE STUDY

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



## Acknowledgments

### Project Team

The assistance of the Project Team, comprising the following officers of the Department of Sustainability and Environment (DSE) is gratefully acknowledged:

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Alison McFarlane, Senior Regional Planner, DSE (South West Region)

### Stakeholder Group

The members of the Stakeholder Group are particularly thanked for contributing their local knowledge and constructive feedback over the course of the Study. Stakeholders were:

Doug McNeill, Surf Coast Shire

Darren Frost and Rob Davis, Colac Otway Shire

Neil Haydon, Corangamite Shire

Russell Guest, Moyne Shire

Andrew Lacey, Warrnambool City Council

Kathryn Campbell, Parks Victoria

Stuart Toplis, Tourism Victoria

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## 1. Introduction

Planisphere was commissioned by the Department of Sustainability and Environment to undertake a landscape character assessment of the Great Ocean Road Region.

*Landscape character is the interplay of geology, topography, vegetation, water bodies and other natural features, combined with the effects of land use and built development, which makes one landscape different from another.*

The landscape character assessment was undertaken as part of the overall Great Ocean Road Region Strategy, and has devised a sound and consistent methodology for assessing the character of landscapes and the way in which various types of development can be managed in different landscape types.

This document, the 'About the Study' background report, contains an outline of the project brief, study context, methodology and process, including stakeholder comments and all relevant appendices.

The About the Study report is one of the four components that make up the contents of the Great Ocean Road Region Landscape Assessment Study. An outline of the full contents of the Study is included on page 4 of this document.





## 2. Study Contents

### Regional Toolkit

How the Study can be implemented in the Great Ocean Road Region Strategy and State Planning Policy

#### *Regional Toolkit Contents:*

Methodology  
Regional Landscape Types  
Regional Landscape Elements  
Landscape Significance  
Summary of Regional Issues  
Regional Recommendations

#### *Precinct Package Contents:*

Precinct Qualities & Objectives  
Precinct Development Principles  
Precinct Landscape Elements  
Precinct Analysis Maps  
Planning Scheme Analysis & Recommendations

### Precinct Packages

Descriptions, photos, development principles and recommendations for each of the 20 landscape precincts delineated across the region

#### *Precinct Packages (20):*

- 1.1 Winchelsea Western Plains
- 1.2 Undulating Mixed Farming
- 1.3 Undulating Grazing
- 1.4 Paddocks & Cones
- 1.5 Partially Wooded Plain
- 1.6 Stony Rises
  
- 2.1 Northern Foothills
- 2.2 Dairying Hills & Vales
- 2.3 Gellibrand River Valley
- 2.4 Apollo Bay Coastal Valleys and Hills
- 2.5 Johanna Coast to Cape Otway Coastal Valleys and Hills
- 2.6 Princetown Coastal Valleys and Hills
  
- 3.1 Port Campbell Coast and Hinterland
- 3.2 Nirranda Coast and Hinterland
  
- 4.1 Otway Ranges Forest and Coast
- 4.2 Cleared Uplands and Hilltops
- 4.3 Dry Coastal Woodland and Heath
- 4.4 Low Coastal Heath
  
- 5.1 Lakes and Saltmarshes
- 5.2 Aire Valley Marshes

### Municipal Toolkits

How the Study can be implemented by local Councils

#### *Municipal Toolkits (5):*

Colac Otway Shire  
Corangamite Shire  
Moyne Shire  
Surf Coast Shire  
Warrnambool City

#### *Municipal Toolkit Contents:*

Landscape Types & Precincts  
Landscape Elements  
Summary of Issues  
Recommendations

### About the Study

The study's background report (brief, method, process and context)

#### *About the Study Contents:*

Brief & Method  
Policy & Context Analysis  
Study Process  
Next Steps



### 3. Brief

The Department of Sustainability and Environment's project brief was to complete a Landscape Assessment Study for the Great Ocean Road Region that:

- Provided an assessment of the existing distinctive landscape elements, features, characteristics, character, quality and extent of the landscape within the region, and their value or importance.
- Identified significant landscape types in the region, and potential measures for retaining and protecting their values.

The Landscape Assessment Study was commissioned as part of the Great Ocean Road Region Strategy being undertaken by the DSE.

The landscape of the Great Ocean Road Region is a major tourist attraction, and therefore a major driver of the region's economy.

Visitor numbers and the increasing attraction of parts of the region as a residential environment are combining to place pressure on some of the landscape qualities that have attracted people to the area.

In addition, the impact on rural and natural landscapes of wind farms, transmission and transport infrastructure and tourism developments has become a major planning issue in recent years.

The emphasis of the Landscape Assessment Study was therefore on devising a sound and consistent method for assessing the capacity of broad types of landscape to accommodate different types of development. *The Study was to focus on the way development should be accommodated in different types of landscapes.*

It was intended that the work would inform the Great Ocean Road Region Strategy's development of appropriate measures to manage growth and change in the Region.

A copy of the project brief is attached in [Appendix A](#).

### Study Area

The Study Area extended from Torquay in the east through to Warrnambool in the west, and included the area and townships from the coastline through to the Princes Highway. A map of the Study Area is included in the project brief.

With its unique coastal scenery and formations, the scale and variety of forests, vegetation cover and habitat, this region provides one of the State's most significant natural resources areas, which in turn underpin the recreation and tourism values and activities of the area.

### Project Stages

The project brief was divided into three stages:

#### Stage 1: Review of Current Work and Identification of Methodology

The key tasks for Stage 1 were to:

- Review current strategic documentation relevant to the region for input to the project.
- Identify any gaps and needs.
- Prepare a methodology and describe the services required to deliver the project outputs.

Stage 1, or the 'Preliminary Study', was undertaken by Planisphere before the commencement of the Landscape Assessment Study proper.

The Preliminary Study also involved a 'desktop' identification of preliminary landscape character types and produced a broad and general hypothesis of the landscape types that exist in the Region. The particular usefulness of this Preliminary Study was that it provided a clear indication of the subject matter to be analysed at a detailed level as part of the full Landscape Assessment Study (Stages 2 and 3).





The Final Report for Stage 1 is included in [Appendix B](#).

## **Stage 2: Comprehensive Landscape Analysis and Assessment**

The primary task for Stage 2 were to complete a comprehensive baseline assessment of landscape character, including an assessment of the existing distinctive landscape elements, features, characteristics, character, quality and extent of the landscape within the region, and their value or importance.

## **Stage 3: Recommendations**

Stage 3 involved preparing recommendations for potential measures for retaining and protecting significant landscape types.

A description of the methodology for Stages 2 and 3 of the Study is included in the following sections of this Report.



## 4. Methodology

Determining the boundaries of the Study and the most appropriate methodology was undertaken in consultation with the Stakeholder Group as part of Stage 1, and was the subject of the first Stakeholder Workshop. A set of 'key criteria' was developed with the stakeholders, having assessed the methodology of past landscape assessment studies undertaken here and overseas. The key criteria were that a satisfactory methodology should:

- Be logical, yet multi-dimensional
- Be clearly stated, and include definitions (everything should be qualified)
- Acknowledge deficiencies and limitations
- Include input from all affected groups, particularly the local community
- Include a description of landscape character types
- Map the landscape qualities
- Assess landscape not just in relation to 'naturalness'
- Assess landscape both objectively and subjectively
- Be developed with outputs in mind ie useable planning system tools
- Be flexible enough to be applied to other landscapes
- Identify significance in a way that uses clear rationale and criteria
- Identify significance using comparisons
- Identify characteristics and features that make a particular landscape 'special' or more significant than others

The criteria were used to arrive at the methodology for the Stages 2 and 3, which is described in the following sections.

### Stage 2

#### Policy Gaps and Threats Analysis

The objectives of the policy gaps and threats analysis were to:

- Determine the development pressures occurring in Municipal area in the Region, and the threats to landscape character
- Establish the success of current planning scheme provisions and policy in protecting and managing landscape character, and identify gaps
- Gain a detailed understanding of existing policy, zoning and overlay provisions
- Identify past and future policy directions for each Municipal area

This stage of the Study included one-on-one targeted interviews with Council officers from each Municipal area, an assessment of past planning permit applications and decisions, and detailed analysis of existing planning scheme provisions for each Municipal area.

#### Delineation of Landscape Types and Precincts

The objectives of this key task were to:

- Confirm the identification of landscape character types undertaken in the Preliminary Study through detailed data collection and analysis
- Identify additional landscape types
- Undertake visual and sensory analysis from a professional outsider's point of view
- Define and delineate precincts within each landscape character type

The delineation of landscape types and precincts involved the collection and analysis of a series of 'MapInfo layers' for the Region, including topography/contours, satellite photo imagery and ecological vegetation classes. The analysis and overlay of these contextual maps



contributed to the delineation of landscape types and precincts. The other key contributor was a visual assessment undertaken as part of a detailed survey of the Region, where numerous photos and notes were also collected.

All these 'layers' of information were analysed, with an emphasis on how they interacted to create landscape character. The landscape character types and precincts were then delineated and 'precinct analysis papers' were prepared, with much of that information now appearing in the [Precinct Packages](#), a key product of this Study.

A record of key views in the Region, following the establishment of the most photographed locations and scenery, was also prepared as part of this key task, and information regarding other 'landscape elements' such as townships, edges and corridors was also collected and analysed.

### Preparation of Development Principles

The objective of this key task was to:

- Prepare principles for development for each landscape character precinct in the Region

This involved the assessment of the outputs from every previous task, and the synthesis of these into a set of development principles for each landscape character precinct. This was considered an important output because following the policy gaps and threats analysis, it was determined that what was lacking at a local level was user-friendly and straightforward development principles to help guide and manage development in the Region. It was envisaged that these development principles would underpin the development of policy, and would operate within the context of a broader implementation framework. The development principles are now contained in the relevant [Precinct Packages](#).

### Identification of Landscape Character Significance

The objective of this task was to:

- Develop a list of criteria against which the landscape character significance of the Region could be assessed
- Identify the significance of various landscapes throughout the Region

The primary purpose of the Study was to determine the character of different landscape types within the Region, and to prepare principles for managing development within each landscape type. The development principles relied more on the characteristics of different landscapes than on judgements about relative significance. However, the identification of landscape character significance was also undertaken as it was one consideration in determining whether additional planning scheme controls or management measures were required.

Simple assessment criteria were developed for establishing landscape character significance and the terms Regional, State or National were used to indicate the level of significance. The criteria and results of their application are contained in the [Landscape Character Significance](#) section of the [Regional Toolkit](#).

Community perceptions and values were integrated into this task only so far as reading background information such as development proposal submissions, would allow. It is important to note that the assessment of landscape significance only addressed landscape character and not other potentially important factors like cultural heritage and environmental significance.

## Stage 3

### Analysis of VPP Planning Tools

The objective of the analysis of VPP planning tools was to:

- Recommend a suite of planning scheme tools most appropriate to the protection and management of landscape character in the Region

This task involved re-assessing the outputs from the policy gaps and threats analysis, and analysing the advantages and disadvantages of





the various VPP tools available. Relevant recent VCAT and Panel decisions that referenced landscape character were also sourced.

## Implementation Recommendations

The objective of this key task was to:

- Propose additional planning scheme controls (if appropriate), policy content and a framework for implementation of the suite of recommendations

The Study's recommendations on additional planning controls were arrived at using the following 'formula':

*Significance + Pressure + Lack of Control = Priority Area (for additional control)*

This task also involved ensuring that the findings of the Study were easily translatable into policy for inclusion in the local planning schemes, and making recommendations regarding the structure and content of policy both in the SPPF (as part of the implementation of the Great Ocean Road Region Strategy) and the LPPF.

Recommendations regarding additional planning scheme controls, such as the location of proposed Significant Landscape Overlay areas were also refined.

It was envisaged that this information, along with the other findings of the Study, would be presented in a user-friendly 'toolkit' format. That way, local Councils could easily translate the information into planning scheme amendment documentation and proceed with implementation.

The analysis and issues identified in each of the methodology tasks are discussed in more detail in [section 6](#) of this report.





## 5. Consultation and Participation

### Community Consultation

Planisphere's proposal for Stages 2 and 3 of the Study included extra tasks such as the preparation of exhibition material for community input and facilitation of community consultation, to be undertaken following the initial identification of landscape character significance. However it was determined by the client, in consultation with the Stakeholder Group, that the findings would be released for public input at the Study's completion. This would occur at the same time that the Great Ocean Road Region Strategy was publicly released, ensuring integration of the two bodies of work.

Recommendations relating to the next steps of the process are contained in the [Regional Toolkit](#).

### Project Team

A number of Project Team meetings were held throughout the process. These preceded every Stakeholder Workshop and also occurred at other key milestones throughout the Study. The Project Team were the day to day project managers of the Study, and meetings were held to discuss issues as they arose and to approve and ratify work before it was presented to the Stakeholder Group. Members of the Project Team are noted in the Acknowledgments section of this report.

### Stakeholder Group

Stakeholder participation was built around a Stakeholder Group, comprising representatives from the following organisations:

- Surf Coast Shire
- Colac Otway Shire
- Corangamite Shire

- Moyne Shire
- Warrnambool City Council
- Parks Victoria
- Tourism Victoria
- VicRoads
- Sustainable Energy Authority Victoria
- Victorian Coastal Council
- Corangamite Catchment Management Authority
- DSE (Heritage Victoria)
- DSE (South West Region)
- DSE (Urban Design)
- DSE (Planning Projects)

A series of five workshops were held with the Stakeholder Group at key milestones throughout the process. The Stakeholder Group oversaw the Study content, scrutinised drafts and confirmed briefs for future work. The workshops allowed time for the group to establish and 'gel', and to provide productive input into the Study at key stages.

An outline of the key purpose of each Stakeholder Workshop is noted below, and agendas for the workshops are included in [Appendix C](#).

#### Stakeholder Workshop 1, 2 December 2002

As noted previously, the first Stakeholder Workshop was held as part of Stage 1 of the Study, in order to discuss the possible scope of the landscape assessment work. The feedback and discussion at this workshop contributed to the preparation of the proposed methodology for Stages 2 and 3, which is included in the Final Report for Stage 1 in [Appendix B](#) of this report.



### **Stakeholder Workshop 2, 16 January 2003**

Stakeholder Workshop 2 was held to discuss the brief for Stages 2 and 3 of the Study. Feedback from this meeting contributed to the refinement of the methodology described in this Report.

### **Stakeholder Workshop 3, 14 March 2003**

At the third Stakeholder Workshop, the findings of the policy gaps and development analysis were presented, and the landscape character types and precincts were discussed, including descriptions and vision statements for the landscape character precincts.

### **Stakeholder Workshop 4, 6 May 2003**

The key purpose of Stakeholder Workshop 4 was to discuss the distinctive qualities (significance), landscape character objectives and development principles for the landscape character precincts.

### **Stakeholder Workshop 5, 17 July 2003**

Stakeholder Workshop 5 was held to discuss the recommendations of the Study and how they were proposed to be implemented.

The outcomes of the Stakeholder Workshops and the way in which feedback was incorporated into the content of the Study is discussed in more detail in [section 6](#) of this report.





## 6. Analysis and Issues

### Policy Gaps and Development Analysis

Targeted one-on-one interviews were held with strategic planners from each of the Municipalities in the Region in order to gain a detailed understanding of the development pressures occurring in the area, the threats to landscape character, and the most appropriate tools to manage those threats. Important information gathered as part of this stage of the Study included:

- The success of current policy and planning scheme provisions
- An appreciation of the gaps in planning scheme provisions and policy
- An understanding of past and future policy directions (including past, current and future amendments)
- Information regarding development threats and issues for each Municipal area

The planning schemes for each of the Municipalities were utilised as a key resource during this task, so that the consultant team gained a detailed understanding of the zoning and overlay provisions across the Study Area and how they operate across Municipal boundaries.

The findings of the policy gaps and development analysis were collated into a summary document which is included in [Appendix D](#).

### Development Pressures and Issues

It was determined that the majority of development pressure is experienced in coastal areas in the Region, both in and between established townships. Despite this, it was found that development activity is increasing in the rural hinterland, and is often associated with tourism activity or hobby farming.

Development pressure is largely residential, with dwellings being constructed more and more for permanent residents, as opposed to holiday shacks. As a result, these homes tend to be larger and more

visually imposing, and are often sited and designed to take advantage of coastal views.

There is increasing pressure for substantial tourism developments, as well as the established trend for B&B style accommodation. These types of developments often occur within easy access of the Great Ocean Road, or another of the key north to south main roads.

The Region is also experiencing pressure for infrastructure development, such as telecommunication towers, and wind farms in the coastal hinterland. Inland, there is pressure for timber plantations with the associated clear felling being visually intrusive, particularly from main tourist roads.

The development pressures and issues for each Municipal area are discussed in the relevant [Municipal Toolkit](#), and are listed in the summary document in [Appendix D](#).

### Planning Scheme Provisions and Policy

In relation to the success of current planning provisions and policy, it was found that the majority of planning schemes in the Region make reference to landscape character at a broad strategic level. However, these are primarily statements in relation to the protection of views as opposed to strategic directions that come from a detailed analysis of landscape types. The Surf Coast Planning Scheme is one exception where several 'landscape units' are defined in the Landscape and Culture Strategy section of the Municipal Strategic Statement (Clause 21.06). But while broad objectives are provided in relation to the landscape units, the objectives cover a variety of topics (land use, tourism, economic development etc) and may be limited in their applicability and effectiveness.

Other feedback from Council planners included that there is a lack of more detailed criteria or 'guidelines' for the assessment of planning





permit applications, and in particular how new development should relate to the character of the landscape. Also, while the Significant Landscape Overlay (SLO) is utilised in some areas within the Region, the schedules to the overlay are often generic and lacking in detail. Council planners who were interviewed indicated that they would support the more extensive use of the SLO, but do not have the resources to undertake the background analysis required to justify their use. This feedback was supported by the findings in the Panel Report to the Colac Otway Planning Scheme Amendment C2 which sought, among other things, to extend the SLO1 across the entire southern section of the Municipality. The panel found that while there are likely to be ample and strong justifications for the application of the SLO over significant areas of land within the Shire, it could not be supported because of the *"broad brush nature of the proposed control"* and the *"lack of a specific justification based on an analysis of the landscape types that it seeks to protect"*.

It was also found, and backed up by comments received from the Council planners, that the Environmental Rural Zone (ERZ) is being relied on to trigger a planing permit in the Region, particularly in coastal areas. However, while the ERZ may provide a successful permit trigger, its key purpose is environmental outcomes and not the protection and management of landscape character, and guidelines to aid decision making once a planning permit is required are often lacking.

### Past and Future Policy Directions

Discussions with Council officers regarding current and future policy directions revealed that MSS reviews are well progressed in the Region, with recommendations regarding the structure, format and content of the five relevant MSSs contained in the *Three Year MSS Review Report* (Keaney Planning and Research Pty Ltd and Michael Kirsch, August 2002). In addition, township character studies are underway for some of the townships in the Region, including Apollo Bay and a number of coastal settlements in Surf Coast Shire. The Council planners also indicated that the 'Rural Zones Review' is being closely monitored for its contribution to improving statutory processes and provisions, and the effects of those on landscape character.

The review of planing permit applications, VCAT decisions and various Panel reports during this stage and throughout the course of the Study, contributed to the consultant team's depth of understanding about the policy gaps and development pressures occurring in the Region. The documents that were reviewed are listed and summarised in [section 7](#) of this Report.

The findings of the policy gaps and development analysis were reported to the Stakeholder Group at its workshop on 14 March 2003, and were well received. This work was progressed at a precinct level and was included in more detail in the Precinct Analysis Papers. This material now appears in the relevant [Precinct Packages](#).

## Delineation of Landscape Types and Precincts

A professional assessment of landscape character underpinned this part of the Study, focussing on objective distinctions between character types, the relationship between landscape character types and precincts and their capacity to accommodate development. The tasks that were undertaken as part of this stage of the Study are detailed below.

### Analysis Maps

The delineation of landscape types and precincts involved the collection and analysis of a series of GIS 'MapInfo layers' for the Region, including topography/contours, satellite photo imagery and ecological vegetation classes. This information was overlaid and analysed, with an emphasis on how the layers interacted to create landscape character.

This task produced a series of 'analysis maps' that were used throughout the course of the Study. Following delineation of landscape character types and precincts, this work was also progressed at a detailed precinct level, with the detailed analysis work included in the Precinct Analysis section of the [Precinct Packages](#).



## Field Survey

A detailed field survey of the Region was undertaken by the consultant team's landscape architect and architect/urban designer over the course of 6 days. The survey followed extensive in-house analysis of the MapInfo GIS layers and was a key contributor to the delineation of landscape types and precincts. The field survey was also done with the benefit of the findings of the Preliminary Landscape Assessment undertaken as part of Stage 1, which produced a general hypothesis of the landscape types that exist in the Region.

The survey resulted in the creation of a photographic library for every landscape type and precinct in the Region, and was enriched by extensive notes on the following:

- Delineation and description of preliminary landscape character types
- Delineation and description of preliminary landscape character precincts, including the following elements:
  - Land form
  - Vegetation, tree cover, species
  - Land use
  - Settlements, building types, building settings
- List of threats to landscape character for each preliminary landscape character precinct
- Sequence description of the journey along designated road corridors
- Description of the views from a series of nominated key viewing locations throughout the Region
- Preliminary development principles for each preliminary landscape character type
- Thumb nail description of key townships and their relationship to the landscape

The Survey Brief is included in [Appendix E](#). All information collected on the field survey was included in the Precinct Analysis Papers described in the next section of this Report.

## Precinct Analysis Papers

Precinct Analysis Papers were prepared for each of the landscape character precincts in the Region. The Precinct Analysis Papers included the following information:

- Precinct name
- Landscape character type
- Precinct description
- Vision
- Map layers analysis, including:
  - Satellite photo
  - Contour map
  - Ecological vegetation classes
  - Landform type
- Townships
- Edges
- Corridors
- Key views
- Policy context, including:
  - Zones map
  - Overlays map
  - Policy context summary
- Development pressures
- Character opportunities and threats

A full set of the Precinct Analysis Papers is included in [Appendix F](#). All of the information contained in the Precinct Analysis Papers was refined and re-worked and now appears in the [Precinct Packages](#), a key output of this Study. It should be noted that the precinct numbers have remained the same, but that some precinct names have been changed as the Study has progressed.

## Stakeholder Feedback

The delineation of landscape types and precincts, and a number of sample Precinct Issues Papers were presented at Stakeholder Workshop 3. Feedback regarding the overall delineation of landscape





character types and precincts was positive, with the descriptions of landscape types and the locations of precincts supported by the group. Additional feedback covered the following issues:

#### Language

A number of comments were received regarding the use of language in the Precinct Analysis Papers. A particular point was made regarding the precinct descriptions and the importance of remaining *subjective* as opposed to *emotive* in the language used. The term 'development pressure' was also questioned and considered inappropriate in some instances. The point was made that the development of farming structures associated with the agricultural use of land is 'normal' or 'expected' and that the word 'pressure' may have negative connotations. These comments were considered and incorporated as appropriate.

#### Structure of Document

A number of suggestions were received regarding the structure of the Precinct Analysis Papers and the vision in particular. The Significant Landscape Overlay (SLO) structure and content was discussed and it was considered preferable that the words produced by the Study be easily translated into VPP format, eg the SLO contains a statement and nature of key elements of the landscape, landscape character objectives to be achieved etc. The Precinct Analysis Papers were restructured accordingly, and the vision statement was translated into a series of objectives that underpinned the development principles for each precinct.

#### Significance

A number of stakeholders made the point that the landscapes or precincts in the Region should be allocated a level of significance. Most suggestions preferred a regional-state-national model in a similar way that cultural heritage significance is allocated. It was noted that the primary aim of the Study was to determine the character of different landscapes and the way in which development should be managed within them. However, following discussion with the stakeholders it was agreed that the determination of the relative significance of the

landscapes was important, particularly if applying a tool such as the SLO. This work was progressed in the following stages of the Study.

#### Implementation

A number of stakeholders raised issues regarding the implementation of the Study. It was noted that any development principles prepared needed to be useful and practical, and that care needed to be taken if introducing additional controls into the local planning schemes due to resourcing constraints at the various councils. It was considered important to only introduce additional control in landscapes that are significant and under threat.

#### Cultural Heritage

It was noted that a number of landscapes that are significant for cultural heritage reasons were not picked up in the material produced as part of this stage of the Study. It was explained to the stakeholders that the work focussed on landscape character as opposed to cultural heritage significance or other related topics such as environmental significance, and that it was not intended to identify or analyse the cultural heritage aspects of landscape.

All stakeholder comments received at and following Stakeholder Workshop 3 have been summarised, including responses to each topic raised. This stakeholder feedback table is included in [Appendix G](#).

## Preparation of Development Principles

The preparation of development principles for each of the landscape character precincts in the Region involved further analysis and synthesis of the outputs produced from the previous tasks.

### Precinct Descriptions, Qualities and Objectives

Following comments from the previous Stakeholder Workshop, the first sections of the Precinct Analysis Papers were refined and updated to include the following information:

#### Precinct Description





The statements describing the landscape character of the precincts were retained, and reviewed to ensure that they were factual and objective.

#### **Distinctive Qualities**

A 'distinctive qualities' statement was prepared for each landscape character precinct, beginning with a description of the relevant landscape character type. The second part of this statement (in bold) described what was distinctive or special about the landscape character precinct. This was the first step towards determining the relative landscape character significance of each landscape. The conclusions of the bold paragraphs includes reference to the relative significance of the precinct.

#### **Key Characteristics**

A summary of the key landscape characteristics was included in the document in order to highlight the 'essence' of each landscape precinct.

#### **Future Directions**

A future directions statement was prepared as the 'stepping stone' towards the preparation of landscape character objectives for each precinct.

#### **Landscape Character Objectives**

The landscape character objectives replaced the previous vision statement on the Precinct Analysis Papers and underpinned the development principles, prepared as part of the next stage of the Study.

The revised first sections of the Precinct Analysis Papers containing the precinct descriptions, qualities and objectives are included in [Appendix H](#).

### **Development Principles**

Sets of development principles were then prepared for each landscape character precinct. The development principles were initially referred to as 'design guidelines', but were revised and changed to 'development principles' following stakeholder feedback and to better reflect the level at which they were pitched. The development principles were structured as follows:

#### **Landscape Element**

The first column lists the landscape character element to which the development principle applies eg vegetation, townships and settlements etc.

#### **Objective**

The second column contains the landscape character objectives which state the intention and desired outcome for that landscape element.

#### **Design Response**

The third column contains the design response statements which are the preferred method of achieving the relevant objective. However, other methods of satisfying the objectives may be demonstrated to the Councils' satisfaction.

#### **Avoid**

The avoid statements in the fourth column of the development principles specify inappropriate design responses.

The first draft of the development principles are also included in [Appendix H](#). These were refined in light of stakeholder comments and now form part of the [Precinct Packages](#).

### **Stakeholder Feedback**

The revised precinct descriptions, distinctive qualities statements, objectives and development principles were presented at Stakeholder Workshop 4 on 6 May 2003 and were well received. Stakeholder feedback and responses to the comments have been summarised and



are included in [Appendix I](#). In short, the following issues were raised by the stakeholders.

### Structure and Content

It was noted by one stakeholder that a number of design responses were similar and some applied to more than one precinct. This was considered repetitive and it was suggested that the development principles be collapsed and consolidated. The structure and content of the development principles was then discussed in detail and it was explained that each set of development principles would be part of a 'stand alone' document for each precinct that made sense independent of other material. Other feedback suggested stopping the work at the objectives level, and questioned the need for the design response and avoid statements. However, it was agreed after discussion that the development principles would be a necessary and useful output of the Study, and that they were needed for translation into the Design Guidelines section of the SLO schedule, for example.

### Boundary Change

One minor precinct boundary change was suggested by the stakeholders at this stage of the project. It involved re-aligning the boundary between Precincts 3.1 and 3.2, so that Precinct 3.1 contained the Bay of Islands. This change has been incorporated into the final documents.

### Detailed Comments

Many detailed comments were received regarding wording and/or detailed character issues for a variety of precincts. These have been incorporated where appropriate.

## Identification of Landscape Character Significance

Following the preparation of development principles, the identification of landscape character significance was undertaken in more detail.

While the primary purpose of the Study was to determine the character of different landscapes and to prepare principles for managing development, it was agreed that the identification of landscape character significance was an additional key task. The significance of landscapes, for instance, was one consideration in determining whether additional planning scheme controls or management measures were required.

Community perceptions and values were integrated into this task only so far as reading background information such as development proposal submissions would allow. It is important to note that the assessment of landscape significance only addressed landscape character and not other potentially important factors like cultural heritage and environmental significance.

This work was prepared in close consultation with the Project Team, and involved the following key tasks:

### Assessment Criteria

Simple assessment criteria were developed for establishing landscape character significance and the terms Regional, State or National were used to indicate the level of significance. The assessment criteria were tested with the Project Team and approved before they were applied to the Region.

### Applying the Criteria

The criteria and results of their application are contained in the [Landscape Character Significance](#) section of the [Regional Toolkit](#).

A summary table of the relative significance of each landscape character precinct is contained in [Appendix J](#) of this report.

## Analysis of VPP Planning Tools

Following the identification of significance, a detailed analysis of VPP planning tools was undertaken. This task involved re-assessing the outputs from the policy gaps and threats analysis, and analysing the





advantages and disadvantages of the various VPP tools available. Relevant recent VCAT and Panel decisions that referenced landscape character were sourced.

A detailed discussion of the VPP tools that are in place in each of the local planning schemes is included in the relevant [Municipal Toolkit](#), and summarised for the entire Study Area in the [Regional Toolkit](#). Preliminary research is also included at a detailed precinct level in the Precinct Analysis Papers which are included in [Appendix F](#).

In summary, it is important to note that the zoning of land relates primarily to its use, and that the purpose of the various zones is clearly stated in the VPPs. For example, the purpose of the Environmental Rural Zone includes *to encourage development and the use of land which is in accordance with sound management and land capability practices, and which takes into account the environmental sensitivity and bio-diversity of the locality*. As such, the zoning of land is not the most appropriate tool to protect and manage landscape character. Rather, the Significant Landscape Overlay is the most appropriate VPP tool for this purpose. This is backed-up by VCAT findings, including the recent decision on the proposed Moonlight Head Eco Hotel (VCAT Reference Number P2436/2002), and is clearly indicated by the purpose of the Significant Landscape Overlay, which includes:

- *To identify significant landscapes.*
- *To conserve and enhance the character of significant landscapes.*

In circumstances where the relative significance of a landscape does not warrant the use of the Significant Landscape Overlay, a local policy may be more appropriate to aid decision making in relation to the protection and management of landscape character. Local policy can also be used in conjunction with the Significant Landscape Overlay to enable the provision of policy guidance in the assessment of planning applications.

A detailed analysis of the existing and proposed planning scheme provisions on a precinct by precinct basis is included in the [Planning Scheme Analysis and Recommendations](#) section of the [Precinct Packages](#).

## Implementation Recommendations

Implementation recommendations, both within and outside the planning system, were prepared as the final key task of the Study. Within the planning system, there were two types of recommendations:

- Additional planning scheme controls (eg overlays)
- Policy recommendations (eg local policy, MSS changes etc)

Outside the planning system, recommendations covered areas such as public land management, future work, community education and support for local councils.

### The Formula

The Study's recommendations on additional planning scheme controls were arrived at using the following formula:

*Significance + Pressure + Lack of Control = Priority Area (for additional control)*

This formula determined those areas of significant landscape character within the Region that were not covered by sufficient planning scheme controls and were experiencing development pressure. In many of these areas zone controls were relied upon to trigger a permit and comprehensive assessment guidelines were not available. The level of significance was attributed to the landscapes through the application of the assessment criteria as discussed in the [Identification of Landscape Significance](#) section of this Report.

The priority areas that were identified were recommended for protection and management through the application of the Significant Landscape Overlay.

Proposed Significant Landscape Overlay areas are detailed in the [Regional Toolkit](#) and each of the [Municipal Toolkits](#) if applicable.

The pattern of land ownership in the Region also contributed to the location of proposed Significant Landscape Overlay areas. Land in public ownership is not recommended for additional controls as it is protected by the zoning provisions, 'public park' status and





management by the relevant public authority. A map showing the land ownership pattern in the Region is included in [Appendix K](#).

## Policy Recommendations

Additional policy recommendations were prepared, including proposed changes to the State Planning Policy Framework and the Local Planning Policy Framework for each local Council. These recommendations, as well as those proposed external to the planning system, are detailed in each of the [Municipal Toolkits](#) and are summarised for the entire Study Area in the [Regional Toolkit](#).

## The Toolkit Idea

Rather than prepare one cumbersome report, it was decided in the early stages of the Study to present the recommendations in the form of a 'toolkit'. The toolkit would comprise four key components as depicted in the Study Contents on page 4 of this Report.

The [Regional Toolkit](#) would act as an 'executive summary' document and contain a summary of landscape character types and precincts, landscape character significance, and landscape elements, issues and recommendations for the entire Region.

The [Precinct Packages](#) would contain detailed landscape character information, including the development principles, for each of the 20 landscape character precincts identified across the Region.

The [Municipal Toolkits](#) would be prepared for each local Council within the Region and would provide a more detailed analysis of the landscape character issues within each Municipal area, as well as a list of proposed recommendations to the planning scheme. It was envisaged that the relevant [Precinct Packages](#) could be appended to the Municipal Toolkits to provide a complete picture of landscape character within the Shire.

## Stakeholder Feedback

The implementation recommendations and the structure of those recommendations in the 'toolkit' format were presented in summary at

Stakeholder Workshop 5. The summary document is included in [Appendix L](#). Detailed planning scheme analysis tables for each landscape character precinct, and proposed Significant Landscape Overlay areas were also presented to the stakeholders. Comments to the implementation recommendations included the following issues.

### Great Ocean Road

It was suggested by one stakeholder that the entire length of the Great Ocean Road corridor be covered by the Significant Landscape Overlay. Though this may be a good idea in principle (that is, to send a message that the Great Ocean Road is an important feature of the landscape of the Region) there are a number of issues that are worth considering. Firstly, the Great Ocean Road passes through various landscape types and precincts, and an SLO for its entire length would require numerous schedules reflecting this varying character. Secondly, a permit trigger is already in place for buildings within 100 metres of the Great Ocean Road, and the local policy / development principles prepared as part of this Study will aid decision making in this area considerably. Also, land immediately adjacent to the road is in public ownership as well as many coastal parks on the coastal side of the key tourist route. It is therefore considered that these existing protection and management regimes, combined with the proposed SLOs in other coastal areas within the vicinity of the Great Ocean Road, are sufficient to manage development along its length.

### Cultural Heritage

The issue of cultural heritage significance versus landscape character significance was again raised as a key question, particularly in relation to the protection of the dry stone walls in Precinct 1.6. It should be noted that protection of items of cultural heritage significance, though a related topic, is outside the scope of the Study brief. The concentration of dry stone walls in Precinct 1.6 contributes to an entire *landscape* (along with volcanic cones and rocky outcrops) of State significance.

### Proposed Significant Landscape Overlay Areas

The precise boundaries of the proposed SLO areas was questioned by the Stakeholder Group. At the workshop, the proposed SLO areas





were presented in draft form and at a 'blobby' scale. It was explained that it is outside the scope of the brief to prepare exact cadastral boundaries for the proposed overlays areas, but since the meeting the SLO areas have been refined somewhat to exclude public land, zoned townships etc.

### **Landscape Character Significance**

Comments were received from stakeholders following the internal circulation of the refined significance criteria and significance map at DSE. The criteria were supported, and 'statements of significance' appearing in dot point form on the Landscape Significance Map in the [Regional Toolkit](#) and as statements in the [Precinct Packages](#) have been refined in light of feedback. These combined 'statements of significance' are included in the summary document in [Appendix J](#).

The stakeholder comments as outlined above are provided in more detail, along with responses, in the summary table in [Appendix M](#).

## 7. Additional Background Documents

Reference material in addition to that summarised as part of Stage 1 was also utilised throughout Stages 2 and 3 of the Study. A summary of those documents follows.

***Strategic Development Master Plan, Colac Otway Shire. PPK Environment and Infrastructure Pty Ltd, South Melbourne, 2000***

Reviews the Shire's economic development and strategic planning framework and sets out strategies and actions to facilitate sustainable economic growth and planned development. The Master Plan addresses a number of matters relating to the future strategic planning of the Shire, including: an Economic Development and Tourism Strategy; the Colac Structure Plan; the Apollo Bay Structure Plan; Skenes Creek to Marengo Coastal Action Plan and the Apollo Bay Harbourside Development Plan.

***Neighbourhood Character Study Apollo bay / Marengo: Exploration of Issues and Residential Neighbourhood Character Precincts. Colac Otway Shire Council. 2002***

Definition of the neighbourhood character of Apollo Bay / Marengo. Captures the community's current perception of negative and positive character attributes and defines the existing character precincts and preferred character precincts. The study also addresses all of the issues identified within the *Strategic Development Master Plan*.

***Visual Effects Assessment of the Proposed Moonlight Head Eco-Hotel, Williamson, D.N. Scenic Spectrums Pty Ltd, Glen Waverley, 2003***

Describes the project in detail, and summarises the expert opinion of Dennis Williamson on the visual effects and significant impacts of the Moonlight Head Eco-Hotel. The document also includes recommendations for further minimisation of visual impacts.

***Sustainable Rural Strategy, Chapter Four: Significant Landscapes of the Mornington Peninsula, Mornington Peninsula Shire, 2003***

The document identifies unique landscape settings in the rural areas of the Mornington Peninsula and describes the significance of each in relation to environmental, aesthetic, cultural and economic values. The assessment is predominantly carried out within a GIS environment.

***Scenic and Town Character Assessment, Green, R., in Australian Planner Vol 37(1), 2000***

Article sets out a methodology for community involvement within a character assessment, using the example of Airlie beach, Queensland. The article suggests certain procedures: face-to-face interviews; projective mapping; photographic surveys and photo sorting and analysis of results.

***Future Agricultural Landscapes, Barr, N., in Australian Planner Vol 40(2), 2003***

Identification and criticism of the use of minimum lot size and land division policies as the sole tools to protect 'prime agricultural land'. Author contends that the use of these tools betrays a misunderstanding of "the dynamic interplay between economic and social forces that are transforming agriculture". The paper explores these forces which include: technological change, amenity demand for land water and landscape, youth and farming, etc.

***Classifications, Sagazio, C., in Trust News, June 2003***

Listing of recent classifications across Victoria, adopted by the National Trust's Council. Includes an identification of significant trees, buildings and landscapes and also statement of significance.

***Wind Farm Benefit Sought for Locals, Boddy, R., in Planning, 20 June, 2003***

Article identifying the fear that economic benefits of wind farms may bypass local communities of the Scottish Highlands.





**Heritage Search Results, website [online]**  
<http://www.nattrust.com.au>, National Trust of Australia (Victoria)  
 <Accessed 27 November 2002>

Basic search results of buildings and trees listed by the National Trust of Australia (Victoria), under the search headings of: Warrnambool, Moyne, Surf Coast, Colac Otway and Corangamite.

**What is Windpower, website [online]**  
[http://www.nattrust.com.au/pages/default.cfm?page\\_id=7255](http://www.nattrust.com.au/pages/default.cfm?page_id=7255),  
 National Trust of Australia (Victoria). <Accessed 27 November 2002>

Provides detailed definition of wind farms and how they can benefit Australia in terms of renewable energy resources. Identifies the most suitable areas for wind farms in Victoria as coastal areas near or between major towns where the turbines can catch strong, continuous wind. Also identifies the impacts of wind farms and the need for government policy.

**Catchment Note: The Corangamite Regional Catchment Strategy, Corangamite Catchment Management Authority. April 2002**

Short summary and definition of the strategy, which sets a long-term direction for natural resources in the Corangamite region. Summarises the intentions of the strategy to guide natural resource planning, present goals for natural resources and social and economic development. Also identifies that the strategy will guide coordinated action and investment and be based on science and innovative thinking.

**Heritage Items Listed by Municipality. Website [online]**  
<http://www.doi.vic.gov.au>, Department of Infrastructure.  
 <Accessed 27 November 2002>

Basic search results of heritage items listed by Warrnambool City, Moyne Shire, Corangamite Shire and Colac-Otway Shire.

**Historic Places Special Investigation South-Western Victoria Final Recommendations, Land Conservation Council**

Recommendations of the Land Conservation Council of historic places within South-Western Victoria.

**Windfarm Development in South West Victoria : A reflection on the lessons learned by the Western Coastal Board in assessing the impacts of windfarm development in South West Victoria, Western Coastal Board. May 2002**

Identifies both the positive aspects and downfalls of wind farms in South West Victoria. The Western Coastal Board contends that more research needs to be done into the true gains of losses in the implementation of wind farms.

**D.O.I South West Region: Three Year MSS Review Report (Shires of Colac Otway, Corangamite, Golden Plains, Moyne and Southern Grampians). Keaney Planning and Research Pty Ltd and Kirsch, M, August 2002**

Provides an independent review of the structure, format and content of the following new format planning schemes in the South West Region of Victoria: Golden Plains; Southern Grampians; Colac Otway; Corangamite, and Moyne. Also provides recommendations to councils on responding to particular issues through the various implementation tools provided by the VPP's.

**Portland Wind Energy Project: EES Landscape and Visual Impact Assessment Expert Witness Report, Pacific Hydro Limited, Haack, P. (EDAW). February 2002**

Environmental Effects Statement of the Portland Wind Energy Project including assessment of visual sensitivity, affects on tourism, review of community perceptions

**Portland Wind Energy Project: Visual Assessment Review, Pacific Hydro Limited. Environmental Resources Management Australia, South Melbourne, February 2002**

Provides a full description of the Wind Energy Project and reviews the methodology utilised within the EES and the effectiveness of its design





objectives. Also independently checks the outcomes of the assessment for the proposed wind farm sites and supplements and expands upon the findings of the EES. Concludes in agreement with the EES carried out.

***Discussion and Options Paper, Rural Zones Reference Group. January 2003***

Examines four key issues in rural areas, including: zone purposes; development control (subdivision and buildings and works); specific uses and inter-governmental coordination. Identifies the need for action in relation to improving statutory processes and provisions, encouraging and documenting best practice, and professional development and training.

***Great Ocean Road Region Draft Strategy, February 2003***

A draft strategy intended to guide the region's next 20 years of development, which declares important new national parks on land and sea and aims at tightening planning controls. Goals of the strategy include: protecting the landscape and caring for the environment, managing the growth of towns, improving management and access of transport and encouraging sustainable economic development and resource use.

***Meander Valley Scenic Management Strategy, draft summary, Inspiring Place Pty Ltd.***

Provides a detailed assessment of visual values, visual character and priorities for landscape management in the Meander Valley. Sets out desired outcomes for the strategy, some of which include: the retention of cultural values; the protection of core values of the scenery, and recognition of the economic, environmental and social values which depend on the landscape character.

***Port Campbell National Park, Bay of Islands Coastal Park: Visitor Guide, Parks Victoria. December 2001***

Basic visitor guide for Port Campbell National Park and Bay of Islands Coastal Park, with information on history, native wildlife and detailed maps of sites of interest.

***Shire of Heytesbury Landscape Assessment: A report for the Shire of Heytesbury, Jeavons, M. September 1990***

The study identifies and evaluates landscape character types and significant landforms and structures, and develops a comprehensive program for the conservation and visual enhancement of these areas within the Shire. Includes detailed maps, photographs and descriptions of the study areas

***Regional Awareness and Perceptions Study, Roy Morgan Research for Tourism Victoria. November 2001***

Surveys and analyses of the awareness of holiday destinations in Victoria, as opposed to short trip destinations, and identification of the associations attached to these destinations, for example, art and culture, recreation and sport, shopping and wildlife.

***National Scenic Areas: Scottish Natural Heritage's Advice to Government website [online] <http://www.snh.org.uk/news/1out-nsa5b.htm>, Scottish Natural Heritage. <Accessed 28 November 2002>***

Outline of 'special' places within Scotland, considered nationally outstanding for their scenic qualities and the recognition of places where protection is necessary to maintain these qualities. The document identifies the need for higher standards within the built environment and the need to enhance certain landscapes.

***More than Meets the Eye: Identifying and Assessing Aesthetic Value, Australian Heritage Commission, Barton ACT. October 1993***

Summary of results and assessment of workshops held to define and identify issues related to the assessment of aesthetic value.

***Chapter 6, Principles of Landscape Classification website [online] <http://www.countryside.gov.uk/ci/guidance/Chap6/Class1.htm>, The countryside Agency. <Accessed 19 December 2002>***

Examines in detail the last step in the characterisation process that is, classifying and describing landscape character. This step looks at: the principles and practice of landscape classification; terminology used;





dealing with boundaries between landscape character types and areas, and a description of character.

**EDAW Projects: Pohick Bay Regional Park website [online]**  
[http://www.edaw.com/what\\_we\\_do/IT/projects/pohick.htm](http://www.edaw.com/what_we_do/IT/projects/pohick.htm) EDAW.  
 <Accessed 25 November 2002>

This article outlines a particular project, entitled the *Pohick Bay Regional Park Natural and Cultural Resources Inventory and Existing Conditions Assessment GIS and Database*. Specifically, it is a database and report of the natural and cultural resources within the Pohick Bay Regional Park. Some of the themes in the study include: land use context, site features, slopes and soils, hydrology and wetlands, vegetation and habitats.

**EDAW Projects: Gaviota Coast Resource Study website [online]**  
[http://www.edaw.com/what\\_we\\_do/IT/projects/pohick.htm](http://www.edaw.com/what_we_do/IT/projects/pohick.htm) EDAW.  
 <Accessed 25 November 2002>

This article examines and describes a particular project, the *Gaviota Coast Resource Study*, undertaken by EDAW, which aims to preserve and protect the fragile elements of the Gaviota Coast environment. The project consists of a GIS based inventory of resource and planning information.

**Information Feature Stories website [online]**  
<http://www.geelongotway.org/news/feature-links/> <Accessed 26 November 2002>

Information feature stories including: natural attractions; the Great Ocean Road region; the Great Ocean Road Hinterland; the Great Ocean Road – Torquay to Lavers Hill and Bayside Bollard Walk. The feature stories give a detailed description and history of each site / area in terms of cultural heritage and environmental significance.

**Minerva Gas Field Development, EDAW, South Melbourne. July 1995**

Provides independent results of landscape and visual assessment of a number of related elements within the Minerva Gas Field Development Proposal. The assessment identifies this section of the coast as being

home to high scenic quality and environmental significance and examines key areas and the effects of the project in detail.

**Winchelsea Strategy Plan, Shire of Winchelsea. November 1992**

Document places particular emphasis on the economic element associated with the future land use and development of the Shire, and outlines three specific sectors for growth: food processing; new food products, and forestry products.

**A Study of Resident Perceptions of Neighbourhood Character in Anglesea, Green, R. November 2002**

Study outlines how people living in Anglesea conceptualise the term 'neighbourhood character'. The results of the study suggest that various planning mechanisms and controls should be implemented to encourage new development that possesses attributes associated with high perceived character compatibility and discourage development with attributes related to low character compatibility.

**Surf Coast Shire Council Minutes, Surf Coast Shire. 17 April 2001**

Copy of the council minutes regarding Planning Permit Application 00/0571 – 615 Great Ocean Road, Bellbrae. The application requested approval for a Telstra mobile phone tower, which, the council outlines would protrude above the estimated canopy of the surrounding vegetation, thus creating an eyesore. The council recommended, however, that the permit be granted subject to conditions.

**A Study of Resident Perceptions of Neighbourhood Character in Lorne, Green, R. December 2002**

The study examines the way in which residents of Lorne perceive neighbourhood character, in terms of the contribution of existing environmental features. The study outlines attributes that strongly contribute to neighbourhood character and attributes that are detracting of neighbourhood character. The study is carried out through the display of a series of photographs and then documentation of residents' reactions to how they contribute or detract from neighbourhood character.





***Planning and Environment List – No. P51026/2001, Victorian Civil and Administrative Tribunal. September 2002***

A detailed document of review that went to VCAT regarding land at 2 Yandandah Road, Fairhaven. The document outlines the case put to VCAT, including a comprehensive time line of events, a description of the existing land and the proposed development. The tribunal makes several recommendations and gives the applicant the opportunity to produce a plan and land development package that reflects the observations and conclusions of the Tribunal.

***Surf Coast Shire: Surf Coast Heritage Study, Context Pty Ltd and Kellaway, C. February 1998***

Study comprises a summary print-out of 502 places on the database of significant places. The study indicates the significance of each place and the research priority recommended to ensure that significant places are protected under the planning scheme.

***Regulatory Services Committee Meeting Agenda, Corangamite Shire. 27 August 2002***

Meeting agenda outlines the planning permit 02/074 – Moonlight Head Eco-hotel and ancillary facilities, and makes recommendations regarding matters such as traffic, car-parking and noise.

***Port Campbell Urban Design Framework, Chris Dance Land Design. March 2002***

The framework addresses several aspects of the township including the preservation and presentation of the natural environment, the design and function of the streetscape, the circulation of vehicles and pedestrians and the form and extent of future development. The framework provides an analysis of the existing township and identifies a broad range of issues for the future of Port Campbell, including growth and development, tourism, traffic and parking demand and the role of the natural environment.

***Planning and Environment List – No. P2436/2002, Victorian Civil and Administrative Tribunal, April 2003***

Detailed document of case that went to the Tribunal regarding the proposal to develop the Moonlight Head Eco-Hotel. The application to review the council's decision to grant a permit was disallowed and the council's decision to grant a permit was affirmed. The document outlines several conditions attached to the permit, which address a number of issues including traffic/car parking, operating hours and noise.

***Application for Review P2346/2002 Moonlight Head Hotel Development: Landscape Statement of Evidence, Schutt, S. February 2002***

An application to review the decision made by council to grant a permit for the Moonlight Head Eco-Hotel. The document entails a detailed landscape statement of evidence by Stephen Schutt, landscape architect. The document also provides a site description, including the landscape character of the general area, a description of the relevant planning framework and key landscape design principles and a detailed assessment of the proposal. Schutt recommends that the proposal is appropriate and that it should be allowed to proceed.

***Pride of Place: Colac Otway Heritage Study: Stage 1, Mary Sheehan and Associates. October 1998***

A comprehensive document which identifies and assesses all 'post-contact' places of cultural significance within the Colac Otway Shire and makes recommendations for the future conservation of these places. The major component of the document is a detailed environmental history of the area after European settlement.

***Strategic Development Master Plan, Colac Otway Shire. PPK Environment and Infrastructure Pty Ltd, South Melbourne. October 2001***

The Master Plan critically reviews the Shire's economic development and strategic planning framework and sets down the strategies and actions to facilitate the achievement of sustainable economic growth and planned development. The Plan comprises of a number of





components including: an economic Development and Tourism Strategy; the Colac Structure Plan; the Apollo bay Harbourside Plan; and the Skenes Creek to Marengo Coastal Action Plan.

**Status of Planning Amendments. Rob Davis. January 2003.**

List of amendments, their current status and the responsible officer, as at 28 January 2003.

**Planning Permit- No. P02/408. Colac Otway Shire. December 2002.**

Copy of planning permit issued by the Colac Otway Shire for land at Crown Allotment 41, Parish of Weeaprounah, 4230 Colac-Lavers Hill Road, Weeaprounah. The permit outlines a number of conditions which apply to the permit required by Council, VicRoads, the Department of Sustainability and Environment, the CFA and South West Water.

**Planning Permit- No. P02/373. Colac Otway Shire. December 2002.**

Copy of planning permit issued by the Colac Otway Shire regarding land at 4555 Great Ocean Road, Lavers Hill, Crown Allotment 9 & 29, Parish of Barwongemoong. Outlines the conditions for the permit required by Council.

**Colac Otway Shire News. November 2002: Edition No. 15.**

**Ordinary Council Meeting Notes: Environment and Planning, Colac Otway Shire. 23 October 2002.**

Discussion of planning permit application for 9 lot re-subdivision, 185 and 200 Horden Vale Road, Hordenvale. Document outlines the location and zoning, the proposal, the planning scheme provisions, objections to the proposal, referrals and consideration of the application. The Council makes several recommendations and outlines the conditions for a permit.



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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REGIONAL TOOLKIT

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003





## Acknowledgments

### Project Team

The assistance of the Project Team, comprising the following officers of the Department of Sustainability and Environment (DSE) is gratefully acknowledged:

John Collins, Deputy Secretary, Strategic Planning and Sustainability Policy

Janice Stanford, former Director, Regional Strategies

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Alison McFarlane, Senior Regional Planner, DSE (South West Region)

### Stakeholder Group

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Doug McNeill, Surf Coast Shire

Darren Frost and Rob Davis, Colac Otway Shire

Neil Haydon, Corangamite Shire

Russell Guest, Moyne Shire

Andrew Lacey, Warrnambool City Council

Kathryn Campbell, Parks Victoria

Stuart Toplis, Tourism Victoria

Ian Karutz, VicRoads

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John Ginivan, Victorian Coastal Council

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## 1. Introduction

Planisphere was commissioned by the Department of Sustainability and Environment to undertake a landscape character assessment of the Great Ocean Road Region.

*Landscape character is the interplay of geology, topography, vegetation, water bodies and other natural features, combined with the effects of land use and built development, which makes one landscape different from another.*

The landscape character assessment was undertaken as part of the overall Great Ocean Road Region Strategy, and has devised a sound and consistent methodology for assessing the character of landscapes and the way in which various types of development can be managed in different landscape types.

This document, the 'Regional Toolkit', contains a summary of the methodology, landscape character types, key issues and recommendations for the Great Ocean Road Region, as well as advice on the best method of implementing the findings of the Study through the Victoria Planning Provisions.

The Regional Toolkit is one of the four components that make up the contents of the Great Ocean Road Region Landscape Assessment Study. An outline of the full contents of the Study is included on page 4 of this Toolkit.



## 2. Study Contents

### Regional Toolkit

How the Study can be implemented in the Great Ocean Road Region Strategy and State Planning Policy

#### *Regional Toolkit Contents:*

Methodology  
Regional Landscape Types  
Regional Landscape Elements  
Landscape Significance  
Summary of Regional Issues  
Regional Recommendations

#### *Precinct Package Contents:*

Precinct Qualities & Objectives  
Precinct Development Principles  
Precinct Landscape Elements  
Precinct Analysis Maps  
Planning Scheme Analysis & Recommendations

### Precinct Packages

Descriptions, photos, development principles and recommendations for each of the 20 landscape precincts delineated across the region

#### *Precinct Packages (20):*

- 1.1 Winchelsea Western Plains
- 1.2 Undulating Mixed Farming
- 1.3 Undulating Grazing
- 1.4 Paddocks & Cones
- 1.5 Partially Wooded Plain
- 1.6 Stony Rises
  
- 2.1 Northern Foothills
- 2.2 Dairying Hills & Vales
- 2.3 Gellibrand River Valley
- 2.4 Apollo Bay Coastal Valleys and Hills
- 2.5 Johanna Coast to Cape Otway Coastal Valleys and Hills
- 2.6 Princetown Coastal Valleys and Hills
  
- 3.1 Port Campbell Coast and Hinterland
- 3.2 Nirranda Coast and Hinterland
  
- 4.1 Otway Ranges Forest and Coast
- 4.2 Cleared Uplands and Hilltops
- 4.3 Dry Coastal Woodland and Heath
- 4.4 Low Coastal Heath
  
- 5.1 Lakes and Saltmarshes
- 5.2 Aire Valley Marshes

### Municipal Toolkits

How the Study can be implemented by local Councils

#### *Municipal Toolkits (5):*

Colac Otway Shire  
Corangamite Shire  
Moyne Shire  
Surf Coast Shire  
Warrnambool City

#### *Municipal Toolkit Contents:*

Landscape Types & Precincts  
Landscape Elements  
Summary of Issues  
Recommendations

### About the Study

The study's background report (brief, method, process and context)

#### *About the Study Contents:*

Brief & Method  
Policy & Context Analysis  
Study Process  
Next Steps





### 3. Methodology

Determining the boundaries of the Study and the most appropriate methodology was undertaken in consultation with the Stakeholder Group and was the subject of the first Stakeholder Workshop. A set of 'key criteria' was developed with the stakeholders, having assessed the methodology of past landscape assessment studies undertaken here and overseas. The key criteria are listed in the [About the Study](#) report, published separately. The criteria were used to arrive at the methodology for the Study, which is described in the following sections.

The methodology takes as its starting point the results of a Preliminary Landscape Assessment undertaken by Planisphere before the commencement of this Study. This involved a 'desktop' identification of preliminary landscape character types and produced a broad and general hypothesis of the landscape types that exist in the Region. The Preliminary Study also involved a review of relevant literature. The particular usefulness of this Preliminary Study was that it provided a clear indication of the subject matter to be analysed at a detailed level as part of the full Landscape Assessment Study.

In summary, the Landscape Assessment Study involved the following key tasks. The key tasks are discussed in more detail in the [About the Study](#) report.

#### Key Tasks Summary

##### Policy Gaps and Development Analysis

The objectives of the policy gaps and development analysis were to:

- Determine the development pressures occurring in Municipal area in the Region, and the threats to landscape character
- Establish the success of current planning scheme provisions and policy in protecting and managing landscape character, and identify gaps

- Gain a detailed understanding of existing policy, zoning and overlay provisions
- Identify past and future policy directions for each Municipal area

This stage of the Study included one-on-one targeted interviews with Council officers from each Municipal area, an assessment of past planning permit applications and decisions, and detailed analysis of existing planning scheme provisions for each Municipal area.

##### Delineation of Landscape Types and Precincts

The objectives of this key task were to:

- Confirm the identification of landscape character types undertaken in the Preliminary Study through detailed data collection and analysis
- Identify additional landscape types
- Undertake visual and sensory analysis from a professional outsider's point of view
- Define and delineate precincts within each landscape character type

The delineation of landscape types and precincts involved the collection and analysis of a series of 'MapInfo layers' for the Region, including topography/contours, satellite photo imagery and ecological vegetation classes. The analysis and overlay of these contextual maps contributed to the delineation of landscape types and precincts. The other key contributor was a visual assessment undertaken as part of a detailed survey of the Region, where numerous photos and notes were also collected.

All these 'layers' of information were analysed, with an emphasis on how they interacted to create landscape character. The landscape character types and precincts were then delineated and 'precinct analysis papers' were prepared, with much of that information now appearing in the [Precinct Packages](#), a key product of this Study.

A record of key views in the Region, following the establishment of the most photographed locations and scenery, was also prepared as part





of this key task, and information regarding other 'landscape elements' such as townships, edges and corridors was also collected and analysed.

## Preparation of Development Principles

The objective of this key task was to:

- Prepare principles for development for each landscape character precinct in the Region

This involved the assessment of the outputs from every previous task, and the synthesis of these into a set of development principles for each landscape character precinct. This was considered an important output because following the policy gaps and threats analysis, it was determined that what was lacking at a local level was user-friendly and straightforward development principles to help guide and manage development in the Region. It was envisaged that these development principles would underpin the development of policy, and would operate within the context of a broader implementation framework. The development principles are now contained in the relevant [Precinct Packages](#).

## Identification of Landscape Character Significance

The objective of this task was to:

- Develop a list of criteria against which the landscape character significance of the Region could be assessed
- Identify the significance of various landscapes throughout the Region

The primary purpose of the Study was to determine the character of different landscape types within the Region, and to prepare principles for managing development within each landscape type. The development principles relied more on the characteristics of different landscapes than on judgements about relative significance. However, the identification of landscape character significance was also undertaken as it was one consideration in determining whether

additional planning scheme controls or management measures were required.

Simple assessment criteria were developed for establishing landscape character significance and the terms Regional, State or National were used to indicate the level of significance. The criteria and results of their application are contained in the [Landscape Character Significance](#) section of this Toolkit.

Community perceptions and values were integrated into this task only so far as reading background information such as development proposal submissions, would allow. It is important to note that the assessment of landscape significance only addressed landscape character and not other potentially important factors like cultural heritage and environmental significance.

## Analysis of VPP Planning Tools

The objective of the analysis of VPP planning tools was to:

- Recommend a suite of planning scheme tools most appropriate to the protection and management of landscape character in the Region

This task involved re-assessing the outputs from the policy gaps and threats analysis, and analysing the advantages and disadvantages of the various VPP tools available. Relevant recent VCAT and Panel decisions that referenced landscape character were also sourced.

## Implementation Recommendations

The objective of this key task was to:

- Propose additional planning scheme controls (if appropriate), policy content and a framework for implementation of the suite of recommendations

The Study's recommendations on additional planning controls were arrived at using the following 'formula':

*Significance + Pressure + Lack of Control = Priority Area (for additional control)*





This task also involved ensuring that the findings of the Study were easily translatable into policy for inclusion in the local planning schemes, and making recommendations regarding the structure and content of policy both in the SPPF (as part of the implementation of the Great Ocean Road Region Strategy) and the LPPF. Recommendations regarding additional planning scheme controls, such as the location of proposed Significant Landscape Overlay areas were also refined.

It was envisaged that this information, along with the other findings of the Study, would be presented in a user-friendly 'toolkit' format. That way, local Councils could easily translate the information into planning scheme amendment documentation and proceed with implementation.



## 4. Regional Landscape Character Types

An analysis of broad landscape character types was undertaken for the region, focussing on the distinctions between landscape character types and their capacity to accommodate different types of development. The key purpose of the Study was to determine how development can be managed in different types of landscapes.

Following is a summary description of the landscape character types that exist in the Great Ocean Road Region. These are also shown on the [Landscape Character Types and Precincts Map](#) on page 9.

### Western Plains, Cones and Lakes (1.1 – 1.6)

Located in a horizontal band across the northern section of the study area, this landscape character type is associated with the flat to gently rolling topography of the western plains, punctuated in some areas by volcanic cones, craters and outcrops. The landscape consists mostly of paddocks divided by shelter belts, with some remnant stands of vegetation throughout.

The precincts located within this landscape character type are:

- 1.1 Winchelsea Western Plains**
- 1.2 Undulating Mixed Farming**
- 1.3 Undulating Grazing**
- 1.4 Paddocks & Cones**
- 1.5 Partially Wooded Plain**
- 1.6 Stony Rises**

### Otway Foothills, Valleys and Uplands (2.1 – 2.6)

Located generally at the foothills of the Otway Forest, both inland and on the coast, this landscape character type is characterised by hilly

topography, varying from gentle to steep, and often incised with rivers, creeks and gullies. A patchwork of paddocks and shelter belts exists, with some remnant vegetation in waterways and valleys.

The precincts located within this landscape character type are:

- 2.1 Northern Foothills**
- 2.2 Dairying Hills & Vales**
- 2.3 Gellibrand River Valley**
- 2.4 Apollo Bay Coastal Valleys and Hills**
- 2.5 Johanna Coast to Cape Otway Coastal Valleys and Hills**
- 2.6 Princetown Coastal Valleys and Hills**

### Western Coastal Cliffs (3.1 – 3.2)

This landscape character type is located along the western coast of the study area from Warrnambool to beyond Port Campbell, and extends some way inland. The landscape is characterised by low to dramatic sea cliffs, including spectacles such as the Twelve Apostles and Loch Ard Gorge, with gently undulating topography further inland.

Vegetation is low coastal scrub, with reserves of natives or plantations, and paddocks with shelter belts in the hinterland.

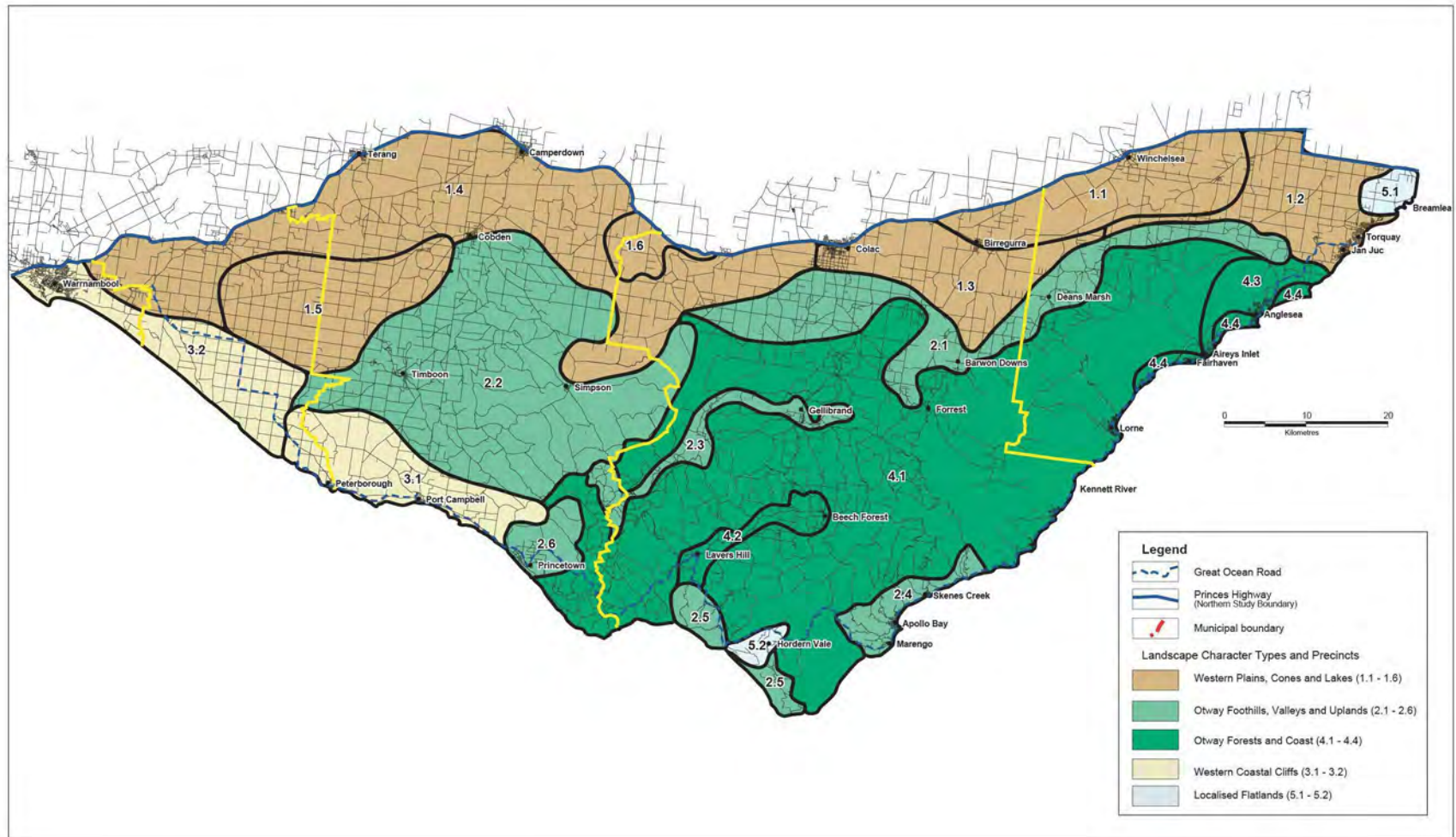
The precincts located within this landscape character type are:

- 3.1 Port Campbell Coast and Hinterland**
- 3.2 Nirranda Coast and Hinterland**





## Landscape Types and Precincts





## Otway Forests and Coast (4.1 – 4.4)

This landscape character type consists of the main area of the Otway Ranges and coast, containing large areas of dense, tall forest cover in hilly terrain, extending to the sea with high, rugged cliffs in places. In some coastal locations the vegetation is sparser and smaller in scale. This landscape also includes areas of plantation timber and clearings set among the forest.

The precincts located within this landscape character type are:

### 4.1 Otway Ranges Forest and Coast

### 4.2 Cleared Uplands and Hilltops

### 4.3 Dry Coastal Woodland and Heath

### 4.4 Low Coastal Heath

## Localised Flatlands (5.1 – 5.2)

This landscape character type is located in the flat, predominantly open and isolated areas associated with the lakes and saltmarshes around Breamlea and the Aire River estuary.

The precincts located within this landscape character type are:

### 5.1 Lakes and Saltmarshes

### 5.2 Aire Valley Marshes

## State Policy Implications

At present the State Planning Policy Framework (SPPF) in the Victoria Planning Provisions (in all planning schemes in Victoria) contain only very general objectives relating to landscape character.

Therefore, included in the SPPF as part of the Great Ocean Road Regional Strategy section, principles or objectives should be included

in order to reflect the regional landscape character types that express:

- The importance of landscape character to the economy of the Region.
- The need to relate new development to the landscape character types and precincts defined by this Study.

The Great Ocean Road Region Landscape Assessment Study should also be included within the State Planning Policy Framework as a Reference Document.





## 5. Regional Landscape Elements

### Townships

Townships within the Great Ocean Road Region vary in their settings and relationship to the landscape. Coastal towns such as Apollo Bay and Marengo are dominated by their dramatic landscape setting, being located at the base of steep, cleared hills with a frontage to the beach. In contrast, townships such as Terang and Camperdown are located in the relatively flat topography of the Western Plains, dominated by cleared paddocks, shelter belts and long distance views to volcanic craters and cones. Providing a different landscape experience again are towns such as Forrest and Gellibrand, nestled in clearings of the Otway Ranges with dense forest all around.

The landscape character of the following townships within the Great Ocean Road Region is described in the [Precinct Landscape Elements](#) section of the relevant [Precinct Package](#):

- Winchelsea and Birregurra (Precinct 1.1)
- Torquay and Jan Juc (Precinct 1.2)
- Colac (Precinct 1.3)
- Terang, Camperdown and Cobden (Precinct 1.4)
- Deans Marsh and Barwon Downs (Precinct 2.1)
- Timboon and Simpson (Precinct 2.2)
- Gellibrand (Precinct 2.3)
- Skenes Creek, Apollo Bay and Marengo (Precinct 2.4)
- Princetown (Precinct 2.6)
- Port Campbell and Peterborough (Precinct 3.1)
- Warrnambool (Precinct 3.2)
- Lorne, Forrest, Kennett River and Wye River (Precinct 4.1)
- Lavers Hill and Beech Forest (Precinct 4.2)
- Anglesea and Aireys Inlet (Precinct 4.3)
- Fairhaven and Moggs Creek (Precinct 4.4)

Key issues in townships in the Region include ribbon development between settlements, particularly in coastal areas along the Great Ocean Road. It is important to contain the urban form of townships, and for the natural landscape to dominate beyond the township edge. Township edges may vary in the way they interface with the natural landscape. It may be appropriate that the built form edges of some townships are clearly demarcated, while others are 'softer' comprising a combination of buildings and vegetation. If not appropriately designed and integrated with the landscape, development on the periphery of settlements, often in low density residential areas, can 'blur' the urban boundary of townships with development spilling into the natural landscape. Signage clutter along the main road into a township can have a similar negative visual effect.

Another key issue is the visual dominance of buildings located on hill faces around townships, associated with the clearing of vegetation and multiple storey elevations that result from buildings having no relationship to their topographical setting.

The existence of 'heavy' urban or suburban building forms, particularly in coastal towns, is also emerging as a key issue where previously the casual, 'beachside' character was derived from light, simple buildings with articulated forms and a mix of materials.

### Edges

'Edges' occur in the landscape when different landscape types or features intersect. They create complexity in the landscape and provide visual contrast and a point of interest. For any given landscape (eg the coast, a forest) it is often the edge (eg the beach or cliffs, a clearing in the forest) that attracts the most people and creates management issues.

There are many edges within the Great Ocean Road Region landscape, and perhaps the most complex and dramatic that occurs is the coming together of edges in the Apollo Bay Coastal Valleys and Hills Precinct (Precinct 2.4). Within this setting, the following landscape elements intersect: Low sea coast, beach side township, topographic





edge of the Otway Ranges sweeping down to the narrow coastal strip, edge of the forest, and the incised, vegetated creek valleys. This contributes to the level of significance attributed to the landscape setting of this precinct.

Other landscape edges are described in the [Precinct Landscape Elements](#) section of the [Precinct Packages](#) and include:

- Township / natural landscape edges
- Edges where landscape character types and/or precincts intersect
- The coastline
- The forest edge
- National Park edges
- Topographical edges
- Features in the landscape creating edges ie incised valleys, stands of vegetation, rivers and other waterways, shelter belts, dry stone walls, volcanic craters and cones etc
- Road corridors creating edges

## Corridors

Main road corridors and key tourist routes that pass through the Region include the Great Ocean Road and the Princes Highway, and linking these corridors are a number of key north south routes. The road corridors throughout the Great Ocean Road Region pass through different landscape types and precincts, resulting in a variety of landscape experiences and scenery throughout the journey. Some of these journeys are described in the [Precinct Landscape Elements](#) section of the [Precinct Packages](#).

Main road corridors throughout the Region are zoned Road Zone Category 1 and buildings within 100 metres of them require a planning permit in the Rural and Environmental Rural Zones. As a result most development adjacent to main roads can be assessed and managed. This is important because the impression and landscape character of an area is often confined to what is seen from the main road corridors, particularly the key tourist routes. Development such as tourism signage and other infrastructure within the road reservations

themselves also has a significant impact on views of the landscape and the impression of landscape character gleaned by tourists and visitors.

The assessment and management of development that can be seen from main road corridors is therefore an important issue in the Region. Particular types of development for which Development Principles have been prepared in relation to this issue include timber plantations adjacent to main roads, development on highly visible hill faces and ridges, ribbon development and low density development on township fringes. It is equally important that public land managers assess the impact of any addition to road reservations on the character and views of the surrounding landscape.

## Key Views

There are many key viewing locations that are frequented by tourists and visitors to the Region, with the views featuring on postcards from the Great Ocean Road. These include many stunning views from the coastal side of the Great Ocean Road featuring steep rocky cliffs and the Southern Ocean, and perhaps the best known and highly visited spectacle in the Region - the Twelve Apostles. Other scenic lookouts are located on ridges deep within the Otway Ranges and feature panoramic views of surrounding lush forest and farmland.

Views from the following key locations in the Great Ocean Road Region are described in the [Precinct Landscape Elements](#) section of the relevant [Precinct Packages](#):

- Bells Beach South (Precinct 1.2)
- Bird Rock Lookout (Precinct 1.2)
- Mount Leura, Camperdown (Precinct 1.4)
- Cape Patton Lookout (Precinct 2.4)
- Mariner's Lookout (Precinct 2.4)
- Castle Cove (Precinct 2.5)
- Johanna Beach (Precinct 2.5)
- The Twelve Apostles (Precinct 3.1)
- Loch Ard Gorge, the Arch and the Grotto (Precinct 3.1)
- Peterborough car park / golf course (Precinct 3.1)





- Bay of Islands (Precinct 3.1)
- Logans Beach Lookout (Precinct 3.2)
- Mt Defiance Lookout (Precinct 4.1)
- Scenic Lookout at Barramunga (Precinct 4.1)
- Anglesea Scenic Lookout (Precinct 4.3)
- Point Addis (Precinct 4.4)
- Urquart Bluff (Precinct 4.4)
- Cinema Point (Precinct 4.4)
- The preference for screening timber plantations with an indigenous or native vegetation buffer so that they are not visible from main road corridors and principal tourist routes.

Key viewing locations in the Region that are described as part of this Study are depicted on the [Great Ocean Road Region Key Viewing Locations Map](#) on page 14.

The protection and management of views from popular and established viewing locations is a key issue within the Region. It is very important, in most instances, to retain the dominance of the natural landscape from these key viewing points, and to ensure that any new development is assessed for its impact on the character of the landscape.

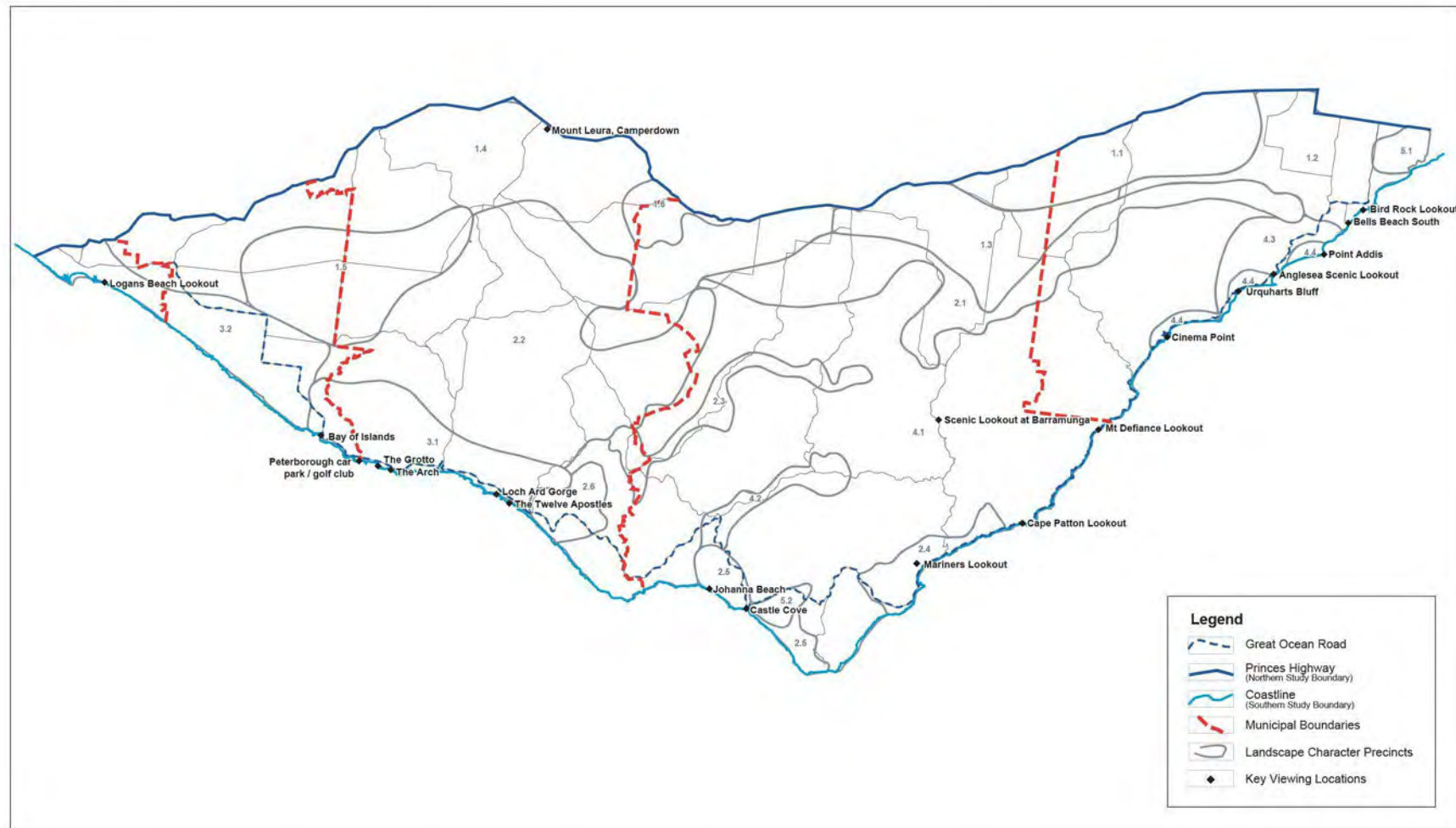
## State Policy Implications

The Landscape Elements should be reflected in the Great Ocean Road Regional Strategy section of the SPPF by including principles and objectives for the Region that express:

- The importance of containing township development within defined boundaries, and of managing development on the fringes of townships so that it enhances the character of the town's landscape setting.
- The need to retain the dominance of the landscape between townships, and avoid ribbon development.
- The importance of views of the landscape from road corridors, and the need to control and manage development that is highly visible from main road corridors and principal tourist routes.
- The need to retain the dominance of the landscape from key viewing locations throughout the Region.



## Key Views









landscape contains iconic landscape features, an intersection of many landscape edges and has high visitation (eg the Twelve Apostles area) it is deemed to be Nationally significant. The level of landscape character significance is one consideration in determining whether additional planning controls or management measures are needed.

The assessment of significance has addressed landscape character, and not other potentially important aspects of significance such as cultural heritage or environmental significance.

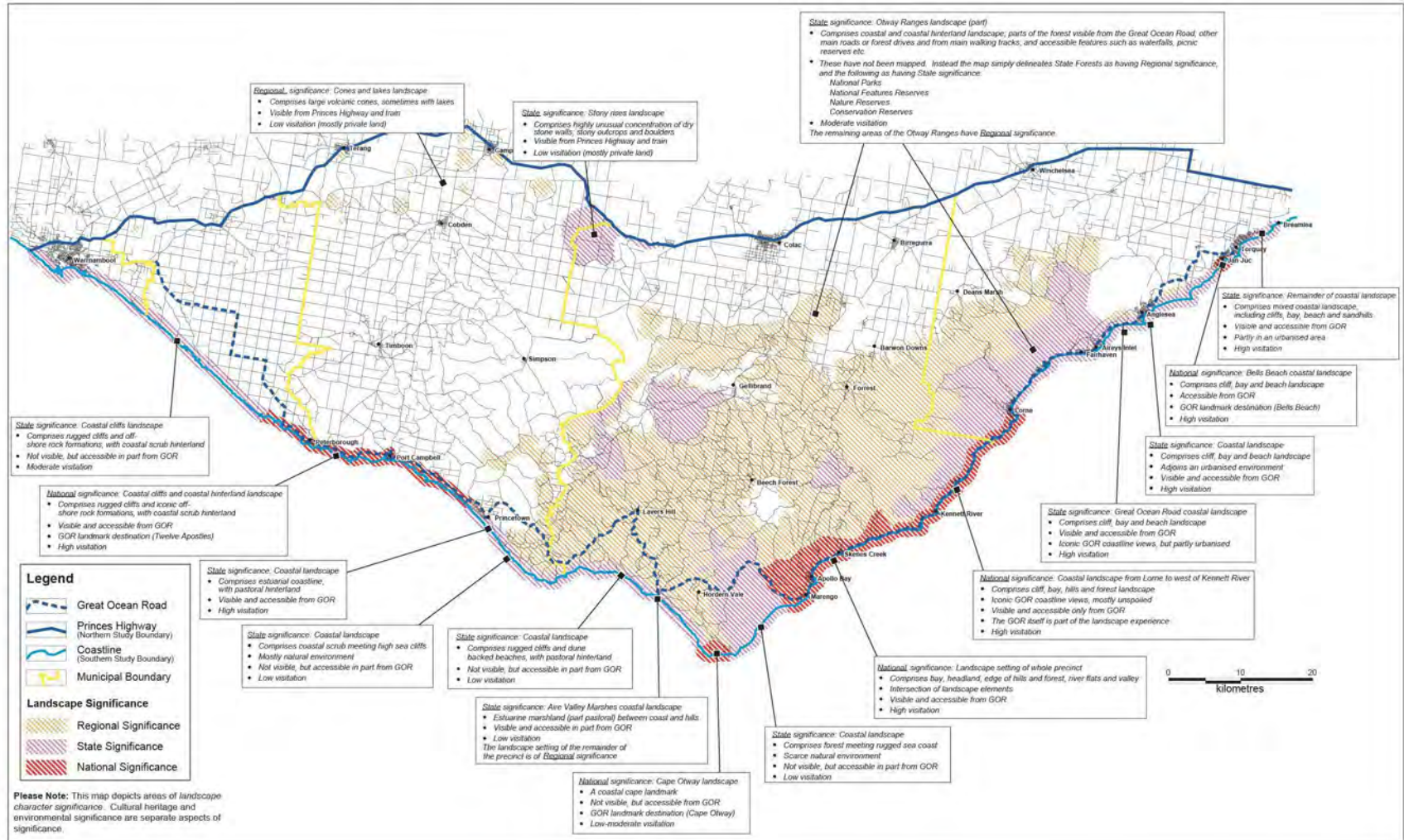
The Landscape Character Significance Map on page 17 shows the result of this work.

It should be noted that the delineation of 'significance areas' was not undertaken at a detailed scale and is not intended to be used for detailed analysis. In the majority of coastal areas, the landscapes of significance are depicted on the map as extending inland approximately 1 kilometre from the coastline. The map should be read in conjunction with the relevant call-out boxes, which summarise the assessment of the landscape against the significance criteria.





# Landscape Character Significance







## 7. Summary of Regional Issues

### Development Pressures

The majority of development pressure in the Region is occurring in coastal areas. This is primarily centred on existing townships as well as between towns, and is largely residential or tourism related. Development between settlements is occasionally occurring on previously subdivided lots, and often on steep and highly visible sites.

Dwellings that are being constructed in the Region are also more often permanent or semi-permanent homes, as opposed to holiday shacks. As a result they are larger, more 'imposing' dwellings, that are designed to maximise coastal views and often protrude above existing vegetation. The development of more permanent homes is also resulting in the development of additional infrastructure, and in turn, additional dwellings.

Though there are still B&B and small scaled accommodation developments occurring between townships, there is increasing pressure for substantial tourism developments in coastal and 'wilderness' locations throughout the Region. Signage, car parking and viewing platforms are other tourism related development pressures being experienced.

Other infrastructure pressures include wind farm proposals in the coastal hinterland, and telecommunication and electricity towers throughout the landscape. Commercial timber plantations are also continuing to be developed inland.

Development pressure away from the coast tends to be associated with the rural use of land, and can include large structures such as broiler sheds.

### Planning Permit Controls

#### Zones

A large area of the Great Ocean Road Region is zoned Public Conservation and Resource, reflecting the State or National Park status of the Otway Forest. Other isolated public parks, including the coastal foreshore are also zoned Public Conservation and Resource. Under the requirements of the zone, a permit is required to construct a building or carry out works unless it is shown on an Incorporated Plan which applies to the land, or is carried out by or on behalf of the public land manager.

The northern and westernmost parts of the Region are zoned Rural, as are other isolated areas such as the Gellibrand River Valley (Precinct 2.3) and the cleared hilltop between Lavers Hill and Beech Forest (Precinct 4.2). Privately owned pockets within the Otway Ranges are also zoned Rural. The key purpose of the Rural Zone is for dairying, grazing and crop raising.

A key issue throughout the Great Ocean Road Region that has the potential to be managed through the provisions of the Rural Zone is the clear felling of plantation trees adjacent to main road corridors and tourist routes. This practice leaves large and often highly visible areas of the landscape scarred, detracting from the landscape character of the Region. The schedule to the Rural Zone provides the opportunity to require a permit for timber production over 40 hectares. It can also be specified that this requirement only relates to timber plantations abutting a Category 1 Road Zone.

Introducing a permit trigger in the local Planning Schemes (with the exception of Surf Coast where it already exists) would provide the opportunity to require plantations to be screened from main road corridors by an indigenous and/or native vegetation buffer including understorey (minimum width 20 metres to be stipulated in Local Policy).





This would obscure clear felled areas from key tourist routes and other main roads.

Large areas of coastal hinterland within the Region are zoned Environmental Rural, including the Port Campbell coast to Cape Otway (part Precincts 3.1, 2.6, 4.1, 2.5 and 5.2) and the Apollo Bay coastal area (Precinct 2.4). The Environmental Rural Zone requires a permit for more uses and development than the Rural Zone, with a key purpose of the zone being to conserve environmental sensitivity and bio-diversity.

Both the Rural and Environmental Rural Zones provide a permit trigger for buildings within 100 metres of a Category 1 Road Zone. However, the standard Victoria Planning Provisions (VPPs) Decision Guidelines under both zones contain minimal reference to the protection and enhancement of landscape character. This gap in the VPPs will be improved through the inclusion of Local Policies in the local Planning Schemes containing the Precinct Principles (including Development Principles) prepared as part of this Study.

A review of existing VPPs rural zones has recently been completed, which may have implications for the detailed implementation of the above recommendations. However, it is recommended that the proposed changes be adapted as necessary and accommodated within any changes to the structure of the new/altered rural zones.

Towns within the Great Ocean Road Region are primarily zoned Township or Residential 1, with some Low Density Residential or Rural Living zoned areas on the outskirts. As discussed, it is often the low density fringes of townships that 'spill' into the natural landscape as opposed to being contained, and result in an erosion of the landscape character.

It is important to note that the zoning of land relates primarily to its use, and that the purpose of the various zones is clearly stated in the VPPs. For example, the purpose of the Environmental Rural Zone includes *to encourage development and the use of land which is in accordance with sound management and land capability practices, and which takes into account the environmental sensitivity and bio-diversity of the locality*. As such, the zoning of land is not the most appropriate tool to

protect and manage landscape character. The Significant Landscape Overlay is the most appropriate VPP tool for this purpose, as discussed in the [Overlays](#) section of this Toolkit.

The zones that apply throughout the Study Area are shown on the Great Ocean Road Region [Zoning Map](#) on page 20.

## Overlays

### Existing Significant Landscape Overlays

The Significant Landscape Overlay is currently used to protect and manage seven significant landscape areas of the Great Ocean Road Region, and is the most appropriate VPP tool for this purpose. This is backed-up by VCAT findings, including the recent decision on the proposed Moonlight Head Eco Hotel (VCAT Reference Number P2436/2002), and is clearly indicated by the purpose of the Significant Landscape Overlay, which includes:

- *To identify significant landscapes.*
- *To conserve and enhance the character of significant landscapes.*

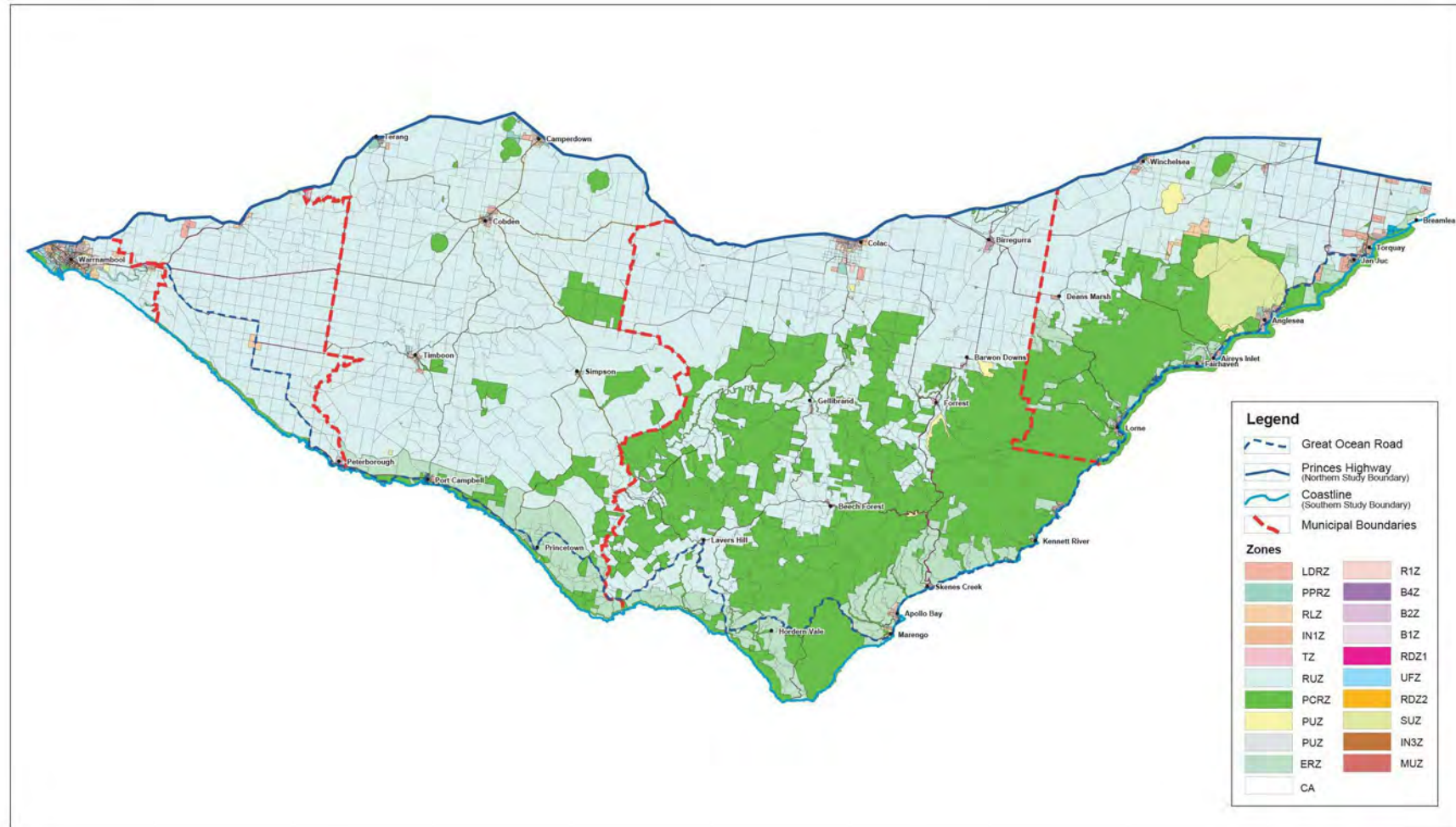
Within the Surf Coast Shire the Significant Landscape Overlay areas are located along the coast, generally between Torquay and Lorne. The overlay areas have two schedules - SLO1 Great Ocean Road and Coastal Environs and SLO2 Coastal Township Character.

Within the Colac Otway Shire, the Significant Landscape Overlay areas are located near Cape Otway, to the west of Glenaire, and towards the north of the study area, over a large section of the plains landscape. The overlay areas have one combined schedule - SLO1 Coastal, Otway and Plains Landscapes.

Within the Corangamite Shire, the Significant Landscape Overlay areas are located within the volcanic landscape in the north of the Region, and adjacent to the landward side of the Great Ocean Road along the Twelve Apostles coastline. The overlays are have two separate schedules – SLO1 Volcanic Landscape Area and SLO3 Great Ocean Road Landscape Area.



# Zoning







Within the City of Warrnambool, the Significant Landscape overlay area is located over the majority of the coastal hinterland from the City's eastern Municipal boundary and extending westwards beyond Warrnambool. The overlay area has a separate schedule - SLO1 Coastal Hinterland Landscape Area.

Overall, it is recommended that many of the schedules to the Significant Landscape Overlay currently in place throughout the Region be reviewed and rewritten in light of the findings of this Study.

In the case of Colac Otway for example, one schedule is used to cover all three Significant Landscape Overlay areas, with a combined statement of the nature and key elements of the landscapes, landscape character objectives, permit requirements and decision guidelines. As a result, the key elements of the landscapes are not clearly defined, and the character objectives are generalised. This is also the case in other Municipalities, where the content of the schedules is very generic and not tailored to the landscape. It is recommended that the schedules are re-structured, and separate detailed schedules are prepared for each of the landscape types.

Also, in many existing Significant Landscape Overlay schedules, the permit requirements contain statements that are decision guidelines, and the decision guidelines themselves are very broad. It is recommended that the permit requirements and decision guidelines be reviewed with reference to the Development Principles prepared as part of this Study, for the relevant precincts.

#### **Other Existing Relevant Overlays**

Other relevant overlays utilised within the Great Ocean Road Region are the Environmental Significance, Vegetation Protection and Design and Development Overlays.

Key areas where these overlays are used include the vegetated slopes and vegetation adjacent to the main road in the Gellibrand River Valley, and areas of environmental and vegetation significance in the Lavers Hill, and near Princetown to protect and manage that part of the Gellibrand River. The Environmental Significance Overlay is also in

place for the majority of Precinct 5.2 which is recognised for its environmental qualities and features, including the Aire River and environs.

Existing relevant overlays that apply throughout the Region are shown on the Great Ocean Road Region [Relevant Overlays Map](#) on page 22.

#### **Proposed Significant Landscape Overlays**

There are areas of significant landscape character within the Great Ocean Road Region that are not covered by sufficient Planning Scheme controls and are experiencing development pressure. In many of these areas, zone controls are relied upon to trigger a permit and comprehensive assessment guidelines are not available. The following 'formula' has been applied to all parts of the Region to determine where these 'Priority Areas' are located:

*Significance + Pressure + Lack of Control = Priority Area (for additional control)*

These Priority Areas are recommended for protection and management through the application of the Significant Landscape Overlay.

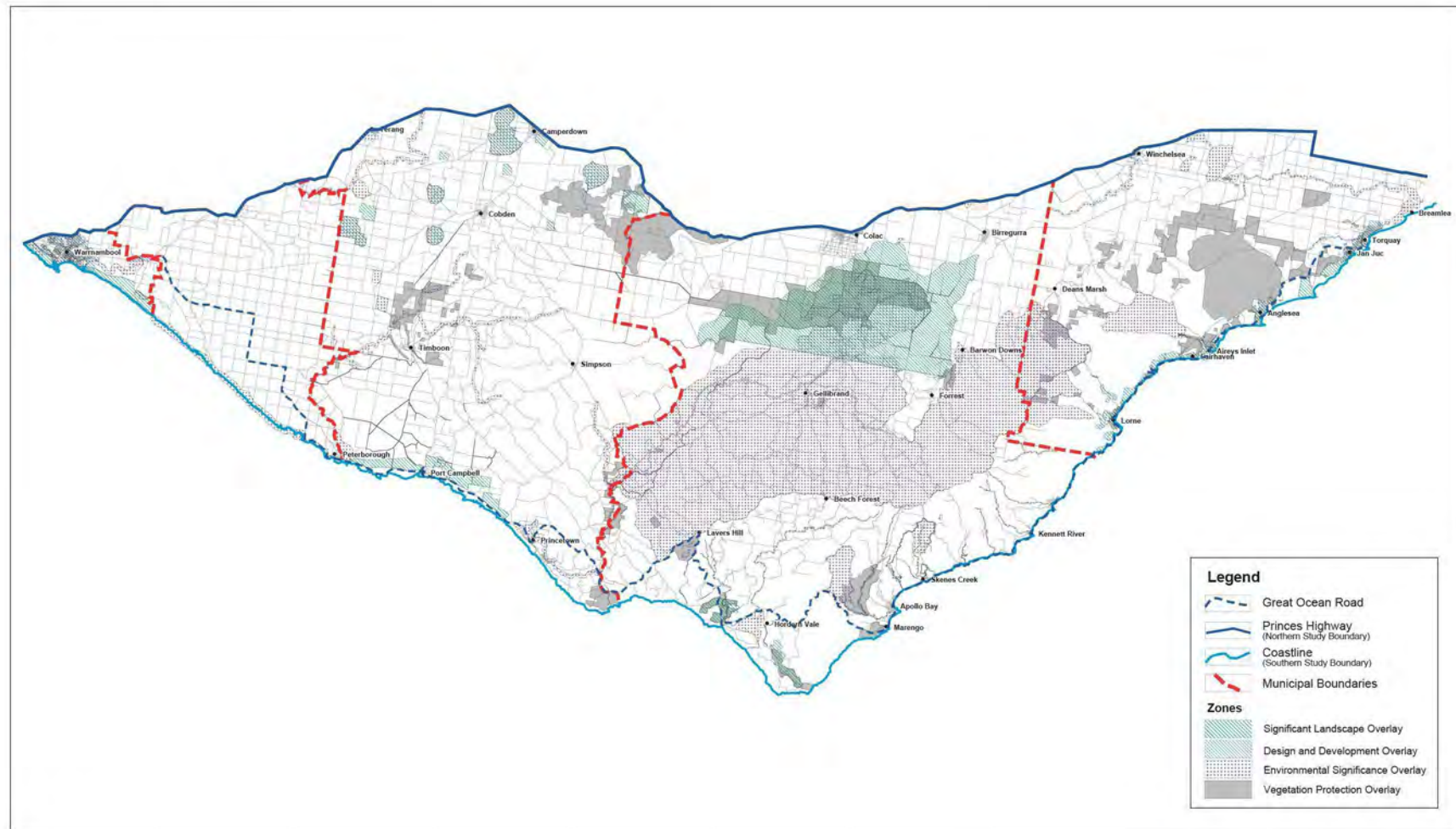
Proposed Significant Landscape Overlay areas are as follows:

#### **Stony Rises Landscape (Colac Otway Shire)**

The 'stony rises' landscape of Precinct 1.6 is recommended as a Significant Landscape Overlay area. (The area may also extend into part of Precinct 1.4.) The concentration of dry stone walls, stony boulders and outcrops throughout this landscape are of State significance. In addition, the Princes Highway, a designated main road and tourist route passes through the precinct and development pressures associated with the private ownership of the land are being experienced. It is also of note that the Significant Landscape Overlay is already in place within part of this precinct in the Corangamite Shire.



## Relevant Overlays







#### Moonlight Head / Johanna Coast (Colac Otway and Corangamite Shires)

Private land along the 'Moonlight Head / Johanna Coast' landscape (within Precinct 4.1 and into part of Precinct 2.5), extending approximately from the boundary of Precinct 2.6 to Johanna is recommended as a Significant Landscape Overlay area. The landscape and scenery of this coastal area is of State significance and is accessible, in part, from the Great Ocean Road. In addition, the area is experiencing development pressure focussed on the coast.

#### Princetown Estuarial Coastal Landscape (Corangamite Shire)

Private land within the coastal landscape of Precinct 2.6 is recommended as a Significant Landscape Overlay area. The landscape setting of the estuarial coastal area is of State significance and differs in character from the adjacent coastline. The area is visible and accessible from the Great Ocean Road, and is experiencing high visitation and increasing development pressure.

#### Apollo Bay Coastal Valleys and Hills Landscape (Colac Otway Shire)

Private land (excluding the townships) in the Apollo Bay Coastal Valleys and Hills landscape (Precinct 2.4) is recommended as a Significant Landscape Overlay area. The landscape setting of the whole precinct is of National significance. The Great Ocean Road travels through this area, it experiences high tourism visitation and development pressure is ever increasing.

#### Existing Cape Otway Significant Landscape Overlay Area (Colac Otway Shire)

It is recommended that the existing Significant Landscape Overlay area at Cape Otway be extended to cover the remaining private land immediately to its east (part Precinct 2.5). The coastal landscape and scenery in this area is of State significance and Cape Otway itself is a landmark destination of National significance. Being accessible via a main tourist route and other secondary roads, this area experiences moderate visitation.

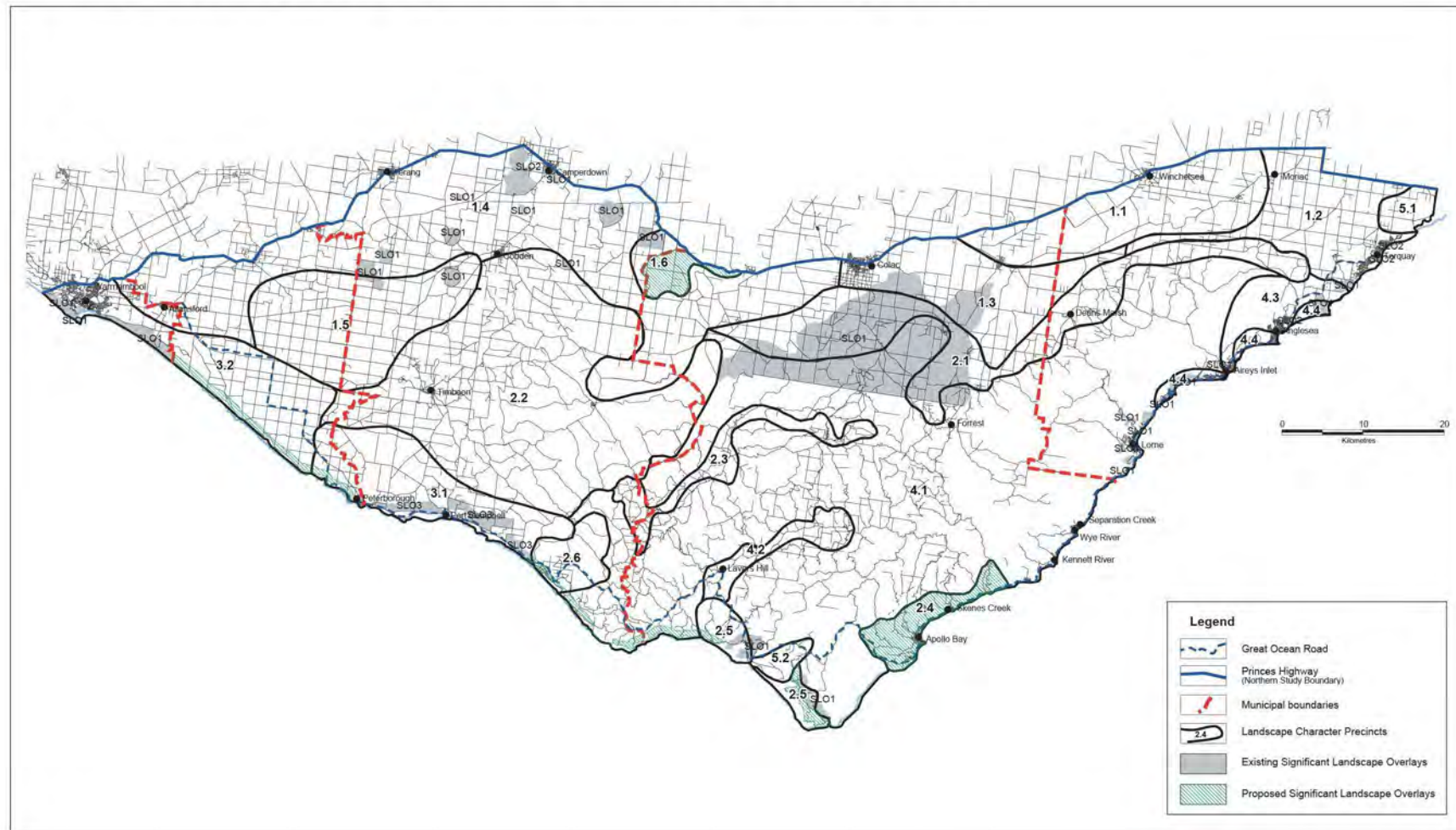
#### Western Coastal Cliffs Landscape (Shire of Moyne)

It is recommended that the privately owned coastal landscape between Peterborough and Moyne Shire's western Municipal boundary within the Study Area be protected and managed with a Significant Landscape Overlay (part Precincts 3.1 and 3.2). The rugged cliffs, off-shore rock formations and coastal hinterland are of National and State significance, with areas such as the Bay of Islands being a landmark Great Ocean Road destination. The area is also experiencing development pressure, both on the coast and in the hinterland, and it is of note that the Significant Landscape Overlay is already in place in adjacent Municipalities immediately to the east and west of this area.

Proposed Significant Landscape Overlay areas are shown on the Existing and Proposed Significant Overlay Areas Map on page 24.



## Existing and Proposed Significant Landscape Overlay Areas







## Local Planning Policy Framework

All of the local Planning Schemes for the Region include strategic directions in the Municipal Strategic Statements loosely related to the protection and management of landscape character. However, in every case these directions should be reviewed and strengthened with reference to the findings of this Study. Similarly, all of the local Planning Schemes include Local Policies which make reference to landscape character, but no Local Policies exist that are specific to the topic.

Following the delineation of landscape character types and precincts, and the assessment of landscape character significance as part of this Study, it is recommended that this information be included as Local Policy in all local Planning Schemes in the Great Ocean Road Region. It is important that Local Policy assists in exercising discretion within the Planning Scheme and it is therefore recommended that the Development Principles prepared as part of this Study also be included.

The Local Policies, including Development Principles, will provide guidance in decision making in relation to landscape character that is currently lacking. Particular issues within the Region that will be covered include development visible from key tourist roads, buildings on hill faces and ridges, and plantations adjacent to main road corridors.

Also, the Three Year MSS Review Report (Keaney Planning and Research Pty Ltd and Michael Kirsch, August 2002) prepared for each of the local Planning Schemes in the Region recommends changes to the structure, format and content of the Municipal Strategic Statements, and Local Policies. The majority of these changes can be implemented without affecting the recommendations of this Study.



## 8. Regional Recommendations

### State Planning Policy Framework

In amending the State Planning Policy Framework to accommodate the findings of the Great Ocean Road Region Strategy, list the Great Ocean Road Region Landscape Assessment Study as a Reference Document, and include policy statements about:

- The importance of landscape character to the economy of the Region.
- The need to relate new development to the landscape character types and precincts defined by this Study.
- The importance of containing township development within defined boundaries, and of managing development on the fringes of townships so that it enhances the character of the town's landscape setting.
- The need to retain the dominance of the landscape between townships, and avoid ribbon development.
- The importance of views of the landscape from road corridors, and the need to control and manage development that is highly visible from main road corridors and principal tourist routes.
- The need to retain the dominance of the landscape from key viewing locations throughout the Region.
- The preference for screening timber plantations with an indigenous or native vegetation buffer so that they are not visible from main road corridors and principal tourist routes.

Ensure that, in the recently completed review of Victoria Planning Provisions rural zones, consideration is given to the implications of the above recommendations.

### Local Planning Policy Framework

Encourage each local Council in the Region to amend its planning scheme in accordance with the recommendations in the relevant Municipal Toolkit of this Study, including (as relevant) amendments to:

- Change the schedule to the Rural Zone to provide the opportunity to require a permit for timber production over 40 hectares, and to specify that this requirement only relates to timber plantations abutting a Category 1 Road Zone.
- Introduce the permit trigger to provide the opportunity to require plantations to be screened from main road corridors by an indigenous and/or native vegetation buffer including understorey.
- Review the VPP Decision Guidelines in the Rural and Environmental Rural Zones in relation to the protection and management of landscape character, particularly for buildings within 100 metres of a Category 1 Road Zone.
- Review and restructure existing schedules to the Significant Landscape Overlay currently in place throughout the Region, in light of the findings of this Study.
- Apply the Significant Landscape Overlay to the new areas identified in the Study, including land at or near:
  - Stony Rises Landscape (Colac Otway Shire)
  - Moonlight Head / Johanna Coast (Colac Otway and Corangamite Shires)
  - Apollo Bay Coastal Valleys and Hills Landscape (Colac Otway Shire)
  - Existing Cape Otway Significant Landscape Overlay areas
  - Western Coastal Cliffs Landscape (Moyne Shire)
- Review and strengthen the strategic directions in the Municipal Strategic Statement relating to the protection and management of landscape character, with reference to the findings of this Study.
- Introduce new Local Policy specific to the landscape character of the Municipality, including Precinct Descriptions, Distinctive Qualities and Development Principles (including Landscape Objectives) relating to the precincts in the Municipality.





- Include brief policy statements about each of the Landscape Elements in the new Local Policy.

## Public Land Management

Institute State Government policies, procedures and processes to ensure that public land is managed in accordance with the objectives set out in this Study, including:

- Adoption of public land management policies equivalent to the proposed planning scheme controls and policies that will apply to private land.
- Sufficient coordination of management practices and works between different departments and agencies to ensure that the desired landscape character outcomes are achieved.
- Careful and coordinated management of all development within road reservations for its impact on the character and views of the surrounding landscape.

## Future Work

- Invite public input to the Landscape Assessment Study in the next round of public consultation on the Great Ocean Road Region Strategy. This should include feedback on the determination of significance, to which the input of community values is very important.
- Ensure any future assessment of landscape character in Victoria includes:
  - Comparative analysis within a regional, state and / or national context so that the relative significance of different sections of a landscape type (eg the coast) is able to be assessed.
  - Recognition that other factors such as cultural heritage significance and environmental significance, are different but equally important elements in determining overall significance. These factors should be integrated with landscape character in determining holistic future protection and management regimes for any given landscape.

## Community Education

Consider the need for community education programs to disseminate information about landscape sensitive development and the findings of this Study.

## Support for Councils

Consider ways of assisting local Councils to amend their planning schemes in the ways recommended by this Study, and to administer the controls and policies efficiently and effectively.



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

**plān i 'sphēre** [ urban strategy planners ]

MUNICIPAL TOOLKIT  
COLAC OTWAY SHIRE

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003





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## 1. Introduction

Planisphere was commissioned by the Department of Sustainability and Environment to undertake a landscape character assessment of the Great Ocean Road Region.

*Landscape character is the interplay of geology, topography, vegetation, water bodies and other natural features, combined with the effects of land use and built development, which makes one landscape different from another.*

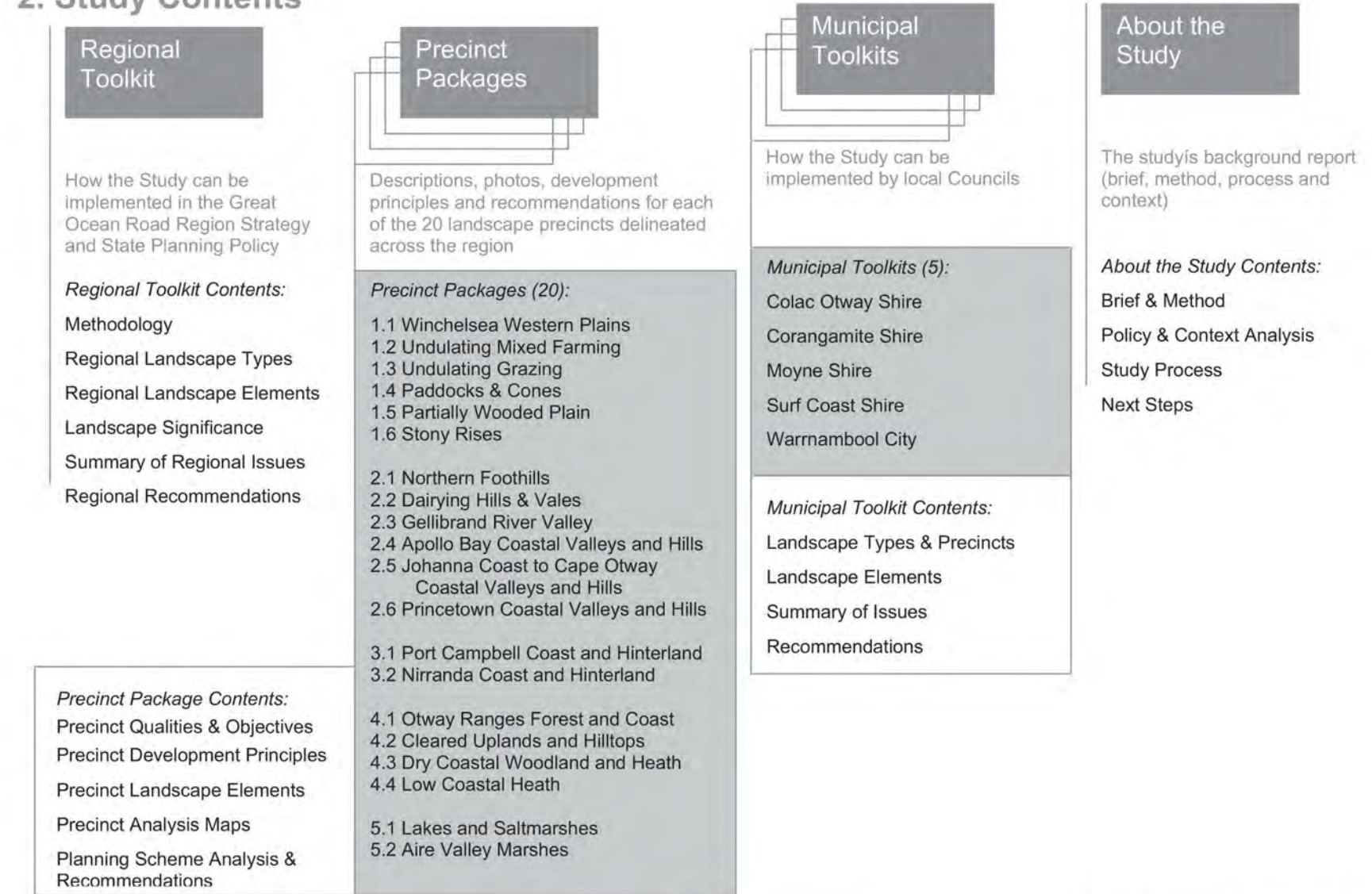
The landscape character assessment was undertaken as part of the overall Great Ocean Road Region Strategy, and has devised a sound and consistent methodology for assessing the character of landscapes and the way in which various types of development can be managed in different landscape types.

This document, the 'Colac Otway Municipal Toolkit', contains a synopsis of the landscape character types and precincts within the Shire, an explanation of landscape elements, a summary of key landscape character issues, and proposed recommendations, including the best method of implementing the findings of the Study through the Colac Otway Planning Scheme. It is intended that the relevant 'Precinct Packages' be appended to the Colac Otway Municipal Toolkit for a complete picture of landscape character within the Shire.

The Municipal Toolkits are one of four components that make up the contents of the Great Ocean Road Region Landscape Assessment Study. An outline of the full contents of the Study is included on page 3 of this Toolkit.



## 2. Study Contents





### 3. Landscape Types & Precincts in Colac Otway

The Colac Otway Shire is located approximately centrally within the Study Area, bounded by the Princes Highway to the north and the Great Ocean Road coastline to the south.

The landscape of the Shire within the Study Area is characterised by large areas of Otway Forest, containing dense, tall forest cover in hilly terrain. This landscape type extends the coast in places, terminating at high sea cliffs such as those located at Cape Otway. At the foothills of the Otway Ranges to the north and in some areas on the coast, the landscape is characterised by hilly topography with incised creeks and valleys. Apollo Bay is located within this landscape type, at the base of the steep Otway foothills. The northern part of the Shire within the Study Area is characterised by a plains landscape, punctuated in some areas by volcanic cones, craters and rocky outcrops. In the southern area of the Shire is a localised flatlands landscape associated with the Aire River valley marshes.

The following landscape character types and precincts exist within the Shire and are shown on the Colac Otway [Landscape Character Types and Precinct Map](#) on page 5.

#### Western Plains, Cones and Lakes (1.1 – 1.6)

- 1.1 Winchelsea Western Plains (part)
- 1.3 Undulating Grazing (part)
- 1.4 Paddocks & Cones (part)
- 1.6 Stony Rises (part)

#### Otway Foothills, Valleys and Uplands (2.1 – 2.6)

- 2.1 Northern Foothills (part)

- 2.2 Dairying Hills & Vales (part)

- 2.3 Gellibrand River Valley (part)

- 2.4 Apollo Bay Coastal Valleys and Hills

- 2.5 Johanna Coast to Cape Otway Coastal Valleys and Hills

#### Otway Forests and Coast (4.1 – 4.4)

- 4.1 Otway Ranges Forest and Coast (part)

- 4.2 Cleared Uplands and Hilltops

#### Localised Flatlands (5.1 – 5.2)

- 5.2 Aire Valley Marshes

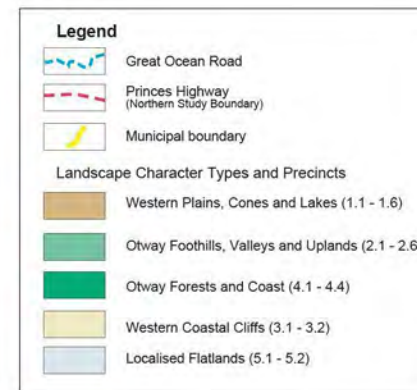
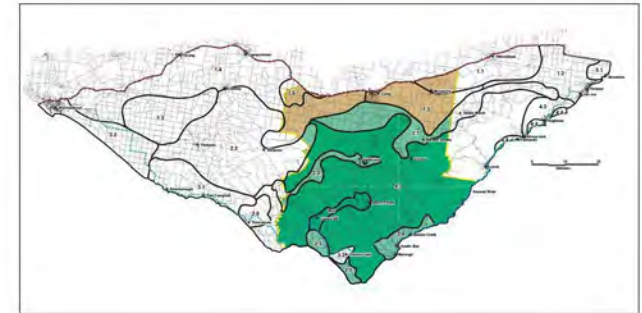
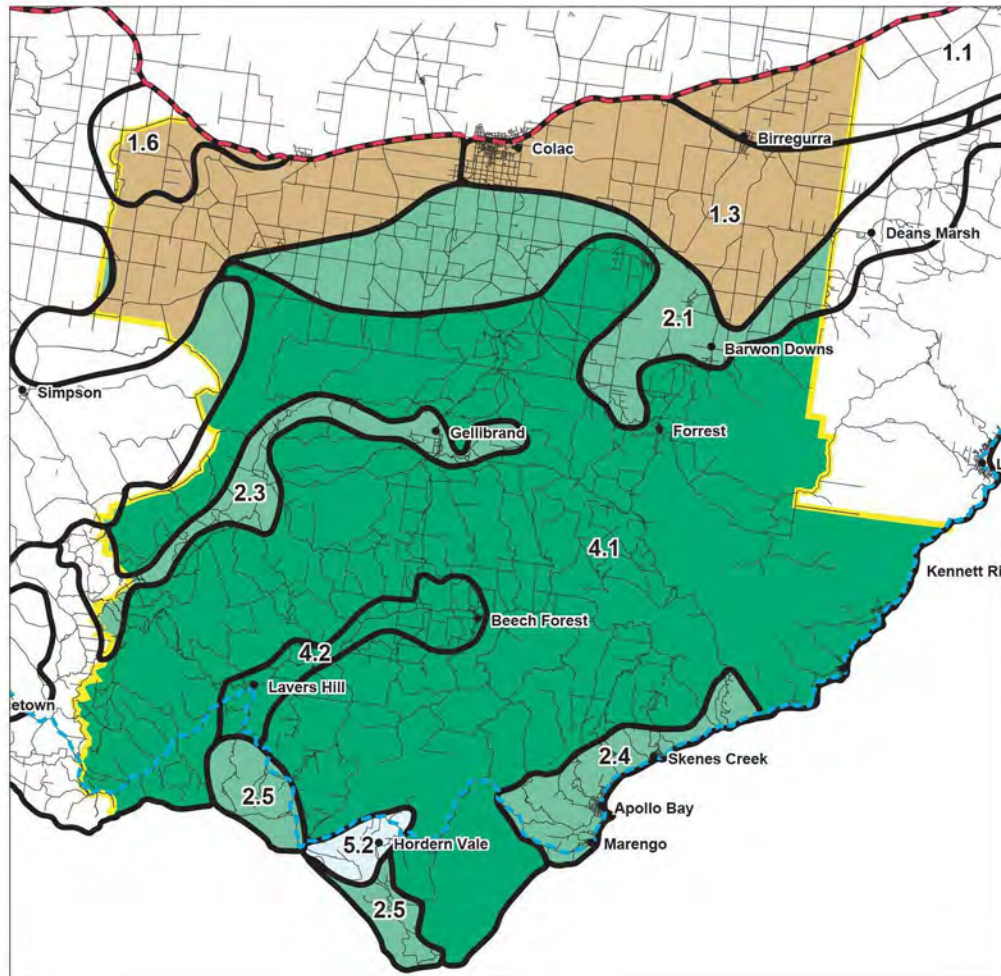
### Implications for Local Policy

It is recommended that the Precinct Descriptions, Distinctive Qualities and Development Principles (including Landscape Objectives) relating to the precincts in the Shire be included as Local Policy in the Colac Otway Planning Scheme. (Refer to relevant [Precinct Packages](#) for details).





## Landscape Types and Precincts





## 4. Landscape Elements in Colac Otway

### Townships

Townships within the Colac Otway Shire vary in their settings and relationship to the landscape. Coastal towns such as Apollo Bay and Marengo are dominated by their dramatic landscape setting, being located at the base of steep, cleared hills with a frontage to the beach. In contrast, a township such as Birregurra is located in the relatively flat topography of the Western Plains where the Barwon River is one of few natural features in a landscape dominated by cleared paddocks. Providing a different landscape experience again are towns such as Forrest and Gellibrand, nestled in clearings of the Otway Ranges with dense forest all around.

The landscape character of the following Colac Otway townships is described in the Precinct Landscape Elements section of the relevant Precinct Package:

- Colac (Precinct 1.3)
- Barwon Downs (Precinct 2.1)
- Forrest (Precinct 4.1)
- Kennett River (Precinct 4.1)
- Wye River (Precinct 4.1)
- Skenes Creek (Precinct 2.4)
- Apollo Bay (Precinct 2.4)
- Marengo (Precinct 2.4)
- Lavers Hill (Precinct 4.2)
- Beech Forest (Precinct 4.2)
- Gellibrand (Precinct 2.3)

Key issues in Colac Otway townships include ribbon development between settlements, particularly in coastal areas along the Great Ocean Road. It is important to contain the urban form of townships, and for the natural landscape to dominate beyond the township edge.

Township edges may vary in the way they interface with the natural landscape. It may be appropriate that the built form edges of some townships are clearly demarcated, while others are 'softer' comprising a combination of buildings and vegetation. If not appropriately designed and integrated with the landscape, development on the periphery of settlements, often in low density residential areas, can 'blur' the urban boundary of townships with development spilling into the natural landscape. Signage clutter along the main road into a township can have a similar negative visual effect.

Another key issue is the visual dominance of buildings located on hill faces around townships, associated with the clearing of vegetation and multiple storey elevations that result from buildings having no relationship to their topographical setting. The emergence of 'heavy' urban or suburban building forms, particularly in coastal towns, is also emerging as a key issue where previously the casual, 'beachside' character was derived from light, simple buildings with articulated forms and a mix of materials.

### Edges

'Edges' occur in the landscape when different landscape types or features intersect. They create complexity in the landscape and provide visual contrast and a point of interest. For any given landscape (eg the sea, a forest) it is often the edge (eg the coastline, a clearing in the forest) that attracts the most people and creates management issues.

There are many edges within the Colac Otway landscape, including perhaps the most complex and dramatic coming together of edges in the Region. This occurs in the Apollo Bay Coastal Valleys and Hills Precinct (Precinct 2.4) where the following landscape elements intersect: Low sea coast, beach side township, topographic edge of the Otway Ranges sweeping down to the narrow coastal strip, edge of the forest, and the incised, vegetated creek valleys.





Other landscape edges are described in the Precinct Landscape Elements section of the Precinct Packages and include:

- Township / natural landscape edges
- Edges where landscape character types intersect
- Edges where landscape character precincts meet
- The coastline
- The forest edge
- National Park edges
- Topographical edges
- Features in the landscape creating edges ie incised valleys, stands of vegetation, rivers and other waterways, shelter belts, dry stone walls, volcanic craters and cones etc
- Road corridors creating edges

## Corridors

Main road corridors and key tourist routes that pass through the Study Area in Colac Otway include the Great Ocean Road and the Princes Highway. Linking these corridors are a number of key north to south routes, and roads such as the Otway Lighthouse Road to Cape Otway. The road corridors throughout the Shire pass through different landscape types and precincts, resulting in a variety of landscape experiences and scenery throughout the journey. Some of these journeys are described in the Precinct Landscape Elements section of the Precinct Packages.

Main road corridors throughout the Region are zoned Road Zone Category 1 and buildings within 100 metres of them require a planning permit in the Rural and Environmental Rural Zones. As a result most development adjacent to main roads can be assessed and managed. This is important because the impression and landscape character of an area is often confined to what is seen from the main road corridors, particularly the key tourist routes.

The assessment and management of development that can be seen from main road corridors is therefore an important issue in the Shire.

Particular types of development for which Development Principles have been prepared in relation to this issue include timber plantations adjacent to main roads, development on highly visible hill faces and ridges, ribbon development and low density development on township fringes.

## Key Views

There are many key viewing locations within the Shire that are frequented by tourists and visitors to the Region, and feature on postcards from the Great Ocean Road. These include many stunning views from the coastal side of the Great Ocean Road featuring steep rocky cliffs and the Southern Ocean. Other scenic lookouts are located on ridges in the Otway Forest and feature panoramic views of surrounding bush and farmland.

Views from the following key locations in Colac Otway are described in the Precinct Landscape Elements section of the relevant Precinct Package:

- Cape Patton Lookout (Precinct 2.4)
- Mariner's Lookout (Precinct 2.4)
- Castle Cove (Precinct 2.5)
- Johanna Beach (Precinct 2.5)
- Mt Defiance Lookout (Precinct 4.1)
- Scenic Lookout at Barramunga (Precinct 4.1)

These key viewing locations are shown on the Colac Otway Key Views Map on page 9.

The protection and management of views from popular and established viewing locations is a key issue within the Shire. It is very important, in most instances, to retain the dominance of the natural landscape from these key viewing points, and to ensure that any new development is assessed for its impact on the character of the landscape.



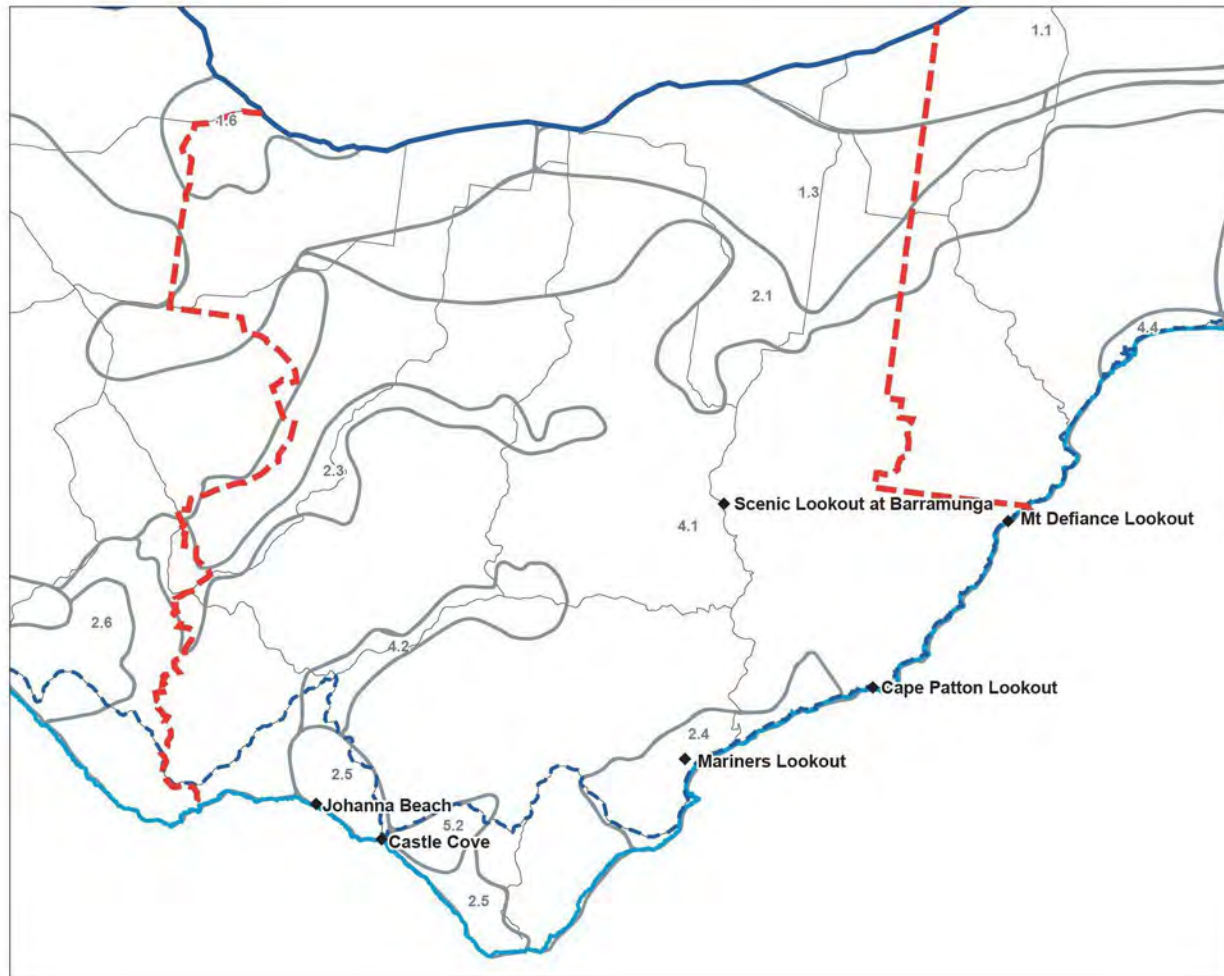
## Implications for Local Policy

It is recommended that brief policy statements about each of these Landscape Elements be included as Local Policy in the Colac Otway Planning Scheme. It is envisaged that the policy statements would be incorporated into the relevant Local Policy for that landscape character precinct.





## Key Views





## 5. Summary of Colac Otway Issues

### Development Pressures

Development pressure has increased dramatically in recent years, and is focussed along the coast of Colac Otway, on any land that is zoned and available for development. The majority of new development is centred on and around townships, particularly Apollo Bay, with pressure expected to increase in nearby settlements such as Skenes Creek, as it will be seweraged in the near future.

Development is also occurring between towns on the coast on isolated lots or old small lot subdivisions. Often these developments are highly visible and on steep sites that are inappropriate for development.

Development is primarily residential or tourism related, including large dwellings that cater for permanent residents as opposed to the holiday shacks of the past. As a result, these homes tend to be larger and more visually imposing, often sited and design to take advantage of coastal views. Tourism development includes B&Bs mostly in the vicinity of the Great Ocean Road, with increasing pressure for larger tourism establishments, often marketed on an eco tourism theme.

Inland, there is pressure for timber plantations with the associated clear felling being visually intrusive, particularly from main tourist roads. Other development pressure in the hinterland is mostly associated with the rural use of the land, and includes pressure for small lot subdivision for hobby farms, particularly in and around settlements such as Barongarook.

### Planning Permit Controls

#### Zones

Much of the Shire of Colac Otway is zoned Public Conservation and Resource, reflecting the State or National Park status of the Otway

Forest. Under the requirements of the zone, a permit is required to construct a building or carry out works unless it is shown on an Incorporated Plan which applies to the land, or is carried out by or on behalf of the public land manager.

A large area of the Shire in the northern part of the Study Area is zoned Rural. The Gellibrand River Valley (Precinct 2.3) is also zoned Rural, as is the cleared hilltop between Lavers Hill and Beech Forest (Precinct 4.2). Privately owned pockets within the Otway Ranges are also zoned Rural. The key purpose of the Rural Zone is for dairying, grazing and crop raising.

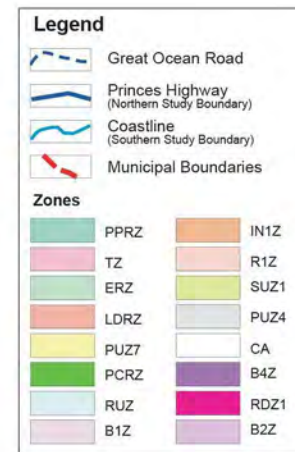
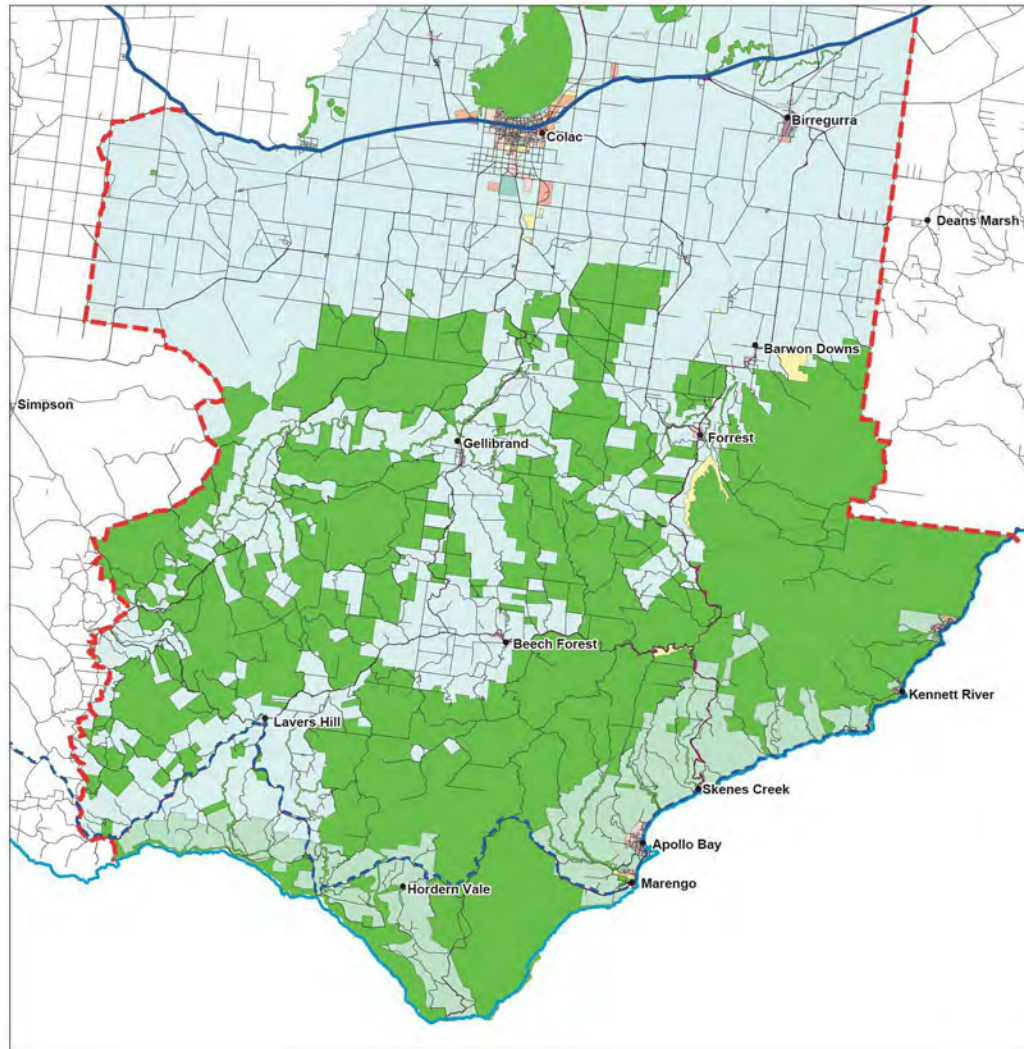
A key issue throughout the Shire that has the potential to be managed through the provisions of the Rural Zone is the clear felling of plantation trees adjacent to main road corridors and tourist routes. This practice leaves large and often highly visible areas of the landscape scarred, detracting from the landscape character of the Region. The schedule to the Rural Zone provides the opportunity to require a permit for timber production over 40 hectares. It can also be specified that this requirement only relates to timber plantations abutting a Category 1 Road Zone. Introducing a permit trigger in the Colac Otway Planning Scheme would provide the opportunity to require plantations to be screened from main road corridors by an indigenous and/or native vegetation buffer including understorey (minimum width 20 metres to be stipulated in Local Policy), thus obscuring clear felled areas from key tourist routes and other main roads.

Large areas of coastal hinterland within the Shire are zoned Environmental Rural, including the Johanna coast to Cape Otway (Precincts 4.1, 2.5 and 5.2) and the Apollo Bay coastal area (Precinct 2.4). The Environmental Rural Zone requires a permit for more uses and development than the Rural Zone, with a key purpose of the zone being to conserve environmental sensitivity and bio-diversity. It is specified in the schedule to the Environmental Rural Zone in the Colac Otway Planning Scheme that a permit is required for earthworks on all land.





## Zoning





Both the Rural and Environmental Rural Zones require a permit for buildings within 100 metres of a Category 1 Road Zone. However, the standard Victoria Planning Provisions (VPPs) Decision Guidelines under both zones contain minimal reference to the protection and enhancement of landscape character. This gap in the VPPs will be overcome through the provision of Local Policy containing the Precinct Principles (including Development Principles) prepared as part of this Study.

A review of existing VPPs rural zones has recently been completed, which may have implications for the detailed implementation of the above recommendations. However, it is recommended that the proposed changes be adapted as necessary and accommodated within any changes to the structure of the rural zones.

Towns within the Shire are primarily zoned Township or Residential 1, with some Low Density Residential or Rural Living zoned areas on the outskirts. As discussed, it is often the low density fringes of townships that 'spill' into the natural landscape as opposed to being contained, and result in an erosion of the landscape character.

The zones in place within the Study Area of the Shire are shown on the Colac Otway [Zoning Map](#) on page 11.

## Overlays

### Existing Significant Landscape Overlays

The Significant Landscape Overlay is used in three areas of the Study Area within the Colac Otway Shire. The overlay areas are located near Cape Otway (part Precincts 2.5 and 4.1), to the west of Glenaire (part Precincts 2.5 and 4.1) and towards the north of the study area, over a large section of the plains landscape (part Precincts 1.3, 2.1 and 4.1).

Despite applying to three different landscape types, one schedule is used to cover all three SLO areas ('SLO1 Coastal, Otway and Plains Landscapes'), with a combined statement of the nature and key elements of the landscape(s), landscape character objectives, permit requirements and decision guidelines.

As a result, the key elements of the landscapes are not clearly defined, and the character objectives are generalised. Also, the permit requirements contain statements that are decision guidelines, and the decision guidelines themselves are very broad.

It is therefore recommended that the SLO1 schedule is re-structured and separate detailed schedules are prepared for each of the three landscape types, based on the findings of the precinct analysis undertaken as part of this Study.

In addition, there is the potential to extend the existing SLO area at Cape Otway to cover the remainder of the Environmental Rural zoned land immediately to the east. This is canvassed more fully in the [Proposed Significant Landscape Overlays](#) section of this [Toolkit](#).

### Other Existing Relevant Overlays

Other relevant overlays utilised within the Shire's study area are the Environmental Significance, Vegetation Protection and Design and Development Overlays.

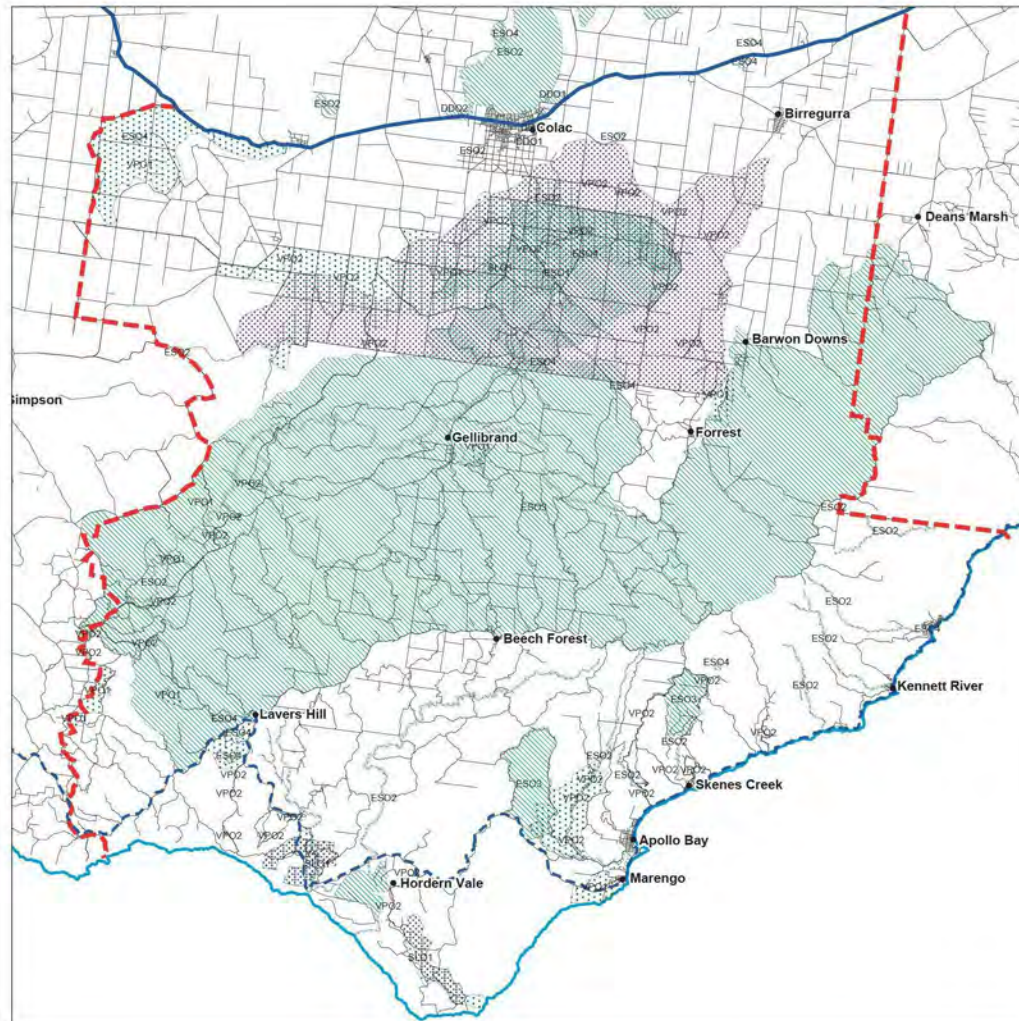
Key areas where these overlays are used include the vegetated slopes and vegetation adjacent to the main road in the Gellibrand River Valley Precinct 2.3, and areas of environmental and vegetation significance in the Lavers Hill Precinct 4.2. The Environmental Significance Overlay is also in place for the majority of Precinct 5.2 which is recognised for its environmental qualities and features, including the Aire River and environs.

Existing overlays relevant to landscape character within the Study Area of the Shire are shown on the [Relevant Overlays Map](#) on page 13.





## Relevant Overlays



**Legend**

- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Coastline (Southern Study Boundary)
- Municipal Boundaries

**Overlays**

- Design and Development Overlay
- Vegetation Protection Overlay
- Significant Landscape Overlay
- Environmental Significance Overlay





### Proposed Significant Landscape Overlays

There are areas of significant landscape character within the Shire that are not covered by sufficient Planning Scheme controls and are experiencing development pressure. In many of these areas, zone controls are relied upon to trigger a permit and comprehensive assessment guidelines are not available. The following 'formula' has been applied to all parts of the Shire within the Study Area to determine where these 'Priority Areas' are located:

*Significance + Pressure + Lack of Control = Priority Area (for additional control)*

The level of significance (Regional, State or National) was attributed to the landscapes through the application of a set of assessment criteria. The methodology and findings in relation to landscape character significance are outlined in the [Regional Toolkit](#).

The Priority Areas are recommended for protection and management through the application of the Significant Landscape Overlay. Proposed Significant Landscape Overlay areas are as follows:

#### Stony Rises Landscape

The 'stony rises' landscape of Precinct 1.6 is recommended as a Significant Landscape Overlay area. (The area may also extend into part of Precinct 1.4.) The concentration of dry stone walls, stony boulders and outcrops throughout this landscape are of State significance. In addition, the Princes Highway, a designated main road and tourist route passes through the precinct and development pressures associated with the private ownership of the land are being experienced. It is also of note that the Significant Landscape Overlay is already in place within this precinct in the adjacent Municipality.

#### Johanna Coast Landscape

Private land in the Johanna coastal area extending approximately from the Shire's western Municipal boundary to Johanna (part Precincts 2.5 and 4.1) is recommended as a Significant Landscape Overlay area. (This area would extend westward into the Corangamite Shire.) The

landscape and scenery of this coastal area is of State significance and is accessible, in part, from the Great Ocean Road. In addition, the area is experiencing development pressure focussed on the coast.

#### Apollo Bay Coastal Valleys and Hills Landscape

Private land (excluding the townships) in the Apollo Bay Coastal Valleys and Hills landscape (Precinct 2.4) is recommended as a Significant Landscape Overlay area. The landscape setting of the whole precinct is of National significance. The Great Ocean Road travels through this area, it experiences high tourism visitation and development pressure is ever increasing.

#### Existing Cape Otway Significant Landscape Overlay Area

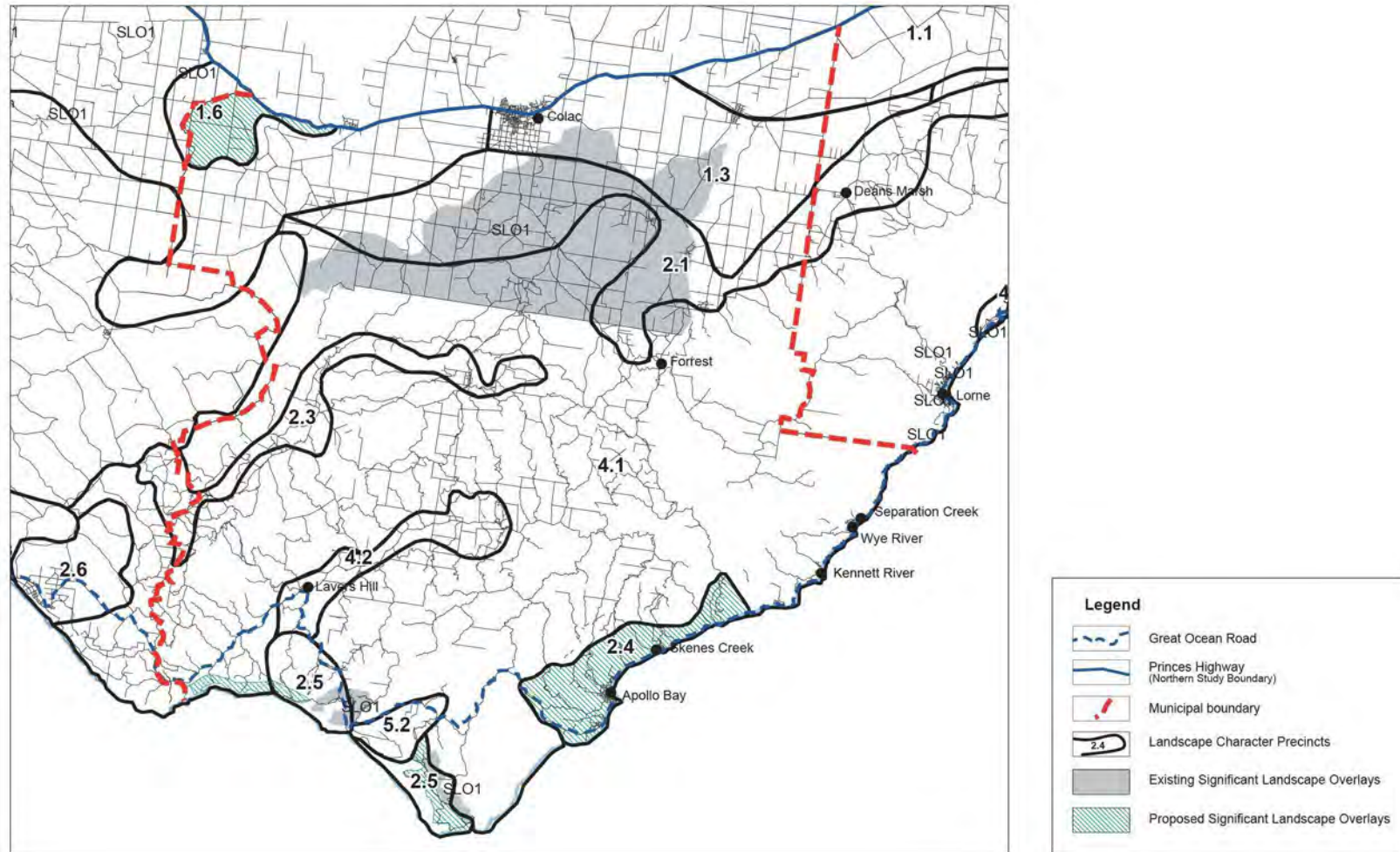
It is recommended that the existing Significant Landscape Overlay area at Cape Otway be extended to cover the remaining private land immediately to its east (part Precinct 2.5). The coastal landscape and scenery in this area is of State significance and Cape Otway itself is a landmark destination of National significance. Being accessible via a main tourist route and other secondary roads, this area experiences moderate visitation.

The proposed Significant Landscape Overlay areas within the Colac Otway Shire are depicted on the [Existing and Proposed Significant Landscape Overlay Areas Map](#) on page 15.





## Existing and Proposed Significant Landscape Overlay Areas





## Local Planning Policy Framework

The Colac Otway Planning Scheme includes Strategic Directions to:

- Manage the key elements of the natural environment in a sustainable manner.
- Protect key visual, cultural and environmental features which give the Otway Coast its character while facilitating development in an environmentally sustainable way.
- Enhance the role of Apollo Bay as a key settlement.
- Encourage high quality design of tourism developments.

And includes the following Local Policies relevant to landscape character:

- 22.01 Main Roads / Scenic Routes
- 22.02 Ridgelines
- 22.03 Tourist Development – Apollo Bay Harbour Precinct
- 22.04 House Lot Excision in the Rural and Environmental Rural Zones
- 22.05 Coastal and Otway Ranges Townships

The Three Year MSS Review Report (Keaney Planning and Research Pty Ltd and Michael Kirsch, August 2002) recommends changes to the structure, format and content of the Municipal Strategic Statement, including the above Local Policies which are of some relevance to landscape character. The majority of these changes can be implemented without affecting the recommendations of this Study.

The Colac Otway Planning Scheme does not contain Local Policy relating specifically to landscape character and following the delineation of landscape character types and precincts, and the assessment of landscape character significance as part of this Study, it is recommended that this information be included as Local Policy in the Planning Scheme. It is important that Local Policy assists in exercising discretion within the Planning Scheme and it is therefore recommended that the Development Principles prepared as part of this Study also be included. (The Development Principles are contained in the relevant Precinct Packages).

The Local Policy, including Development Principles, will provide guidance in decision making in relation to landscape character that is currently lacking. Particular issues within the Colac Otway Shire that will be covered include development visible from key tourist roads, buildings on hill faces and ridges, and plantations adjacent to main road corridors.





## 6. Colac Otway Recommendations

### Colac Otway Planning Scheme

#### Municipal Strategic Statement

Review and strengthen the Municipal Strategic Statement in relation to landscape character generally, including the following Clauses:

- 21.01-03 and 21.04-02 The Nature of the Land

Review and strengthen the Municipal Strategic Statement in relation to townships in the landscape, including the following Clauses:

- 21.01-04 and 21.04-03 Settlement Patterns and Rural Living
- 21.04-10 Apollo Bay, Birregurra, Colac and Smaller Communities of the Shire

#### Local Policy

Introduce new Local Policy specific to the landscape character of Colac Otway, including Precinct Descriptions, Distinctive Qualities and Development Principles (including Landscape Objectives) relating to the precincts in the Shire.

Include brief policy statements about each of the Precinct Landscape Elements in the new Local Policy. It is envisaged that the policy statements would be incorporated into the relevant Local Policy for that landscape character precinct.

Amend Local Policy 22.01 Main Roads / Scenic Routes to include a requirement for an indigenous or native vegetation buffer (minimum depth 20 metres) for timber plantations abutting a Road Zone Category 1.

Review and strengthen all relevant Local Policies.

#### Rural Zone

Amend the Schedule to the Rural Zone to require a permit for timber production over 40 hectares abutting a Road Zone Category 1.

#### Significance Landscape Overlay

Restructure and rewrite the existing Significant Landscape Overlay schedule (SLO1), so that a separate schedule is prepared and tailored to each existing landscape character area.

Extend the existing 'Cape Otway' Significant Landscape Overlay area (Precinct 2.5) into the Environmental Rural zoned land immediately to the west.

Apply the Significant Landscape Overlay to the Stony Rises Landscape (part Precinct 1.6 and possibly extending to part Precinct 1.4).

Apply the Significant Landscape Overlay to the Johanna Coast Landscape (part Precincts 2.5 and 4.1). This overlay area will extend into the Corangamite Shire.

Apply the Significant Landscape Overlay to the Apollo Bay Coastal Valleys and Hills Landscape (Precinct 2.4)

*Detailed investigation is required to determine the exact cadastral boundaries of the above proposed overlay areas, as this was outside the scope of the brief.*

### Colac Otway Community Education

Consider the need for community education programs to disseminate information about landscape sensitive development and the findings of this Study.



## Council Staff Skilling

It will take time to become familiar with the findings of this Study and its implementation through the planning system, and the Shire's planners will need support and skilling to get the most out of the Study's recommendations. Correct approaches to site analysis, knowledge about acceptable design solutions for particular landscape character types and consistency are all important. Training sessions, workshops and a review of permit applications by appropriately qualified consultants may be useful techniques. Above all, the Council must send out the right message to the development community through consistent decision making as well as communication about the value of the landscape character to the Shire's image and economy.

## Council Statutory Support

The main products for statutory support, which will aid decision making are the proposed changes to the Colac Otway Planning Scheme, including the Development Principles and Local Policy. However, there are other allied or associated measures that can be taken, including:

- Introduction of additional permit conditions
- Better enforcement of permit conditions
- Active monitoring of illegal works, and increased publicity regarding penalties
- Improved communication and coordination with public land managers to ensure that the desired landscape character outcomes are achieved





THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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PRECINCT PACKAGE

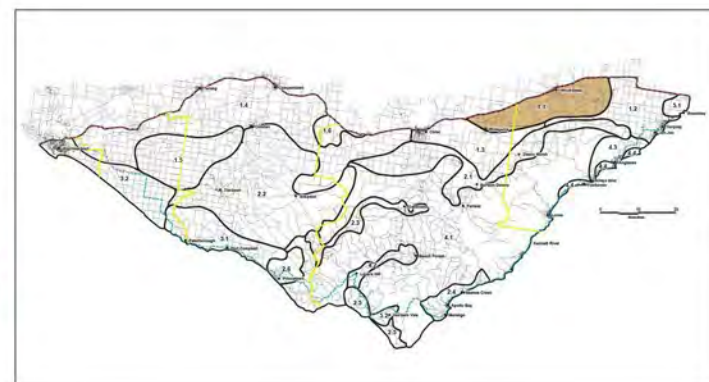
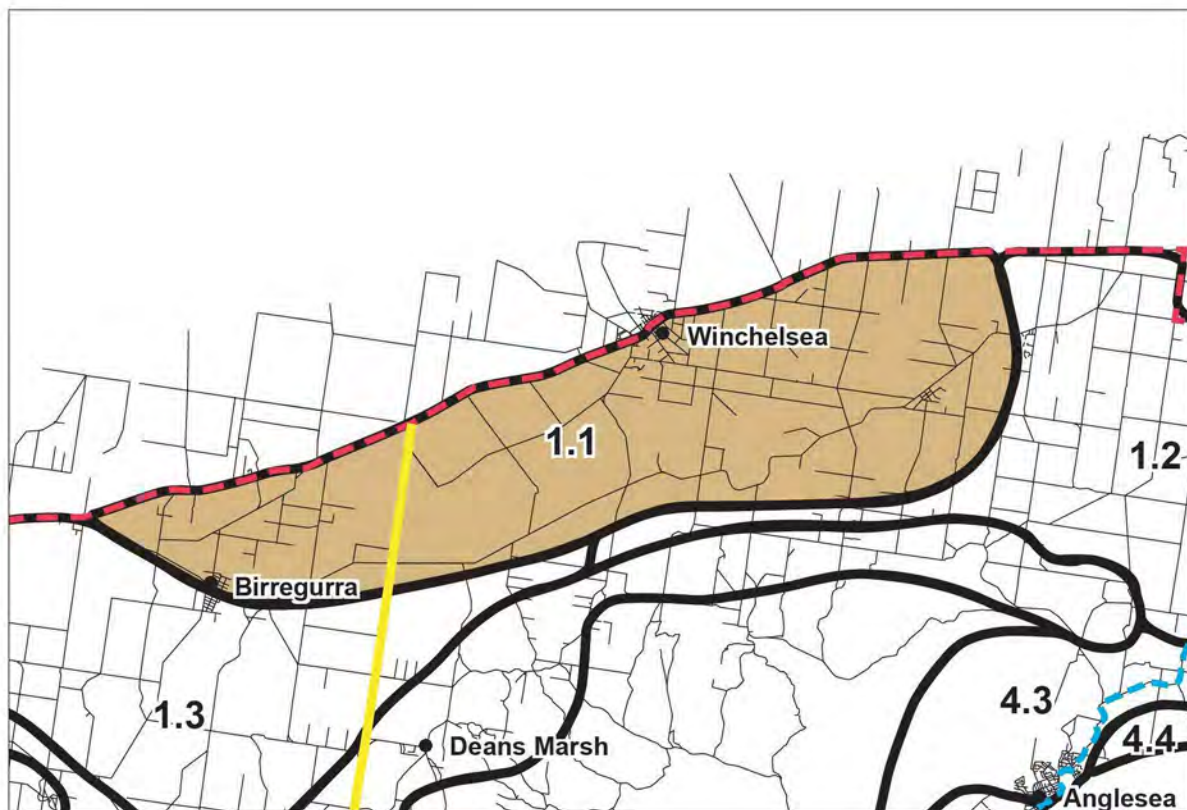
PRECINCT 1.1 | WINCHELSEA WESTERN PLAINS

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 1.1 | WINCHELSEA WESTERN PLAINS



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands



## PRECINCT QUALITIES AND OBJECTIVES

### PRECINCT 1.1 | WINCHELSEA WESTERN PLAINS



### PRECINCT DESCRIPTION

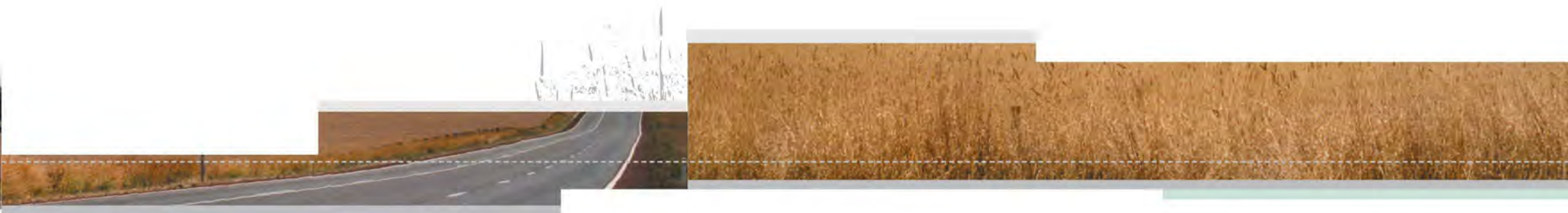
Precinct 1.1 is characterised by generally flat topography, with the occasional volcanic outcrops. The large, open paddocks are sometimes divided by shelter belts of cypresses and low, transparent post and wire style fencing. Stands of remnant vegetation are located throughout the precinct, often adjacent to the road corridors and in proximity to waterways such as the Barwon River. Farm houses and outbuildings are scattered throughout the pastoral landscape, with a smaller subdivision pattern occurring on the perimeter of the townships. Long distance views to the low horizon are available from within the precinct.

### DISTINCTIVE QUALITIES

The Western Plains, Cones and Lakes landscape character type is located in a horizontal band across the northern section of the study area. It is associated with the flat to gently rolling topography of the western plains, punctuated in some areas by volcanic cones, craters and outcrops. The landscape comprises mostly paddocks divided by shelter belts, with some remnant stands of vegetation throughout.

Within this landscape type, precinct 1.1 is distinctive for its relatively flat topography, larger paddocks and long distance views to a low horizon. This is the 'big sky' precinct of the Western Plains, Cones and Lakes area.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.



## KEY CHARACTERISTICS

- A sense of vastness and openness
- Long distance views to a low horizon
- Shelter belts as a feature between large paddocks
- Indigenous vegetation emphasising landscape features
- The character of farming structures

## FUTURE DIRECTIONS

Vegetation is currently quite sparse in the precinct, and this contributes to the sense of openness. However, there is the opportunity to emphasise the presence of natural features such as creeks and valleys with additional indigenous vegetation, and to continue to express the pattern of paddocks with additional shelter belt planting. The contribution of farming structures to the character of the landscape has the potential to be strengthened, along with the appearance of existing rural residential development.

## LANDSCAPE OBJECTIVES

- To increase indigenous vegetation in the precinct, particularly adjacent to road corridors and waterways.
- To ensure that shelter belt planting remains a feature of the area.
- To recognise the contribution of farming structures to the character of the working landscape.
- To reduce the visual impact of development on large areas of the landscape.
- To retain the sense of openness and the long distance views within the precinct.
- To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.
- To maintain the dominance of the natural landscape from main road corridors outside townships.
- To improve the appearance of rural residential development located on the fringes of townships.



## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 1.1 | WINCHELSEA WESTERN PLAINS

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To increase indigenous vegetation in the precinct, particularly adjacent to road corridors and waterways.	Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous vegetation wherever possible.	<i>Loss of indigenous vegetation in or adjacent to landform features such as waterways, and road corridors.</i>
SHELTER BELTS	To ensure that shelter belt planting remains a feature of the area.	Retain existing shelter belts wherever possible. Replace lost shelter belt trees with the same species or an alternative species, suitable to the local area.	<i>Loss of shelter belts.</i>
SITING AND FINISHES	To recognise the contribution of farming structures to the character of the working landscape. To reduce the visual impact of development on large areas of the landscape.	Adopt the clustered development pattern of homesteads found in the precinct. Use simple building details. Utilise colours and finishes that complement those occurring naturally in the local area.	<i>Loss of rural character.</i>
SITING	To retain the sense of openness and the long distance views within the precinct, particularly from main roads.	Between townships, locate development a substantial distance from the Princes Highway and other Category 1 Roads wherever possible.	<i>Loss of sense of openness and long distance views.</i>

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
TIMBER PLANTATIONS	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.	Screen commercial timber plantations that are located adjacent to Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.	<i>Visibility of timber plantations from main road corridors.</i>
TOWNSHIPS AND SETTLEMENTS	To maintain the dominance of the natural landscape from main road corridors outside townships.	<p>Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.</p> <p>Locate signage away from entrances and exits to townships wherever possible.</p>	<p><i>Highly visible ribbon development.</i></p> <p><i>Unclear edges to townships.</i></p> <p><i>Signage clutter at entrances and exits to townships.</i></p>
RURAL LIVING AND LOW DENSITY RESIDENTIAL DEVELOPMENT	To improve the appearance of rural living and low density residential development located on the fringes of townships.	<p>In rural living and low density residential areas:</p> <ul style="list-style-type: none"> <li>- Use permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.</li> <li>- Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous and native vegetation wherever possible.</li> <li>- Utilise vegetation for privacy screening and to delineate property boundaries, instead of fencing. If fencing is necessary, provide open style fencing of a type traditionally used in rural areas.</li> </ul>	<p><i>High, solid fencing.</i></p> <p><i>Loss of vegetation.</i></p> <p><i>Impervious surfacing.</i></p>



## PRECINCT LANDSCAPE ELEMENTS

PRECINCT 1.1 | WINCHELSEA WESTERN PLAINS



ABOVE | View looking south from the Princes Highway on the eastward journey to Winchelsea.



ABOVE | Roadside vegetation on the journey to Winchelsea.

### EDGES

The following 'landscape edges' exist within the precinct:

- Interface of road corridors with the landscape, and development adjacent to those road corridors
- Edges of townships with the 'natural' landscape
- Landscape features as edges within the landscape, such as creeks, incised valleys etc.
- Interface of development with landscape features such as waterways, including lakes
- The edge of the horizon, where the sky meets the landscape
- Edges of paddocks defined by shelter belts

### CORRIDORS

The following, taken from field survey notes, provides a sequence description of the journey travelling north along Forrest Road towards Birregurra and east on the Princes Highway from Birregurra to Winchelsea:

... Approaching Birregurra from the south – enter plains landscape – views back to the Otway foothills – indigenous vegetation along roadsides – views to Barwon River, incised in the broken country – view to Birregurra church spires – timber cottage edge to town – Birregurra – cross railway line – Otways on the southern horizon – flat to rolling land with pine and cypress belts – some stony rises – cross railway line – flatter, more open towards Winchelsea – rural residential 'visual intrusion' to the north of the Highway – gateway to Winchelsea sugar gums and cypresses – Winchelsea – olive grove – red gums – views to Lake Modewarre and more red gums – vines occasionally...



ABOVE | Low point in the topography of Winchelsea where the Barwon River runs through the township.



ABOVE | Arriving at Winchelsea.

There are two major townships within the precinct: Winchelsea and Birregurra.

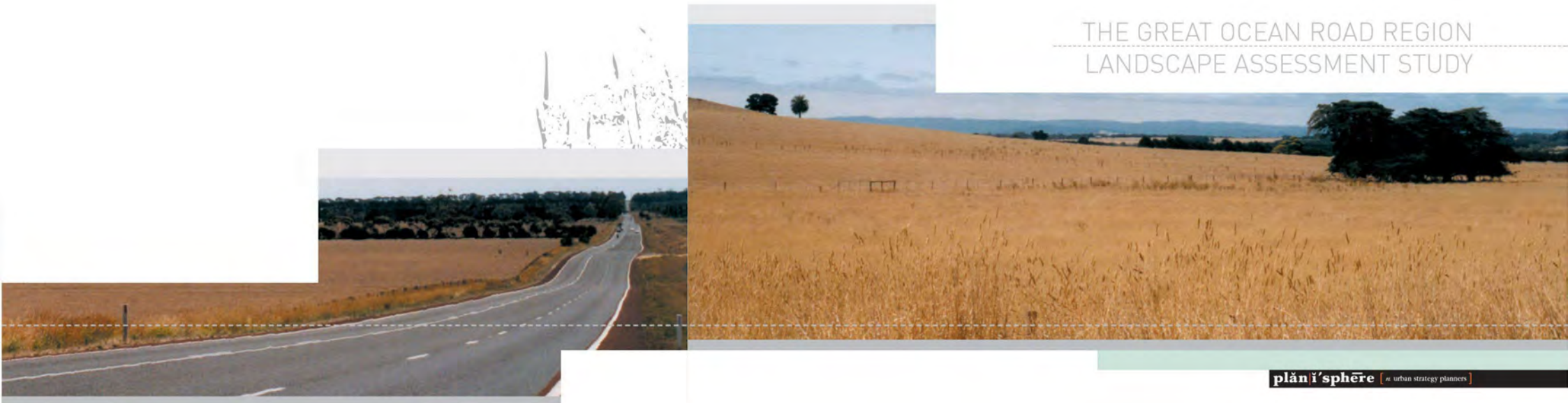
## WINCHELSEA

Winchelsea is the largest settlement within the precinct and is set on a narrow grid either side of the Princes Highway. The Barwon River runs through the centre of the settlement, resulting in the town being located in a small gully. The western plains extend into the town from the north and south, with few tall trees resulting in a sense of exposure. The built form of the township is characterised by a mix of architectural styles, with low density residential development occurring in a scattered formation at its edges.

## BIRREGURRA

Birregurra is a small town with development largely contained within the original grid layout. Though the southern outskirts of the town are zoned to accommodate rural residential development, this edge is currently compact and defined. The northern edge of the town meets the western plains, with the landscape surrounding the town being cleared for grazing with many cypress shelter belts. To the south east of the town is the west branch of the Barwon River, forming a dramatic escarpment on the south eastern approach. The built form of the town is characterised by intact and restored Victorian timber cottages and shops, with a good canopy tree cover including reinstated avenues of plane trees.





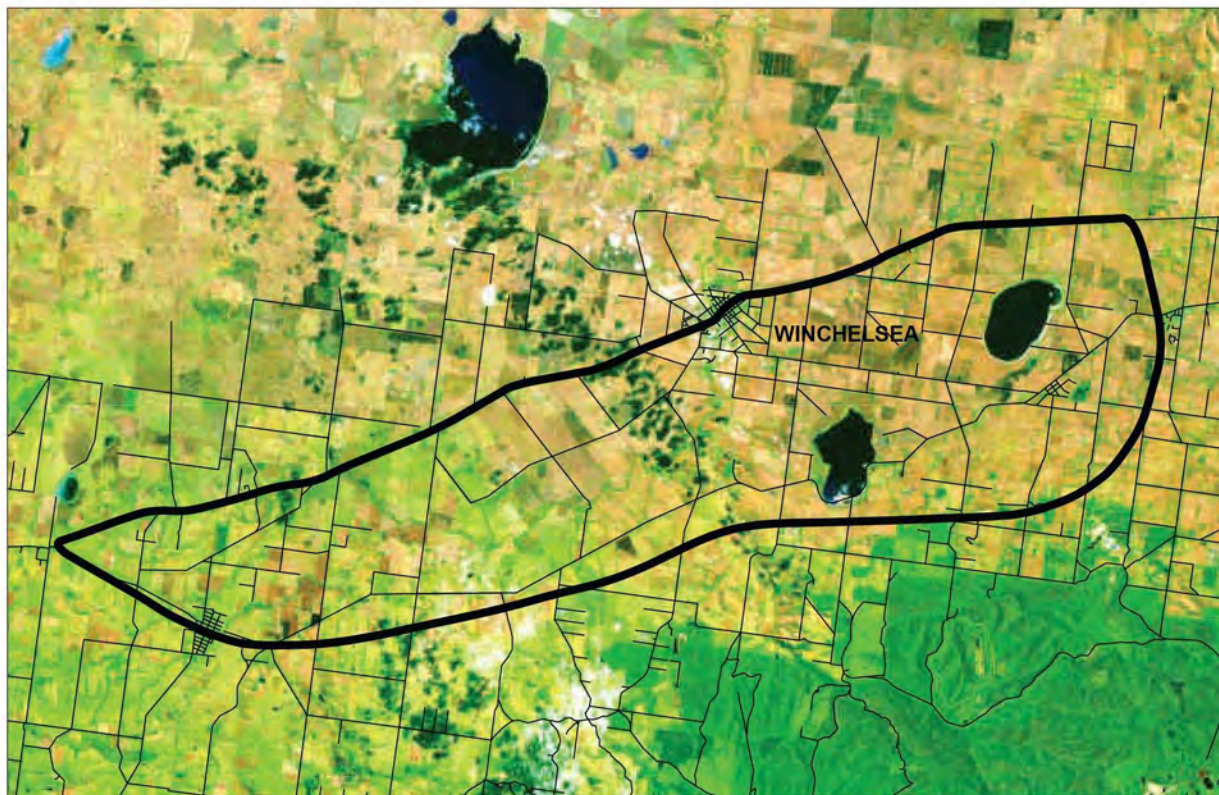
THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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PRECINCT ANALYSIS  
PRECINCT 1.1 | WINCHELSEA WESTERN PLAINS  
FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

## PRECINCT ANALYSIS MAPS

PRECINCT 1.1 | WINCHELSEA WESTERN PLAINS



### SATELLITE PHOTO

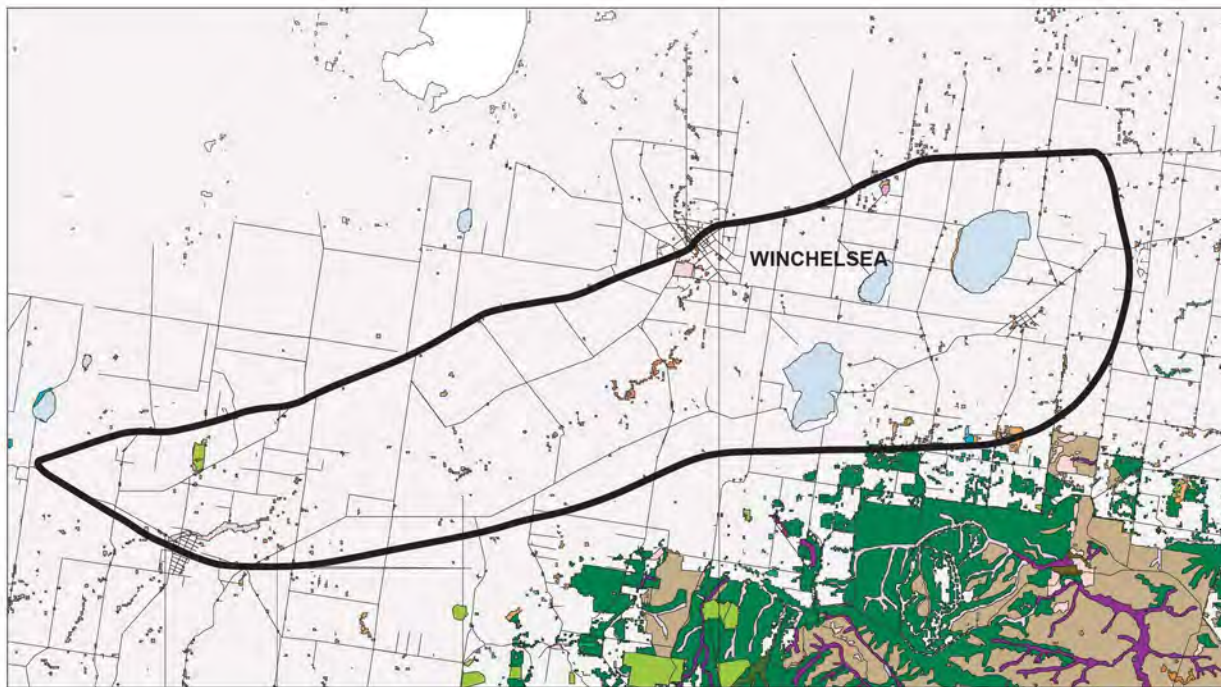
The satellite image shows a lack of vegetation, particularly in the eastern half of the precinct, with denser vegetation occurring generally in the river corridors. The two water masses of Lake Modewarre and the Wurdiboluc Reservoir are dominant, as is the division of the land into large paddocks.





### CONTOUR MAP

The contours map highlights the generally flat landscape of the precinct, with steeper topography adjacent to river corridors.



## ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows a majority of the precinct as private land with no tree cover. Floodplain Riparian Woodlands and Grassy Woodlands are evident along the creek corridors and other parts of the precinct.

### Vegetation Classes

<ul style="list-style-type: none"> <li>Aquatic Herbland</li> <li>Aquatic Herbland/Plains Sedgy Wetland Mosaic</li> <li>Bird Colony Shrubland</li> <li>Calcarente Dune Woodland</li> <li>Cane Grass-Lignum Halophylllic Herbland</li> <li>Cinder Cone Woodland</li> <li>Clay Heathland</li> <li>Cleared Severely Disturbed</li> <li>Coast Gully Thicket</li> <li>Coastal Dune Scrub</li> <li>Coastal Dune Scrub Mosaic</li> <li>Coastal Headland Scrub</li> <li>Coastal Headland Scrub/</li> <li>Headland Coastal Tussock Grassland Mosaic</li> <li>Coastal Landfill / Sand Accretion</li> <li>Coastal Saltmarsh</li> <li>Coastal Tussock Grassland</li> <li>Cool Temperate Rainforest</li> <li>Creekline Grassy Woodland</li> </ul>	<ul style="list-style-type: none"> <li>Damp Heath Scrub</li> <li>Damp Heath Scrub/Heathy Woodland Complex</li> <li>Damp Heathland / Damp Heathy Woodland</li> <li>Damp Sands Herb-rich Woodland</li> <li>Damp Sands Herb-rich Woodland /</li> <li>Damp Heathland / Damp Heathy Woodland</li> <li>Deep Freshwater Marsh</li> <li>Estuarine Wetland</li> <li>Floodplain Riparian Woodland</li> <li>Freshwater Meadow</li> <li>Grassy Dry Forest</li> <li>Grassy Forest</li> <li>Grassy Woodland</li> <li>Heathy Woodland</li> <li>Heathy Woodland/Sand Heath Mosaic</li> <li>Herb-rich Foothill Forest</li> <li>Herb-rich Foothill Forest/</li> <li>Shrubby Foothill Forest Complex</li> <li>Lignum Wetland</li> </ul>	<ul style="list-style-type: none"> <li>Lowland Forest</li> <li>Mangrove Shrubland</li> <li>Not assessed to date - Formerly Not Applicable/</li> <li>Not Within Victoria</li> <li>Permanent Saline</li> <li>Plains Brackish Sedge Wetland</li> <li>Plains Freshwater Sedge Wetland</li> <li>Plains Grassland</li> <li>Plains Grassland/Plains Grassy Woodland Mosaic</li> <li>Plains Grassy Wetland</li> <li>Plains Grassy Woodland</li> <li>Plains Sedgy Wetland</li> <li>Plains Swampy Woodland</li> <li>Plantation (undefined)</li> <li>Private Land No Tree Cover</li> <li>Reed Swamp</li> <li>Riparian Forest</li> <li>Riparian Scrub Complex</li> <li>Riparian Woodland</li> </ul>	<ul style="list-style-type: none"> <li>Riparian Woodland / Escarpment Shrubland</li> <li>Sand Heathland</li> <li>Scoria Cone Woodland</li> <li>Seasonally-inundated Sub-saline Herbland</li> <li>Sedgy Riparian Woodland</li> <li>Shallow Freshwater Marsh</li> <li>Shrubby Dry Forest</li> <li>Shrubby Foothill Forest</li> <li>Shrubby Wet Forest</li> <li>Stoney Rises Herb-rich Woodland</li> <li>Stony Knoll Shrubland / Plains Grassy Woodland /</li> <li>Plains Grassy Wetland</li> <li>Swamp Scrub</li> <li>Swamp Scrub / Aquatic Herbland</li> <li>Swampy Riparian Woodland</li> <li>Water Body - Natural or man made</li> <li>Wet Forest</li> <li>Wet Forest</li> <li>Wet Heathland</li> <li>Wet Sands Thicket</li> </ul>
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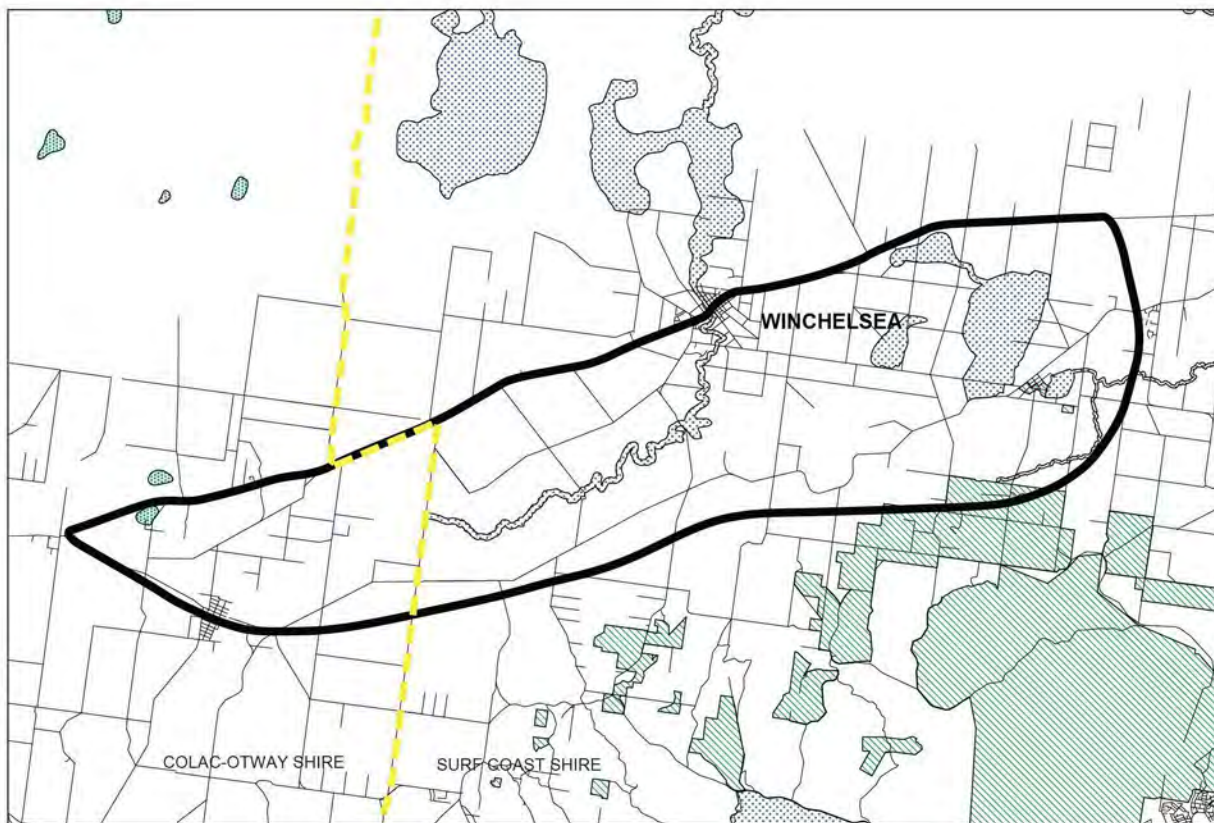




### ZONING MAP

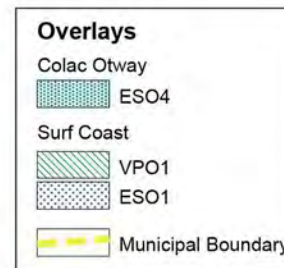
The zoning map shows that the majority of the precinct is zoned Rural with place specific use of the Public Conservation and Resource Zone (Lake Modewarre and other waterways) and Public Use Zone (Wurdiboluc Reservoir). The townships are generally zoned Residential 1, with the Low Density Residential and Rural Living Zones on the fringes.

Zones	
[Light Purple Box]	B1Z
[Medium Purple Box]	B2Z
[Dark Purple Box]	B4Z
[Light Green Box]	ERZ
[Orange Box]	IN1Z
[Red Box]	LDRZ
[Dark Green Box]	PCRZ
[Light Green Box]	PPRZ
[Yellow Box]	PUZ
[Light Grey Box]	PUZ4
[Pink Box]	R1Z
[Magenta Box]	RDZ1
[Light Blue Box]	RUZ
[Light Green Box]	SUZ1
[Pink Box]	TZ
[Dashed Yellow Line]	Municipal Boundary



### RELEVANT OVERLAYS MAP

The overlays within the precinct related to landscape character include the Environmental Significance Overlay for protection of significant habitats and the Vegetation Protection Overlay for the protection of significant native vegetation.





# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 1.1 | WINCHELSEA WESTERN PLAINS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.1	Colac Otway	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Minimal development pressure</li> <li>Pressure focused on fringes and within townships</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Creation of smaller lots</li> <li>Loss of shelter belts</li> <li>Ribbon development along the road corridors</li> <li>Lack of delineation of township edges</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ primarily along waterways</p> <p>Birregurra primarily zoned TZ with LDRZ on the outskirts</p> <p>Overlays:</p> <p>ES04 Habitat Protection</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p>	<p>Assessment tools lacking generally</p> <p>Areas visible from Princes Highway a particular issue</p> <p>Permit trigger in place; decision guidelines required</p> <p>Plantations adjacent to main roads</p>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review MSS in relation to townships in the landscape, particularly 21.01-04 and 21.04-03 Settlement Patterns and Rural Living</p> <p>Also review MSS Clause 21.04-10 Birregurra</p> <p>Review/strengthen all relevant Local Policies</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.1</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [perhaps amend 22.01] to include indigenous buffer requirement for plantations adjacent to RDZ1</p>

## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.1	Surf Coast	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Minimal development pressure</li> <li>Pressure focused on fringes and within townships</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Creation of smaller lots</li> <li>Loss of shelter belts</li> <li>Ribbon development along the road corridors</li> <li>Lack of delineation of township edges</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ Lake Modewarre</p> <p>ERZ adjacent to Lake Modewarre</p> <p>PUZ1 Wurdiboluc Reservoir</p> <p>Winchelsea primarily zoned R1Z with LDRZ on the outskirts</p> <p>Overlays:</p> <p>ES01 Wetland and Associated Dryland Habitat Protection</p> <p>VP01 Significant Native Vegetation</p>	<p>22.02 Rural and Environmental Development Policy</p> <p>22.03 Fire Safety</p> <p>22.05 Surf Coast Design and Colours</p> <p>22.06 Streetscape and Landscaping</p>	<p>Good strategic basis for landscape protection and enhancement</p> <p>Alternative 'landscape units' identified in MSS</p> <p>Comprehensive suite of local policies, but Local Policy specific to landscape required</p> <p>40 hectare permit trigger in place for timber production in the Schedules to the Rural Zone in Surf Coast</p> <p>Buffer requirement needed</p> <p>Permit trigger in place for development within 100 metres of RDZ1</p> <p>Key issue is ribbon development and low density residential development at township edges - decision guidelines required</p>	<p>Review MSS/strengthen if required:</p> <p>21.04 Environment and Landscape, and Housing and Settlement</p> <p>Review MSS Clause 21.06 Landscape and Culture Strategy; review/amend landscape units, descriptions and objectives</p> <p>Review/strengthen MSS Clause 21.09 Rural Residential Strategy for LDRZ and RLZ areas</p> <p>Review/strengthen MSS as it relates to townships within the landscape, especially Clause 21.14 for Winchelsea</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.1</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review relevant Local Policies for inconsistencies eg with Development Principles</p>





THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

**plān i'sphēre** [ // urban strategy planners ]

PRECINCT PACKAGE

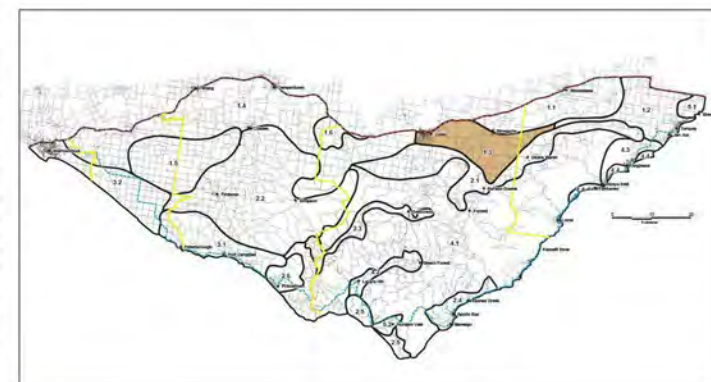
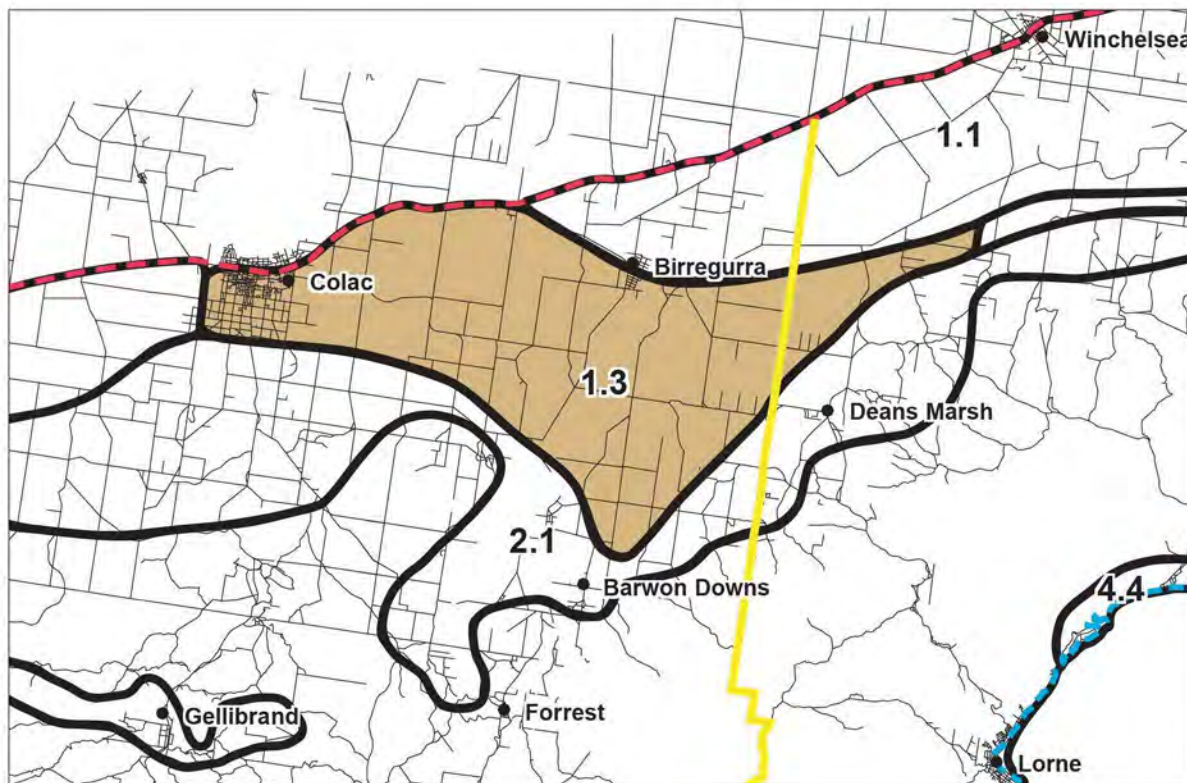
PRECINCT 1.3 | UNDULATING GRAZING

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 1.3 | UNDULATING GRAZING



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands



## PRECINCT QUALITIES AND OBJECTIVES

### PRECINCT 1.3 | UNDULATING GRAZING



### PRECINCT DESCRIPTION

Precinct 1.3 is an expanse of large, gently rolling paddocks slashed with occasional lines of shelter belts and remnant trees. Shelter belts and roads follow a large scale grid pattern that rises and falls across undulations between different levels of plateau. Most valleys are broad depressions, some are more deeply incised, but few have significant amounts of vegetation cover. To the south, the wooded slopes of the Otway foothills provide a horizon. In other directions there are long views across the plain, with occasional volcanic cones visible against the skyline. Scattered farm buildings, including old structures related to sheep raising, tend to be located back from the road. In areas with smaller subdivisions, buildings are often located closer to the road. This is a sparsely treed landscape, but with some regeneration and new planting in specific locations.

### DISTINCTIVE QUALITIES

The Western Plains, Cones and Lakes landscape character type is located in a horizontal band across the northern section of the study area. It is associated with the flat to gently rolling topography of the western plains, punctuated in some areas by volcanic cones, craters and outcrops. The landscape comprises mostly paddocks divided by shelter belts, with some remnant stands of vegetation throughout.

Within this character type, precinct 1.3 is distinctive for its gently rolling, larger pattern of paddocks and subtle features of landscape interest such as incised creeks and broad valleys. It is the precinct in the Western Plains, Cones and Lakes landscape area that is 'hemmed-in' by the Otway foothills to the south and western plains to the north, resulting in a variety of long range views.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.



## KEY CHARACTERISTICS

- Rolling, open pastures
- Shelter belts between paddocks
- A rural outlook from road corridors
- A variety of views, including the Otway foothills and volcanic features

## FUTURE DIRECTIONS

The open, rural outlook from road corridors should be maintained and landscape features such as valleys and waterways could be further emphasised with additional indigenous vegetation. The clarity of the edges of townships such as Colac could be strengthened by preventing ribbon development and improving the appearance of residential development located on the fringes.

## LANDSCAPE OBJECTIVES

- To increase the use of indigenous vegetation, particularly to emphasise landform features such as creek valleys.
- To retain the dominance of rolling pastures lined with shelter belts.
- To encourage the subtle placement of buildings and structures tucked into the landscape.
- To maintain a rural outlook from road corridors.
- To minimise the visual impact of infrastructure on the landscape.
- To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.
- To maintain the dominance of the natural landscape from main road corridors outside townships.
- To improve the appearance of rural residential development located on the fringes of townships.



## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 1.3 | UNDULATING GRAZING

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To increase the use of indigenous vegetation, particularly to emphasise landform features such as creek valleys.	Retain existing indigenous and native trees and understorey, wherever possible and provide for the planting of new indigenous vegetation.	<i>Loss of indigenous vegetation, particularly adjacent to landform features such as creek valleys.</i>
SHELTER BELTS	To retain the dominance of rolling pastures, lined with shelter belts.	Retain existing shelter belts wherever possible. Replace lost shelter belt trees with the same species or an alternative species, suitable to the local area.	<i>Loss of shelter belts. Loss of rural qualities.</i>
HEIGHT, SITING AND FORM	To encourage the subtle placement of buildings and structures, tucked into the landscape.	Utilise low scale building forms, tucked into the landscape. Keep development below the dominant tree canopy height. Locate development sparsely in the hinterland, retaining maximum space for vegetation between buildings.	<i>Loss of sense of enclosure in the landscape. Visually dominant, bulky buildings. Buildings that have no relationship to landform. Buildings that protrude above the tree canopy height.</i>
FINISHES TOWNSHIPS AND SETTLEMENTS	To maintain a rural outlook from main road corridors.	Utilise colours and finishes that complement those occurring naturally in the hinterland landscape, with consideration as to how the materials will weather over time.  Between townships, locate development a substantial distance from the Princes Highway and other Category 1 Roads wherever possible.	<i>Loss of rural outlook from main road corridors.</i>

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
INFRASTRUCTURE	To minimise the visual impact of large buildings and structures on the landscape, particularly from main road corridors and key viewing locations.	<p>Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise their visibility from Category 1 Roads and key viewing locations.</p> <p>Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development.</p>	<p><i>Loss of vegetation.</i></p> <p><i>Landscape 'scarring' through loss of large areas of vegetation in visible areas.</i></p>
TIMBER PLANTATIONS	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.	Screen commercial timber plantations that are located adjacent to Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.	<p><i>Visibility of timber plantations from main road corridors.</i></p> <p><i>Landscape 'scarring'.</i></p>
TOWNSHIPS AND SETTLEMENTS	To maintain the dominance of the natural landscape from main road corridors outside townships.	<p>Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.</p> <p>Locate signage away from entrances and exits to townships wherever possible.</p>	<p><i>Ribbon development.</i></p> <p><i>Unclear edges to townships.</i></p> <p><i>Signage clutter at entrances and exits to townships.</i></p>
RURAL LIVING AND LOW DENSITY RESIDENTIAL DEVELOPMENT	To improve the appearance of rural living and low density residential development located on the fringes of townships.	<p>In rural living and low density residential areas:</p> <ul style="list-style-type: none"> <li>- Use permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.</li> <li>- Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous and native vegetation wherever possible.</li> <li>- Utilise vegetation for screening and to delineate property boundaries, instead of fencing. If fencing is necessary, provide open style fencing of a type traditionally used in rural areas ie post and wire.</li> </ul>	<p><i>High, solid fencing.</i></p> <p><i>Loss of vegetation.</i></p> <p><i>Lack of vegetation</i></p> <p><i>Impervious surfacing.</i></p>

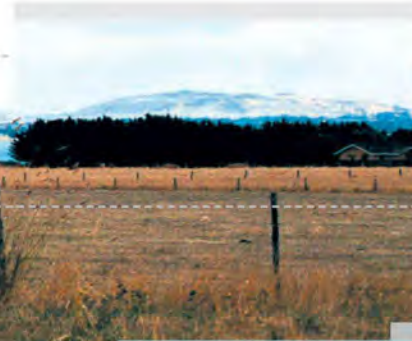


# PRECINCT LANDSCAPE ELEMENTS

PRECINCT 1.3 | UNDULATING GRAZING



ABOVE | Rural edge of Lake Colac



ABOVE | Eastern entry to Colac

## EDGES

The following 'landscape edges' exist within the precinct:

- Development at the edges of townships such as Colac
- Landscape features as edges within the landscape, such as rivers, creeks, Lake Colac etc.
- Interface of development landscape features
- Road corridors within the landscape and interface of development with those road corridors
- Plantation edges, particularly in the southern area of the precinct
- The horizon edge

## CORRIDORS

The following, taken from field survey notes, provides a sequence description of the journey from Colac to around Rickett Marsh along the Princes Highway:

... Exit from Colac - residential then cross railway - service stations and timber yards - industrial feeling fringed by residential ridge development - rise up to open country side - cleaner edge to town - larger houses and old service station - flatter and less dairy - petering out the further east you go - farm houses are now set back from highway edge - some sheep - road follows edge of low foothills and plains division - drier country - turn off to Birregurra...



ABOVE | Colac town centre

The major township within the precinct is Colac.

## COLAC

The town of Colac is located at the western edge of the precinct, to the south of Lake Colac. It is centred on the Princes Highway, with most streets in a grid formation. The town has a commercial heart and a mix of residential housing styles, with some larger homes overlooking the lake. A creek winds its way southwards from the lake through the town and through a series of ridges, which exist to the south of the settlement. There are remnant shelter belts located on the fringes of the town, but little vegetation exists within the residential streets of Colac itself. The edges of the township are uncontained, being a combination of paddocks and housing estates.





THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

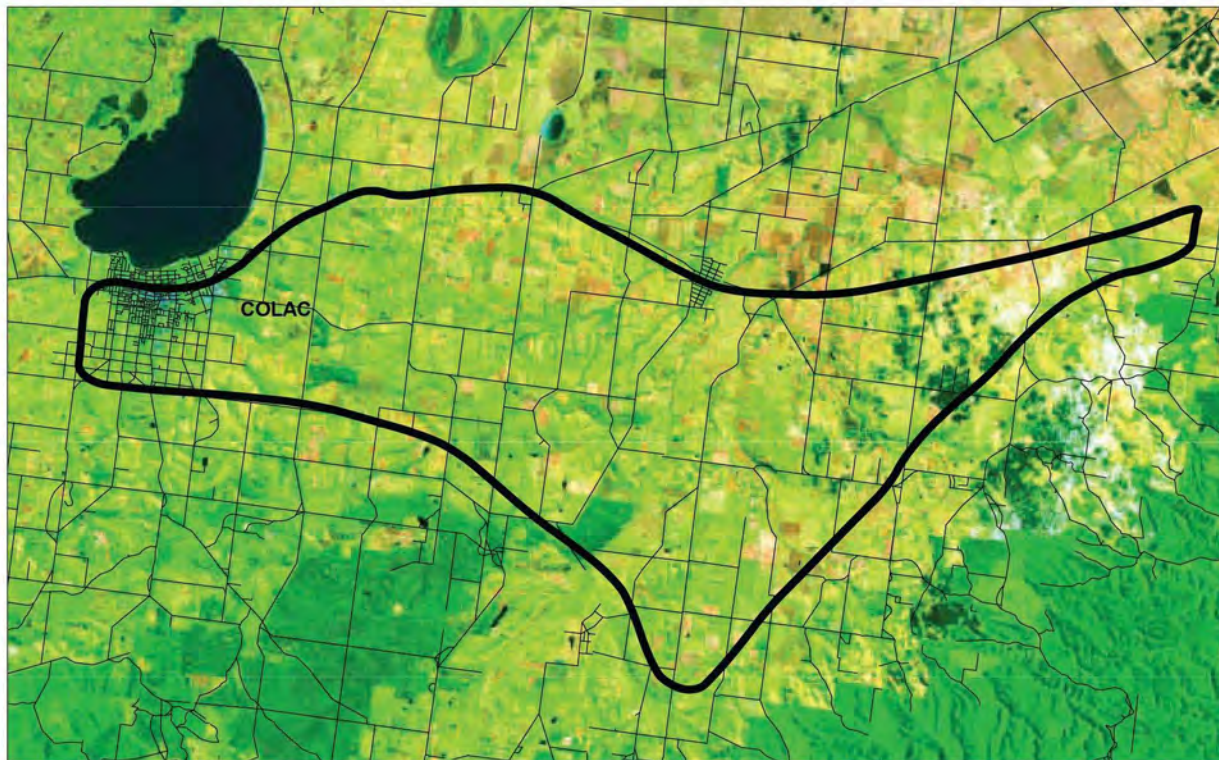
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PRECINCT ANALYSIS  
PRECINCT 1.3 | UNDULATING GRAZING

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

## PRECINCT ANALYSIS MAPS

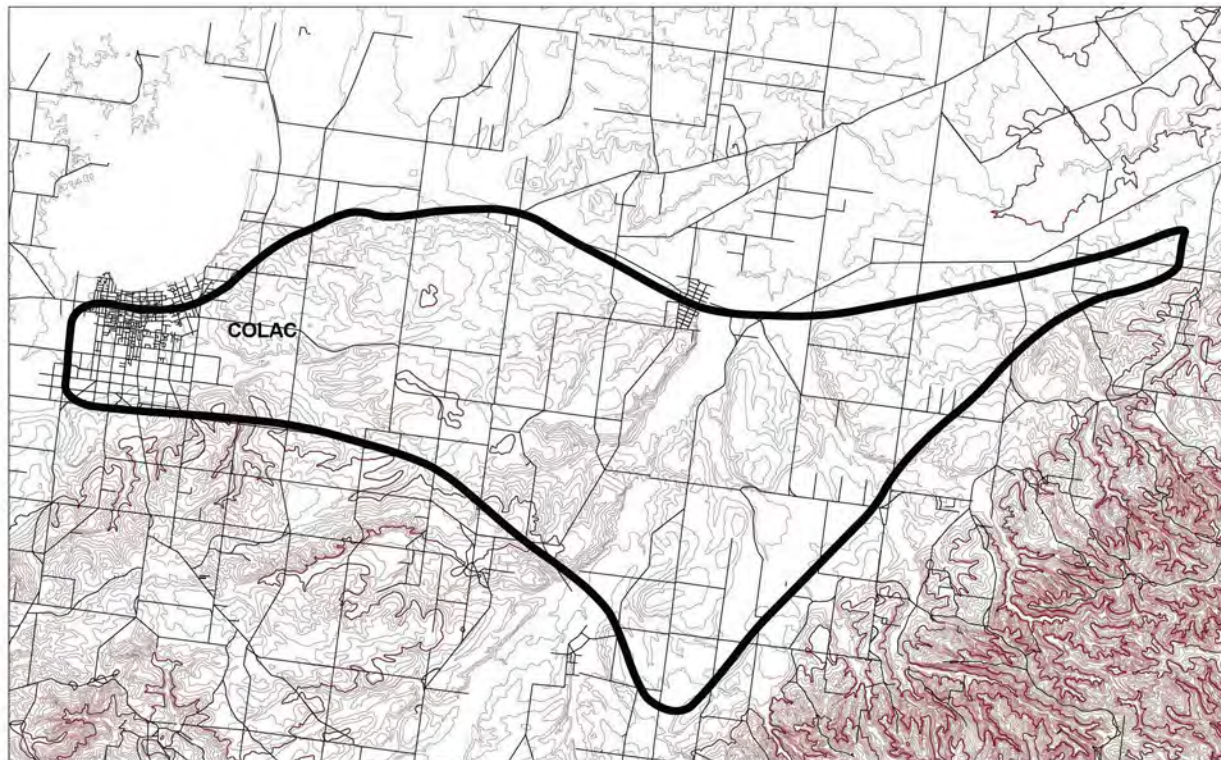
PRECINCT 1.3 | UNDULATING GRAZING



### SATELLITE PHOTO

The satellite photo reveals mostly green pastures with dense vegetation along creek lines. The built form in Colac is dominant as are several timber Plantations and Lake Colac just north of the precinct.

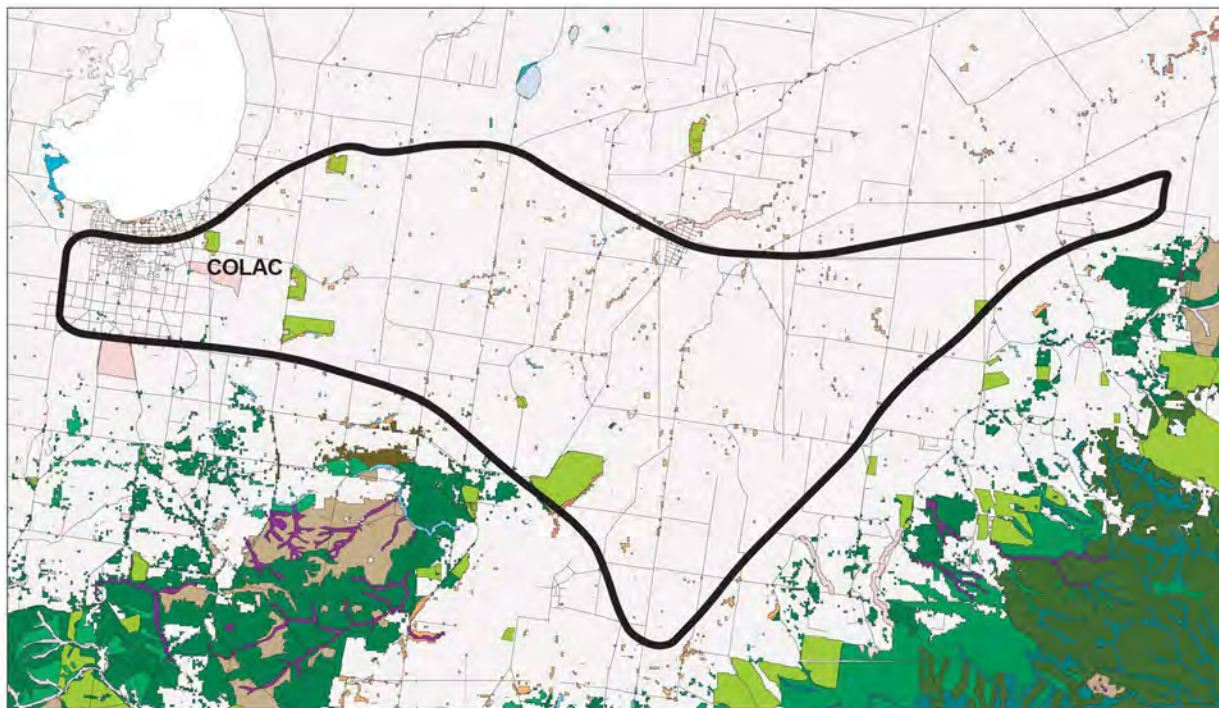




## CONTOUR MAP

The contours map shows gently undulating topography, with the steeper topography of the adjacent Otway foothills providing a contrast.





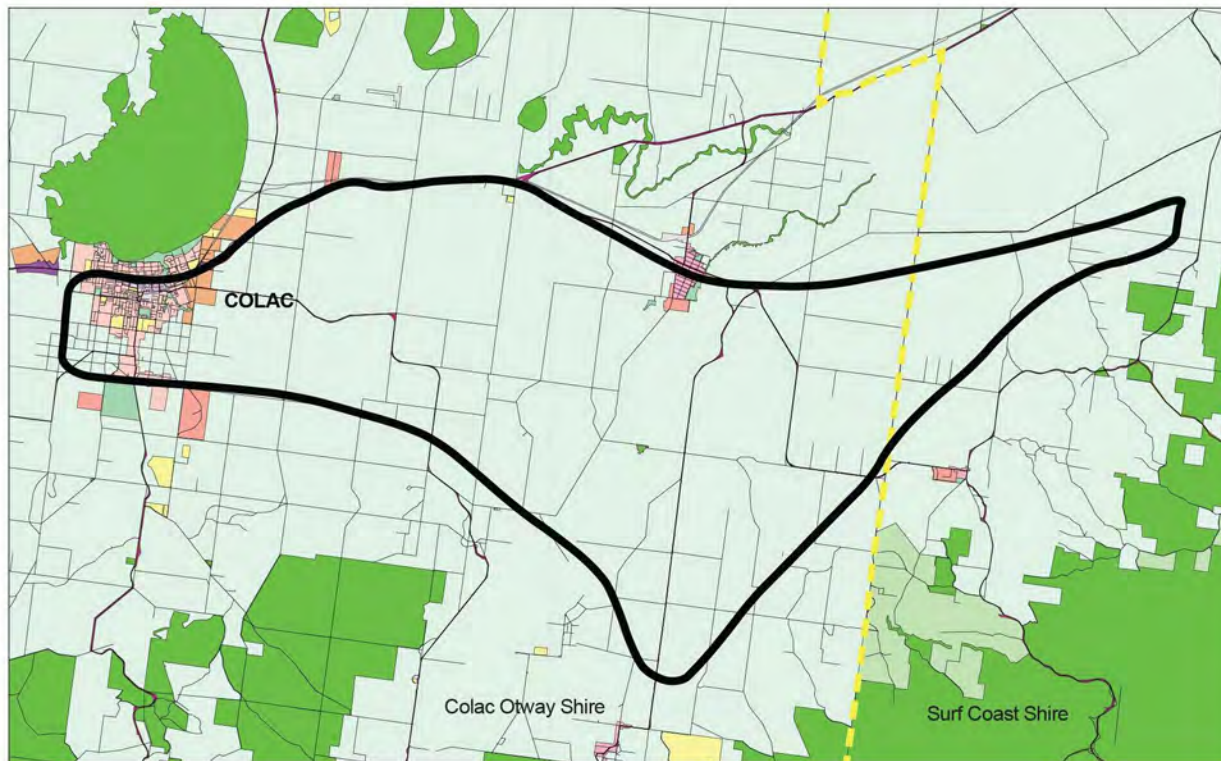
## ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows much of the precinct as private land with no tree cover, with Riparian Woodland, Grassy Woodland, and Swampy Riparian Woodland vegetation classes located along creek corridors. Several plantations and severely cleared land are also evident.

### Vegetation Classes

Aquatic Herbland	Damp Heath Scrub	Lowland Forest	Riparian Woodland / Escarpment Shrubland
Aquatic Herbland/Plains Sedgy Wetland Mosaic	Damp Heath Scrub/Heathy Woodland Complex	Mangrove Shrubland	Sand Heathland
Bird Colony Shrubland	Damp Heathland / Damp Heathy Woodland	Not assessed to date - Formerly Not Applicable/	Scoria Cone Woodland
Calcarene Dune Woodland	Damp Sands Herb-rich Woodland	Not Within Victoria	Seasonally-inundated Sub-saline Herbland
Cane Grass-Lignum Halophyllic Herbland	Damp Sands Herb-rich Woodland /	Permanent Saline	Sedgy Riparian Woodland
Cinder Cone Woodland	Damp Heathland / Damp Heathy Woodland	Plains Brackish Sedge Wetland	Shallow Freshwater Marsh
Clay Heathland	Deep Freshwater Marsh	Plains Freshwater Sedge Wetland	Shrubby Dry Forest
Cleared Severely Disturbed	Estuarine Wetland	Plains Grassland	Shrubby Foothill Forest
Coast Gully Thicket	Floodplain Riparian Woodland	Plains Grassland/Plains Grassy Woodland Mosaic	Shrubby Wet Forest
Coastal Dune Scrub	Freshwater Meadow	Plains Grassy Wetland	Stoney Rises Herb-rich Woodland
Coastal Dune Scrub Mosaic	Grassy Dry Forest	Plains Grassy Woodland	Stony Knoll Shrubland / Plains Grassy Woodland /
Coastal Headland Scrub	Grassy Forest	Plains Sedgy Wetland	Plains Grassy Wetland
Coastal Headland Scrub/	Grassy Woodland	Plains Swampy Woodland	Swamp Scrub
Headland Coastal Tussock Grassland Mosaic	Heathy Woodland	Plantation (undefined)	Swamp Scrub / Aquatic Herbland
Coastal Landfill / Sand Accretion	Heathy Woodland/Sand Heath Mosaic	Private Land No Tree Cover	Swampy Riparian Woodland
Coastal Saltmarsh	Herb-rich Foothill Forest	Reed Swamp	Water Body - Natural or man made
Coastal Tussock Grassland	Herb-rich Foothill Forest/	Riparian Forest	Wet Forest
Cool Temperate Rainforest	Shrubby Foothill Forest Complex	Riparian Forest Complex	Wet Heathland
Creekline Grassy Woodland	Lignum Wetland	Riparian Woodland	Wet Sands Thicket





### ZONING MAP

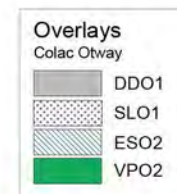
Much of the precinct is zoned rural, the townships of Colac and Birregurra include Residential, Low Density Residential, Business and Industrial zones.

Zones	
	B1Z
	B2Z
	B4Z
	ERZ
	IN1Z
	LDRZ
	PCRZ
	PPRZ
	PUZ
	PUZ4
	R1Z
	RDZ1
	RUZ
	SUZ1
	TZ
	Municipal Boundary



### RELEVANT OVERLAYS MAP

The overlays in this precinct relevant to landscape character include the Significant Landscape Overlay for the protection and enhancement of the landscape character of Otway Ranges Foothills, the volcanic cones, basalt plains, lava flows and other sites of geological significance, and also other natural features such as stony rises. Other relevant overlays include the Design and Development Overlay for the protection of the landscape character of the eastern entrance of Colac, the Vegetation Protection Overlay for remnant vegetation along roadsides, and the Environmental Significance Overlay for the protection and enhancement of water entering lakes and wetlands.





# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

## PRECINCT 1.3 | UNDULATING GRAZING

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.3	Colac Otway	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Pressure focused on Colac and its fringes</li> <li>Rural use of land</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Sprawling development at town edges</li> <li>Loss of shelter belts</li> <li>Enclosure of open road corridor by structures</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ primarily along waterways</p> <p>Primarily Residential 1 and Low Density Residential Zones in and on the fringes of Birregurra</p> <p>Residential 1, Business and Industrial Zones in Colac.</p> <p>Overlays:</p> <p>SL01 Coastal, Otway and Plains Landscapes</p> <p>ES02 Lakes, Wetlands and Streams</p> <p>VP02 Roadside Vegetation</p> <p>DD01 Industrial area on the eastern edge of Colac</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p>	<p>Permit trigger exists for development within 100 metres of RDZ1</p> <p>Decision guidelines lacking</p> <p>Plantations adjacent to RDZ1</p> <p>SL01 covers three different landscape types:</p> <ul style="list-style-type: none"> <li>Schedule requires re-structuring</li> <li>Landscape character is not really defined</li> <li>Permit Requirements contain statements more like Decision Guidelines</li> <li>Decision Guidelines are too broad</li> <li>Separate detailed Schedules required for each landscape type</li> </ul>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review MSS in relation to townships in the landscape, particularly 21.01-04 and 21.04-03 Settlement Patterns and Rural Living</p> <p>Also review MSS Clause 21.04-10 Colac</p> <p>Review/strengthen all relevant Local Policies in relation to landscape</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.3</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy perhaps amend 22.01 to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Restructure and rewrite SL01 for each landscape type utilising the findings of this Study</p>

## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.3	Surf Coast	N/A	Development Types: <ul style="list-style-type: none"> <li>Associated with the rural use of the land</li> </ul> Potential Threats: <ul style="list-style-type: none"> <li>Loss of shelter belts</li> <li>Enclosure of open road corridor by structures</li> </ul>	Zoning: RUZ  Overlays:  No overlays	22.02 Rural and Environmental Development Policy  22.05 Surf Coast Design and Colours	Good strategic basis for landscape protection and enhancement  Alternative 'landscape units' identified in MSS  Comprehensive suite of local policies, but Local Policy specific to landscape required	Review MSS/strengthen if required: 21.04 Environment and Landscape  Review MSS Clause 21.06 Landscape and Culture Strategy; review/amend landscape units, descriptions and objectives  Introduce new Local Policy including Development Principles for Precinct 1.3  Review relevant Local Policies for inconsistencies eg with Development Guidelines





THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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PRECINCT PACKAGE

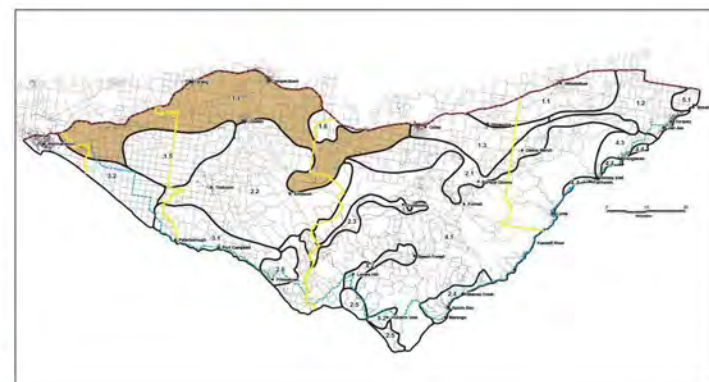
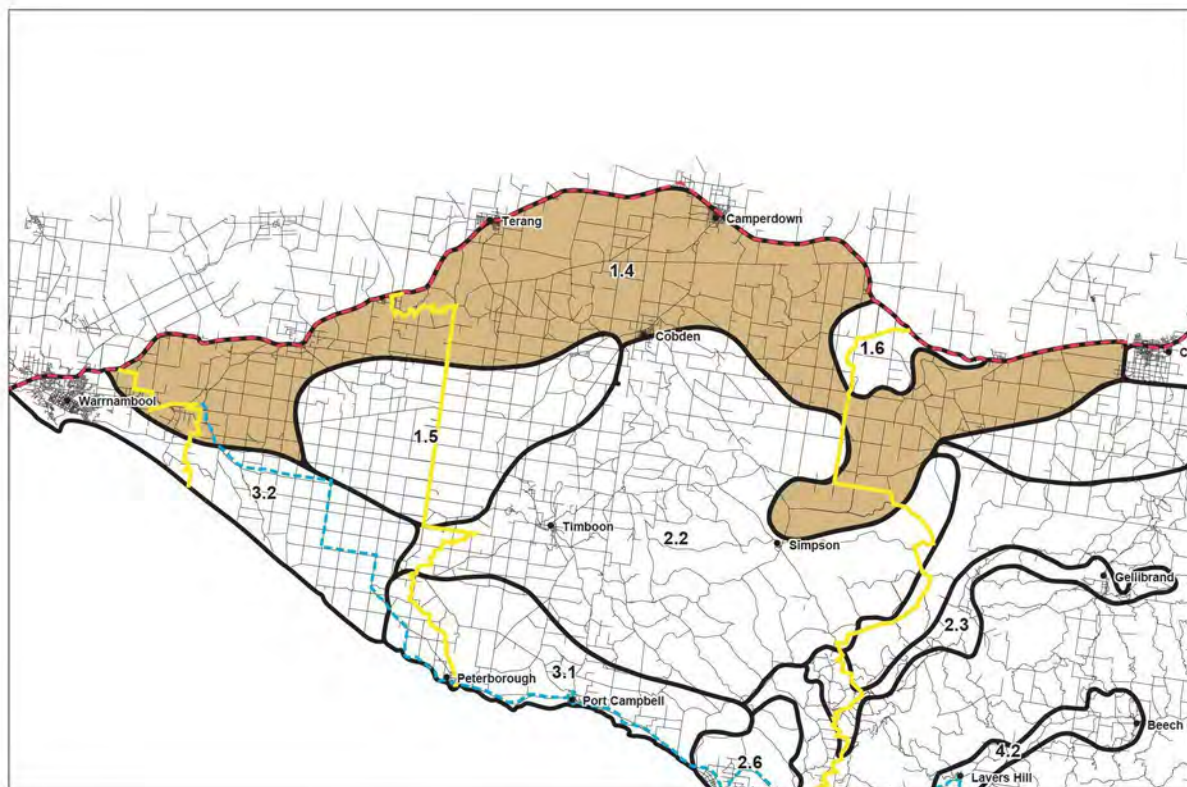
PRECINCT 1.4 | PADDOCKS AND CONES

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 1.4 | PADDOCKS AND CONES



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands



## PRECINCT QUALITIES AND OBJECTIVES

### PRECINCT 1.4 | PADDOCKS AND CONES



### PRECINCT DESCRIPTION

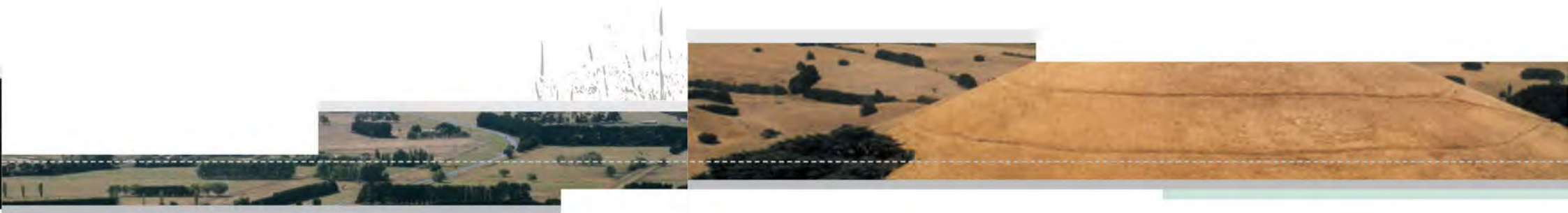
Precinct 1.4 is characterised by the flat, sometimes subtly rolling, landform of the basalt plain, punctuated by occasional cones and craters of extinct volcanoes, some of which contain lakes. These craters form topographically prominent landmarks that are visible from long distances, each with a different size and shape, and mostly unclashed by trees. The larger and more distinctive cones are valued by the community as local landmarks, and are prominent features in an otherwise relatively featureless grassland landscape. This is sparsely vegetated dairying country, overlaid by a geometric pattern of shelter belts, fences and roads. These geometric patterns break down around craters and creeks.

### DISTINCTIVE QUALITIES

The Western Plains, Cones and Lakes landscape character type is located in a horizontal band across the northern section of the study area. It is associated with the flat to gently rolling topography of the western plains, punctuated in some areas by volcanic cones, craters and outcrops. The landscape comprises mostly paddocks divided by shelter belts, with some remnant stands of vegetation throughout.

Within this landscape character type, precinct 1.4 is distinctive for its subtly rolling paddocks, punctuated by craters and cones of extinct volcanoes, visible across the plain from vast distances. These landmarks are more prominent and frequent in this precinct than any other, and impart a sense of mystery to the landscape. With prominent features concentrated into a relatively compact area, the volcanic cones and lakes landscape is of regional significance.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.



## KEY CHARACTERISTICS

- Rolling landscape, punctuated by volcanic formations
- Volcanic cones and craters as landmarks
- Openness and rural outlook from road corridors
- Shelter belts between paddocks
- Long distance views to volcanic landmarks

## FUTURE DIRECTIONS

Retention of the spaciousness around volcanic landscape features and views to these features needs to be considered in future placement of buildings and structures. There is the potential to further emphasise landscape elements such as creeks with additional indigenous planting.

## LANDSCAPE OBJECTIVES

- To increase indigenous planting in the precinct to further emphasise natural features such as creeks.
- To protect shelter belt planting between paddocks.
- To retain the open and rural character of views and outlooks, particularly from main road corridors.
- To maintain the dominance of the natural landscape from main road corridors outside townships.
- To protect the variety of landscape features and landmarks of the area, particularly the volcanic craters and lakes.
- To improve the appearance of rural residential development located on the fringes of townships.



## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 1.4 | PADDOCKS AND CONES

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To increase indigenous planting in the precinct to further emphasise natural features such as creeks.	Retain existing indigenous and native trees and understorey wherever possible and provide for the planting of new indigenous vegetation.	<i>Loss of indigenous vegetation. Loss of indigenous vegetation, particularly in or adjacent to landform features such as creeks.</i>
SHELTER BELTS	To protect shelter belt planting between paddocks.	Retain existing shelter belts wherever possible. Replace lost shelter belt trees with the same species or an alternative species, suitable to the local area.	<i>Loss of shelter belts.</i>
FORM, SITING AND FINISHES INFRASTRUCTURE	To retain the open and rural character of views and outlooks, particularly from main road corridors.	Locate development sparsely in the hinterland landscape, maximising space available between buildings and structures for vegetation. Utilise finishes and colours that complement those found naturally in the hinterland landscape, with consideration as to how the materials will weather over time. Between townships, site development a substantial distance from Category 1 Roads wherever possible, with the exception of built form which has been traditionally located adjacent to the road eg small dairying structures.	<i>Loss of rural outlook from main road corridors. Loss of openness.</i>

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
TOWNSHIPS AND SETTLEMENTS	To maintain the dominance of the natural landscape from main road corridors outside townships.	<p>Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.</p> <p>Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise their visibility from Category 1 Roads and key viewing locations.</p> <p>Locate signage away from entrances and exits to townships wherever possible.</p>	<p><i>Ribbon development.</i></p> <p><i>Unclear edges to townships.</i></p> <p><i>Signage clutter at entrances and exits to townships.</i></p>
GEOLOGICAL FEATURES	To protect the variety of landscape features and landmarks of the area, particularly the volcanic craters and lakes.	<p>Site buildings and structures away from geological features such as volcanic cones, craters and lakes, wherever possible.</p> <p>Retain views of geological features such as volcanic cones, craters and lakes from the Princes Highway and other Category 1 Roads.</p>	<p><i>Development on or adjacent to geological features.</i></p> <p><i>Quarrying or excavation on geological features.</i></p>
RURAL LIVING AND LOW DENSITY RESIDENTIAL DEVELOPMENT	To improve the appearance of rural living and low density residential development located on the fringes of townships.	<p>In rural living and low density residential areas:</p> <ul style="list-style-type: none"> <li>- Use permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.</li> <li>- Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous and native vegetation wherever possible.</li> <li>- Utilise vegetation for screening and to delineate property boundaries, instead of fencing. If fencing is necessary, provide open style fencing of a type traditionally used in rural areas ie post and wire.</li> </ul>	<p><i>High, solid fencing.</i></p> <p><i>Loss of vegetation.</i></p> <p><i>Lack of vegetation</i></p> <p><i>Impervious surfacing.</i></p>



## PRECINCT LANDSCAPE ELEMENTS

PRECINCT 1.4 | PADDOCKS AND CONES



ABOVE | Development at the edge of Cobden



ABOVE | Gently undulating pastures with shelterbelts in Terang

### EDGES

The following 'landscape edges' exist within the precinct:

- Landscape features forming edges in the landscape, such as volcanic cones, shelter belts, incised creek valleys etc.
- The interface between development and natural landscape features
- Development at the edges of townships, including ribbon development along main roads
- Interface of development with major road corridors
- Edges in topographic changes, such as where gently undulating land meets the foothills
- The horizon edge

### CORRIDORS

The following, taken from field survey notes, is a sequence description of the journey from Warrnambool to Camperdown along the Princes Highway, and then south from Camperdown to Cobden on the Camperdown-Cobden Road:

... Norfolk island pine avenue along median strip - suburban fringe - minimal avenue planting to outskirts - rolling to flat landscape with shelter belts and pasture - race track - Hopkins River - Allansford has a suburban edge that is partially screened from road - shelter belts of pines and cypresses - utilitarian feel - dairying country - Mount Warrnambool to north are sites of telecommunication towers - Panmure - single store on highway and a few houses from the 19th Century - country hamlet along highway near creek - few stands of native vegetation to south - Gavoc has six houses, church, pub, CFA shed - hamlet character - volcanic cone to the north - rail line follows highway - Garvoc - flat landscape to north of highway, south more varied topography - typical approach in Terang with motel and residential character - oak avenue along one side of road - structures tend to cluster - farmhouse outbuildings with vegetated gardens - flat pasture and shelter belts with occasional sugar gum shelter belts along highway - rail line along northern side of highway - many cones to north and south with communication towers - glimpses of lakes Colongulac, Corangamite and Gnotuk - single sided avenue of old trees like in Terang - Camperdown - asymmetrical avenue leading to town edge - view to bush / forest in south - undulating land with cones near Cobden - dispersed, feathered edge to town - Cobden...



ABOVE | Camperdown township with pastures beyond

There are three major townships within the precinct:  
Terang, Camperdown and Cobden.

## TERANG

Terang sits in a valley with a dry lake below a ridge, adjoining a landscape of open, bare paddocks and exotic shelter belts. The ridge is to the south; the northern side of the town is edged by the railway. The grid street layout sits comfortably in the flat landscape of the volcanic plain, but development has straggled out along the main roads, and out from the eastern and western extremities of the grid. The country town core extends boulevards of old exotic trees into the residential areas of the township.

## CAMPERDOWN

Camperdown occupies a distinctive setting below Mount Leura, a comparatively large and prominent volcanic crater with a public reserve and lookout. There are lakes and marshes to the north and west, some with volcanic cones. The landscape setting is mostly pastoral with evergreen exotic shelter belt rows, and some native trees in reserves.

The centre of the town is dominated by a tree lined avenue, centred on a widely recognised clock tower landmark. The grid street layout has two distinct orientations, relating to the grid formation of the rural hinterland's paddocks and roads. The town has a sense of historical development, with some grand buildings dating from the first half of the twentieth century. The edges of the town are generally well-defined and softened by mature trees, except along the main roads and on some of the southern slopes.

## COBDEN

Cobden is a dairy farm town that sits in an undulating to flat pastoral landscape, with a deep valley running through its centre. The town has an open, spread-out feel and covers a large area, the grid street pattern gradually merging into the surrounding landscape. Industrial and business operations are located at points around the fringes and along the main road approaches. There is no clearly defined edge to the urban development, most of which dates from the 1920s to the 1970s. There are street trees of mixed species, many of which have been coppiced.





ABOVE | View to hilly pastures from Mt Leura

ABOVE | View of Camperdown from Mt Leura

There is a well known key viewing point within the precinct, frequented by tourists and visitors to the region: Mount Leura, Camperdown.

## MOUNT LEURA, CAMPERDOWN

Mount Leura lookout is located on the south east outskirts of Camperdown. It is reached by a steep, winding unmade road that terminates on a narrow ridge close to the highest point of the cone. Open views to the north cover a vast area of flat, western plains landscape, stretching to a distant horizon. The plains are interspersed by volcanic cones and lakes, and divided into a patchwork by shelter belts. In the foreground, generally to the west, are the undulations of the Mount Leura cone, which is grassland recently planted with young native trees, and the town of Camperdown, which appears like an oasis of green in the platinum coloured landscape. The town has numerous tree avenues that frame the roofs of its centre and suburbs.



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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PRECINCT ANALYSIS  
PRECINCT 1.4 | PADDOCKS AND CONES

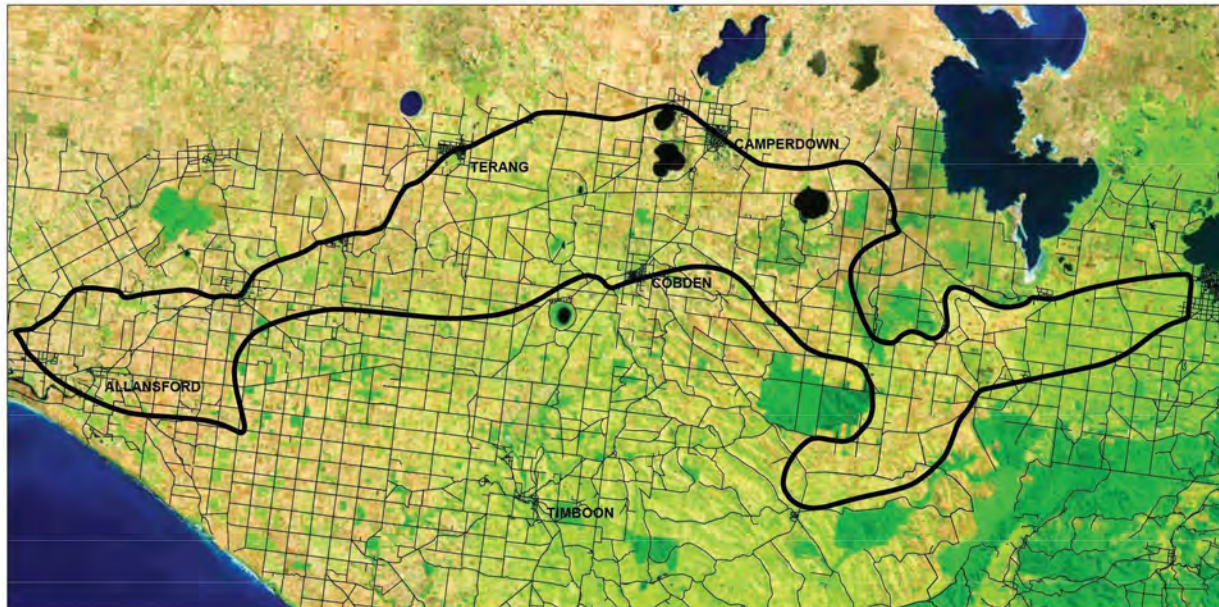
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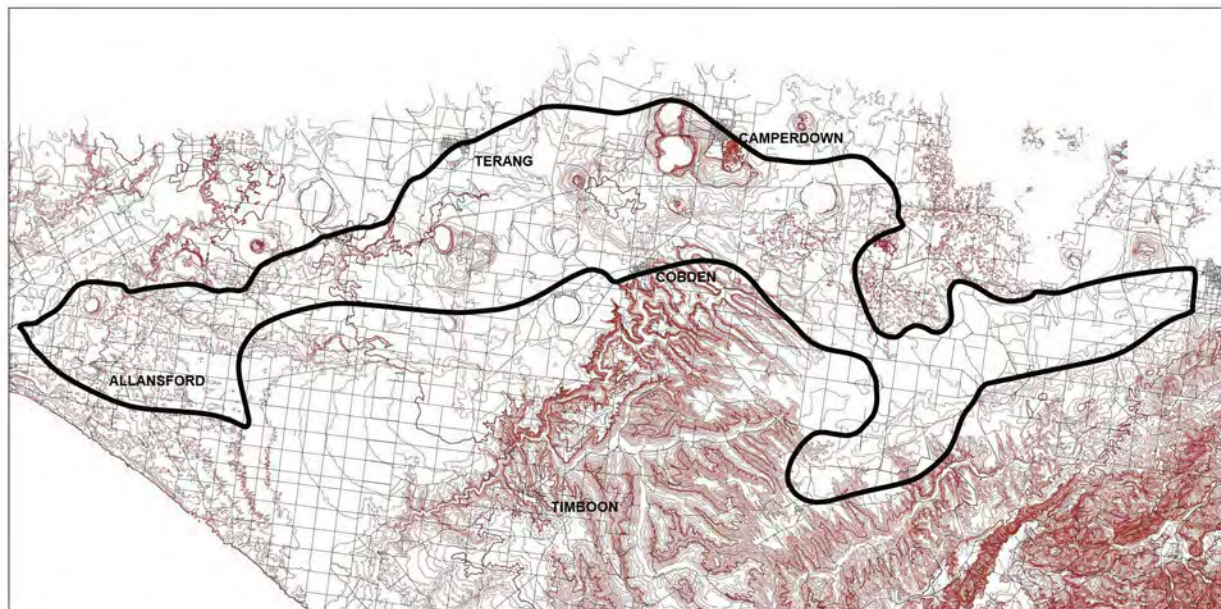
# PRECINCT ANALYSIS MAPS

PRECINCT 1.4 | PADDOCKS AND CONES



## SATELLITE PHOTO

The satellite photo reveals an area with sparse tree cover, combining rectilinear field boundaries with organic patterns around creeks and former volcanoes.



### CONTOUR MAP

The contour map shows gentle undulations focused around the cones of extinct volcanoes.







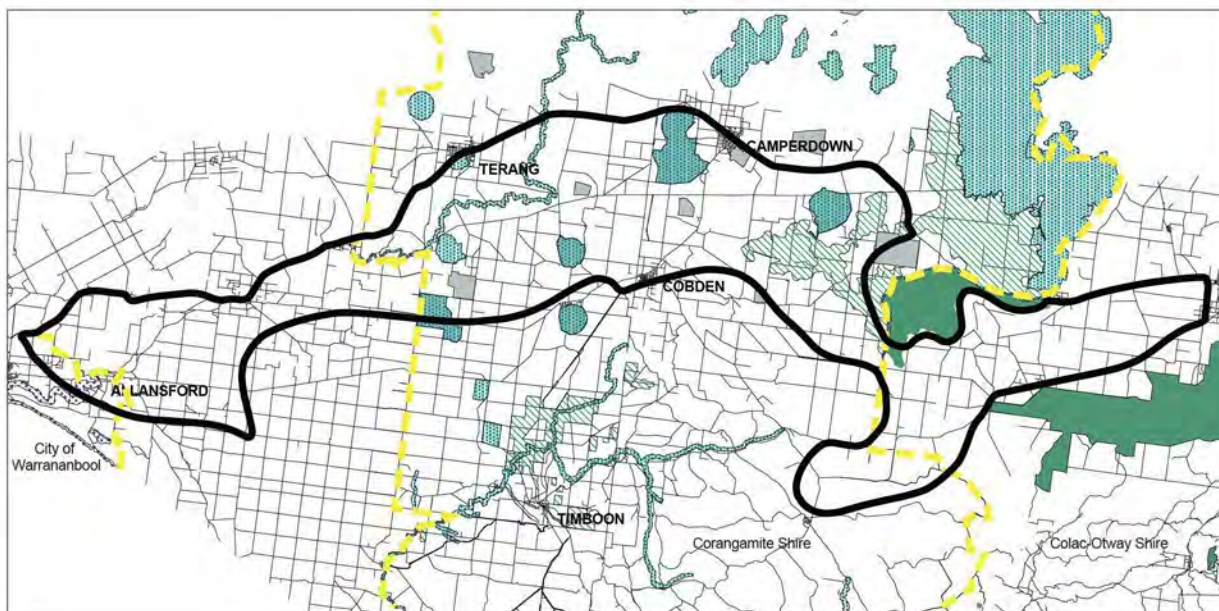


### ZONING MAP

Much of the precinct is zoned Rural, the townships include Residential, Low Density Residential, Business and Industrial Zones. The lakes surrounding Camperdown are zoned Public Park and Recreation.

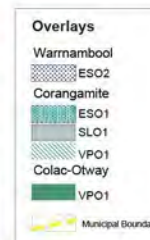
Zones	
[Light Purple Box]	B1Z
[Medium Purple Box]	B2Z
[Dark Purple Box]	B4Z
[Light Green Box]	ERZ
[Orange Box]	IN1Z
[Red Box]	LDRZ
[Dark Green Box]	PCRZ
[Light Green Box]	PPRZ
[Yellow Box]	PUZ
[Light Grey Box]	PUZ4
[Pink Box]	R1Z
[Magenta Box]	RDZ1
[Light Blue Box]	RUZ
[Light Green Box]	SUZ1
[Pink Box]	TZ
[Yellow Dashed Line]	Municipal Boundary





## RELEVANT OVERLAYS MAP

The overlays relevant to landscape character include the Vegetation Protection Overlay for Significant and Remnant vegetation, the Environmental Significance Overlay which protects watercourses, waterbodies and wetlands. Other relevant overlays include the Significant Landscape Overlay, which protects the landscape character of Volcanic landscape areas, and the Environmental Significance Overlay for the protection for the Hopkins and Merri Rivers and their environs.



# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 1.4 | PADDOCKS AND CONES

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.4	Moynes	<p><i>Regional significance: Cones and lakes landscape</i></p> <ul style="list-style-type: none"> <li>Comprises large volcanic cones, sometimes with lakes</li> <li>Visible from Princes Highway and train</li> <li>Low visitation [mostly private land]</li> </ul> <p>[Landscape features concentrated in Corangamite Shire within Study Area]</p>	<p>Development types:</p> <ul style="list-style-type: none"> <li>Farming structures</li> <li>Dwellings</li> <li>Outbuildings</li> <li>Timber plantations in the future [only one small plantation in the western area of 1.4 presently]</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Loss of vegetation, including shelter belts</li> <li>Surface mining; excavation</li> <li>Ribbon development along the Princes Highway</li> <li>Poor siting of infrastructure such as telecommunication towers</li> </ul>	<p>Zoning:</p> <p>Rural Zone</p> <p>Residential 1, Low Density Residential and Rural Living Zones in and adjacent to small townships</p> <p>Overlays:</p> <p>No overlays</p>	<p><u>22.01 Settlement and Housing:</u></p> <p>22.01-1 Aboriginal Heritage</p> <p>22.01-11 Smaller Townships and Settlements</p> <p>22.01-13 Building Construction in Low Density Residential and Rural Living Zones</p> <p><u>22.02 Environment:</u></p> <p>22.02-2 Rare and Threatened Species</p> <p>22.02-7 Hilltop and Ridgeline Protection</p> <p>22.02-8 Flora and Fauna</p> <p><u>22.03 Economic Development:</u></p> <p>22.03-3 Timber and Timber Processing Industries</p> <p>22.03-5 Housing on Lots of Less than the Minimum Area</p> <p>22.03-6 Excisions of Dwellings in the Rural Zone</p>	<p>Strategic direction requires strengthening</p> <p>RDZ1 100 metre permit trigger in place</p> <p>Decision framework / assessment tools lacking generally</p> <p>Plantations</p>	<p>Strengthen MSS in relation to landscape, particularly clause 21.06 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.4</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy 22.03-3 to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review / strengthen relevant Local Policies in relation to landscape</p>



## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.4	Warrnambool [minimal area]	N/A	<p>Development types: Farming structures Dwellings Outbuildings Timber plantations in the future (only one small plantation in the western area of 1.4 presently)</p> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>• Loss of vegetation, including shelter belts</li> <li>• Surface mining; excavation</li> <li>• Ribbon development along the Princes Highway</li> <li>• Poor siting of infrastructure such as telecommunication towers</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>Rural Living [minimal] on the outskirts of Warrnambool</p> <p>Allansford is zoned TZ, LDRZ and RLZ</p> <p>Overlays:</p> <p>ES02 Hopkins and Merri River environs</p> <p>DD04 Single Dwellings</p> <p>DD03 applies to the premier speedway</p>	<p><u>22.01 Settlement and Housing:</u> 22.01-1 Aboriginal Heritage 22.01-6 Building and Construction in Low Density Residential and Rural Living Zones 22.01-9 Logans Beach 22.01-11 Large lot local policy 22.01-14 Warrnambool Foreshore Precinct 22.01-15 Lake Pertrope Precinct 22.01-16 Breakwater Harbour Precinct 22.01-17 Escarpment Park Precinct</p> <p><u>22.02 Environment:</u> 22.02-1 Coastal Areas 22.02-2 Rare and Threatened Species 22.02-6 Steep Land 22.02-7 Hilltop and Ridgeline Protection 22.02-11 Hopkins Rover Open Space Policy 22.02-13 Wild Coast Precinct</p>	<p>Strategic direction in relation to landscape requires strengthening</p> <p>RDZ1 100 metre permit trigger in place</p> <p>Decision framework lacking</p> <p>Plantations adjacent to main road</p>	<p>Strengthen MSS in relation to landscape generally, particularly 21.02 Overview..., 21.03 Factors Influencing..., and 21.09 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.4</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p>

## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.4	Colac Otway	<p><i>This precinct in other municipal areas is of <u>Regional</u> significance [cones and lakes landscape]</i></p> <p><i>[Landscape features concentrated in Corangamite Shire within Study Area]</i></p>	<p>Development types:</p> <ul style="list-style-type: none"> <li>Farming structures</li> <li>Dwellings</li> <li>Outbuildings</li> <li>Timber plantations in the future [only one small plantation in the western area of 1.4 presently]</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Destruction of dry stone walls</li> <li>Development immediately adjacent to the Princes Highway</li> <li>Loss of vegetation, including shelter belts</li> <li>Removal of evidence of past volcanic action</li> <li>Surface mining; excavation</li> <li>Ribbon development along the Princes Highway</li> <li>Poor siting of infrastructure such as telecommunication towers</li> <li>Development close to craters or lakes</li> </ul>	<p>Zoning:</p> <p>Rural Zone</p> <p>Public Conservation and Resource Zone [minimal]</p> <p>Overlays:</p> <p>VP01 Significant and Remnant Vegetation</p> <p>VP02 Roadside Vegetation</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p>	<p>Assessment tools lacking generally [particularly for development adjacent to the RDZ1]</p> <p>Plantations adjacent to main road may occur</p>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review/strengthen all relevant Local Policies</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.4</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [perhaps amend 22.01] to include indigenous buffer requirement for plantations adjacent to RDZ1</p>



## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.4	Corangamite	<p><u>Regional</u> significance: Cones and lakes landscape</p> <ul style="list-style-type: none"> <li>Comprises large volcanic cones, sometimes with lakes</li> <li>Visible from Princes Highway and train</li> <li>Low visitation (mostly private land)</li> </ul>	<p>Development types:</p> <ul style="list-style-type: none"> <li>Farming structures</li> <li>Dwellings</li> <li>Outbuildings</li> <li>Timber plantations in the future (only one small plantation in the western area of 1.4 presently)</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Destruction of dry stone walls</li> <li>Development immediately adjacent to the Princes Highway</li> <li>Loss of vegetation, including shelter belts</li> <li>Removal of evidence of past volcanic action</li> <li>Surface mining; excavation</li> <li>Ribbon development along the Princes Highway</li> <li>Poor siting of infrastructure such as telecommunication towers</li> <li>Development close to craters or lakes</li> </ul>	<p>Zoning:</p> <p>Rural Zone</p> <p>Public Conservation and Resource Zone [minimal]</p> <p>Residential 1, Low Density Residential and Rural Living Zones in and adjacent to the townships of Terang and Camperdown</p> <p>Overlays:</p> <p>SL01 Volcanic Landscape Area</p> <p>SL02 Botanic Gardens</p> <p>VP01 Significant and Remnant Vegetation</p> <p>ES01 Watercourse, Waterbody, and Wetland Protection</p>	<p><u>22.01 Settlement:</u> 22.01-1 Urban Growth Boundary 22.01-2 House Lot Excision 22.01-3 Residential Infrastructure</p> <p><u>22.02 Environment:</u> 22.02-1 Catchment and Land Protection 22.02-2 Wildfire Management 22.02-5 Natural and Cultural Heritage</p> <p><u>22.03 Economic Development:</u> 22.03-2 Horticulture 22.03-3 Timber and Timber Processing Industries 22.03-4 Tourist Use and Development</p> <p><u>22.04 Particular Use and Development:</u> 22.04-1 Building Lines and Height 22.04-3 Highway Development 22.04-6 Sheds and Outbuildings 22.04-7 Townscape</p>	<p>Decision framework lacking [particularly for development adjacent to the RDZ1]</p> <p>Plantations</p> <p>Priority areas are volcanic landscape features [SLOs in place]</p> <p>SL01 Permit Requirements contain statements better framed as Decision Guidelines; decision Guidelines could be strengthened</p> <p>Schedules for all SLOs in Corangamite are very similar / generic – could be better tailored to the landscape type</p> <p>Control over development adequate, but Schedules need tailoring</p>	<p>Review/strengthen MSS in relation to landscape, particularly 21.04-2 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.4</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [22.03-3] to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Tailor existing SL01 Schedule to landscape character type</p>



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

**plān i 'sphēre** [ // urban strategy planners ]

PRECINCT PACKAGE

PRECINCT 1.6 | STONY RISES

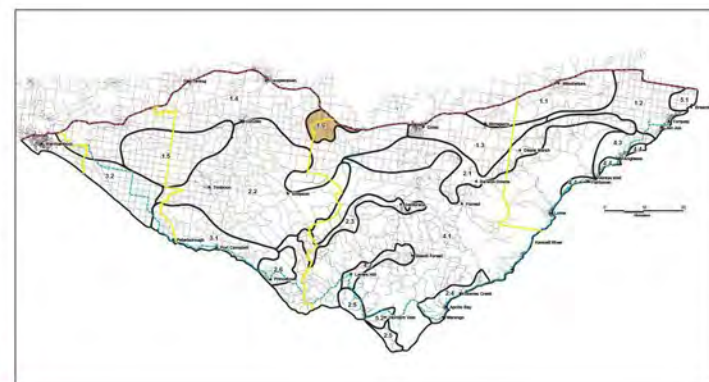
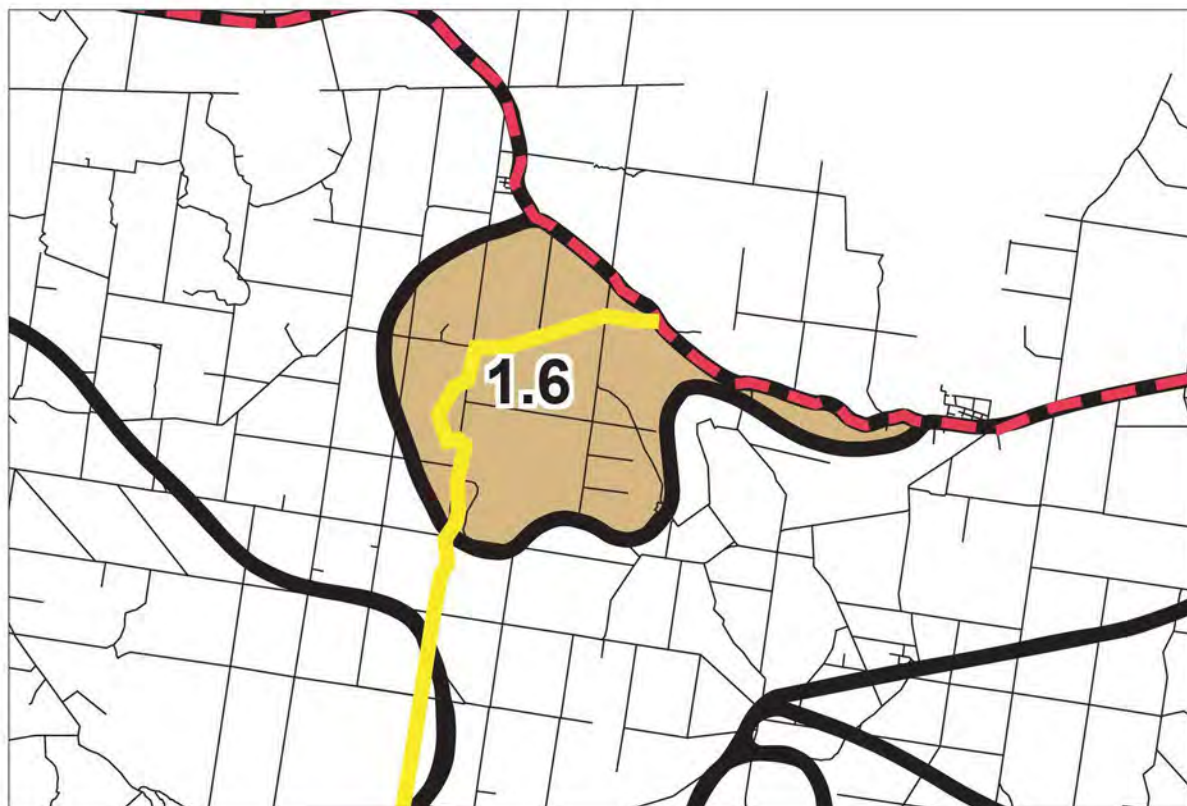
FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003





# LOCALITY MAP

PRECINCT 1.6 | STONY RISES



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands

## PRECINCT QUALITIES AND OBJECTIVES

### PRECINCT 1.6 | STONY RISES



### PRECINCT DESCRIPTION

Precinct 1.6 is characterised by a roughly textured landscape with exposed rocky outcrops and water-filled, peaty sink holes. The small paddocks are strewn with rocks and boulders and mostly cleared of vegetation, though there are some stands of eucalypts and rows of cypresses. Bracken and blackberries are also scattered throughout the precinct. Apart from the unique geology, another feature of the area is the dry stone walls, dark in colour, partitioning the paddocks and defining the road corridor. Built form in the landscape is characterised by rambling farm houses, some being constructed of stone. Short and medium range views are available to plains and hummocks.

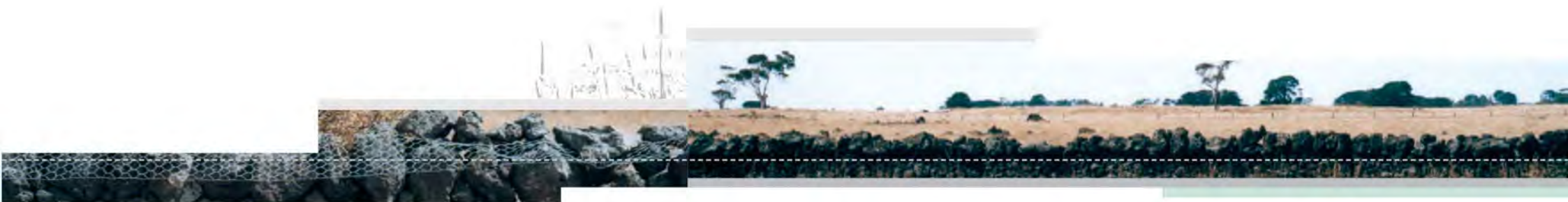
### DISTINCTIVE QUALITIES

The Western Plains, Cones and Lakes landscape character type is located in a horizontal band across the northern section of the study area. It is associated with the flat to gently rolling topography of the western plains, punctuated in some areas by volcanic cones, craters and outcrops. The landscape comprises mostly paddocks divided by shelter belts, with some remnant stands of vegetation throughout.

Within this landscape character type, precinct 1.6 is distinctive for its dramatically different geology, expressed above the surface in the form of stony outcrops and sink holes. Rocks and boulders are strewn across paddocks and are used in the dry stone walls, which divide the fields and line the road sides. There is a stark, sculptural quality to the landscape in this precinct, unlike any other area in the Great Ocean Road region. The landscape is of state significance because of the unusual concentration of dry stone walling, stony outcrops and boulders.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.





## KEY CHARACTERISTICS

- Geology and geological features
- Starkness and rough texture of the landscape
- Exposed rocky outcrops and sink holes
- Dry stone walls dividing paddocks and lining the road sides
- Sense of openness, particularly from major road corridors such as the Princes Highway
- Contrast with adjacent pastoral landscapes

## FUTURE DIRECTIONS

The distinctive geological and man-made features of this precinct should be protected and views to them should be retained, particularly from road corridors. There is the opportunity to express landscape character through the use of local materials in buildings and structures.

## LANDSCAPE OBJECTIVES

- To protect existing indigenous and native vegetation.
- To preserve existing natural and man made features of the landscape.
- To protect the geological features of the precinct, including rocky outcrops and sink holes.
- To ensure buildings and structures are sited and designed in a way that the geological features of the precinct are revealed.
- To retain views to geological features, particularly from main roads and other prominent viewing locations.
- To retain the starkness and openness in the precinct, particularly adjacent to the main road corridors.
- To reduce the visual impact of development on large areas of the landscape.

## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 1.6 | STONY RISES

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To protect existing indigenous and native vegetation.	Retain existing indigenous and native trees and understorey wherever possible and provide for the planting of new indigenous vegetation.	<i>Loss of indigenous and native vegetation.</i>
DRY STONE WALLS	To preserve existing natural and man made features of the landscape.	Retain existing dry stone walls.	<i>Loss of dry stone walls.</i>
GEOLOGICAL FEATURES FINISHES	<p>To protect the geological features of the precinct, including rocky outcrops and sink holes.</p> <p>To ensure buildings and structures are sited and designed in a way that the geological features of the precinct are revealed.</p>	<p>Site buildings and structures away from geological features such as volcanic cones, craters and lakes, wherever possible.</p> <p>Protect geological features such as rocky outcrops and sink holes in any new development.</p> <p>Utilise colours and finishes that complement those occurring naturally in the local area.</p>	<p><i>Loss of geological features and formations.</i></p> <p><i>Development on or adjacent to geological features.</i></p> <p><i>Quarrying or excavation on geological features.</i></p>



LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
GEOLOGICAL FEATURES INFRASTRUCTURE AND SIGNAGE	To retain views to geological features, particularly from main roads and other prominent viewing locations.	Retain views of geological features such as volcanic cones, craters and lakes from the Princes Highway and other Category 1 Roads.  Avoid brightly coloured signage and infrastructure.  Group signage at particular locations to minimise visual impact on large areas of the landscape, and to maintain views to geological features.	<i>Loss of views to geological features.</i> <i>Signage clutter.</i> <i>Visually dominating signage and infrastructure.</i>
SITING AND FINISHES	To retain the starkness and openness in the precinct, particularly adjacent to the main road corridors.  To reduce the visual impact of development on large areas of the landscape.	Locate development a substantial distance from the Princes Highway and other Category 1 Roads wherever possible.  Adopt the clustered development pattern of homesteads found in the precinct.  Use simple building details.	<i>Loss of sense of openness.</i>

## PRECINCT LANDSCAPE ELEMENTS

PRECINCT 1.6 | STONY RISES



ABOVE | Rocky outcrops and dry stone walls on the journey from Pirron Yallock to Camperdown.

### EDGES

The following 'landscape edges' exist within the precinct:

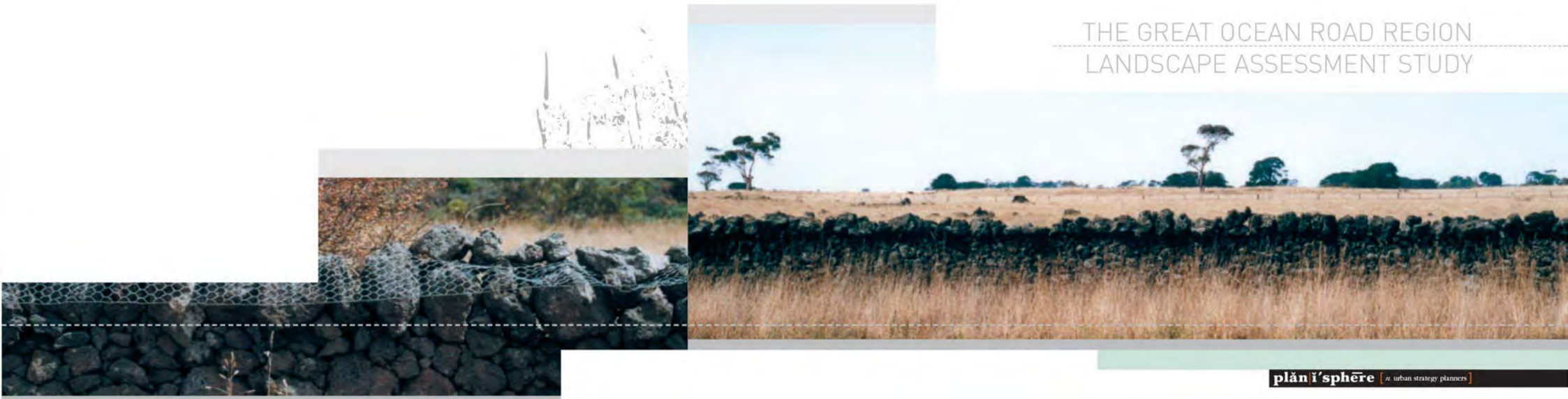
- Rocky outcrops and sink holes as landscape features and interfacing with adjacent pastoral landscapes
- Features in the landscape such as dry stone walls, which also form edges to paddocks and fields
- Other features in the landscape such as incised creek valleys and stands of vegetation
- The horizon, where the sky meets the landscape

### CORRIDORS

The following, taken from field survey notes, provides a sequence description of the journey along the Princess Highway from Pirron Yallock to Camperdown, passing through the precinct:

... On approach to Lake Corangamite there are stony rises - Manna Gums and rocky outcrops - sink holes and small water bodies dotted along the paddocks - dry stone walls edge highway and form paddock divisions - Stonyford - Pomborneit North has dry stone walls - views to volcanic cones - some remnant bush to the south - stone walls often line both sides of highway - 10 kilometres from Camperdown the walls end...





THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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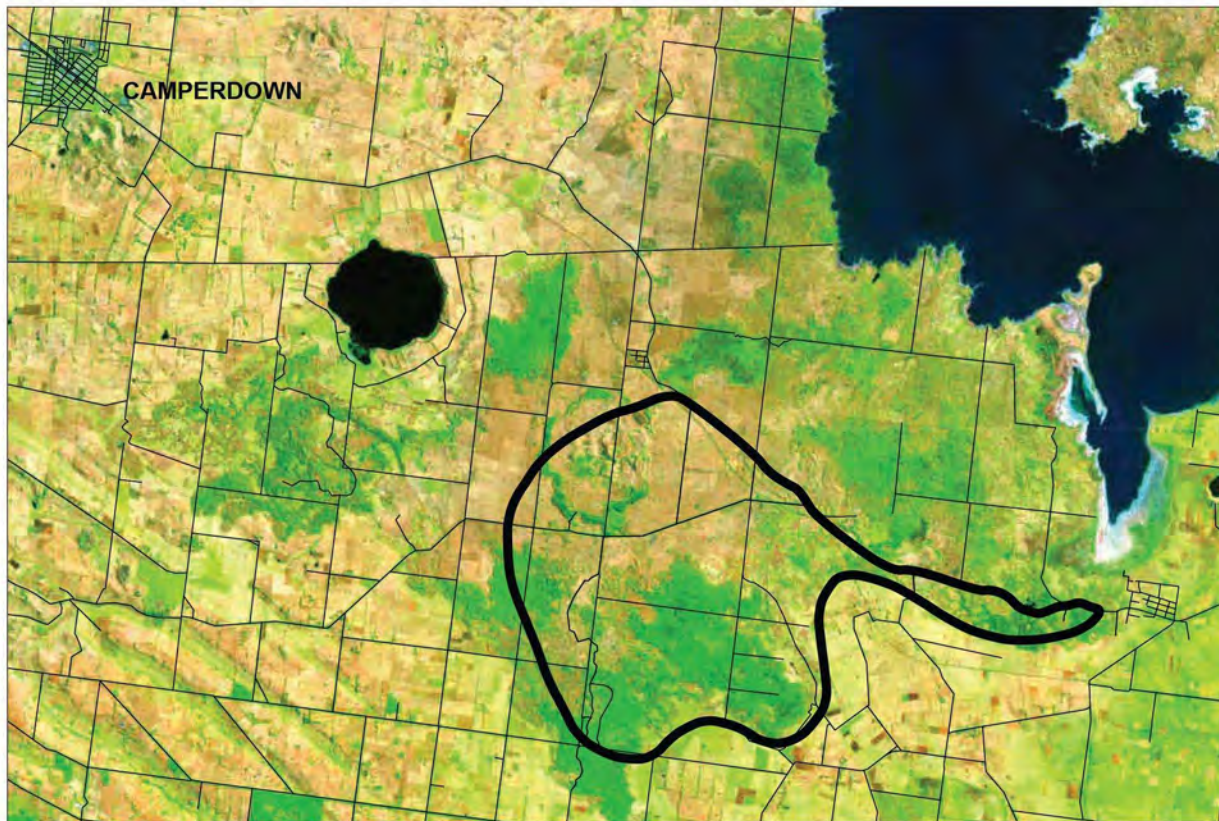
PRECINCT ANALYSIS  
PRECINCT 1.6 | STONY RISES

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



## PRECINCT ANALYSIS MAPS

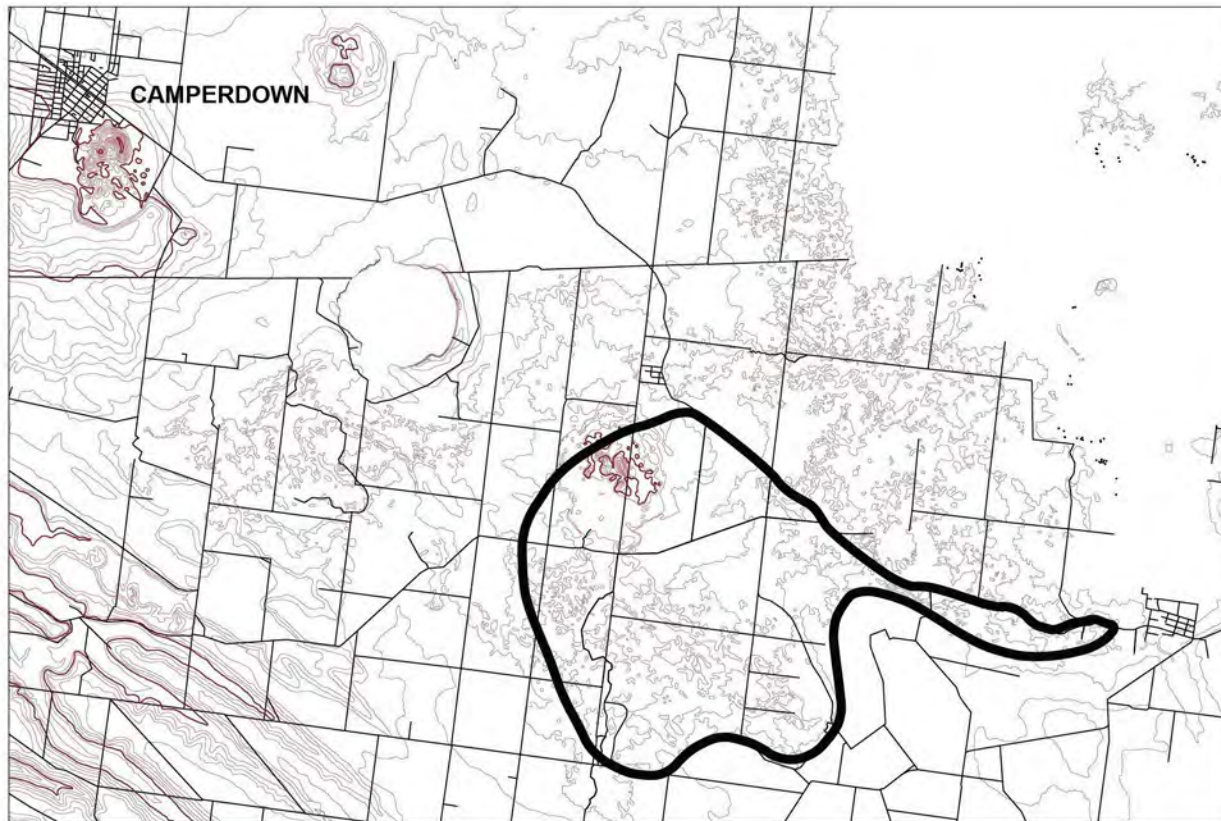
PRECINCT 1.6 | STONY RISES



### SATELLITE PHOTO

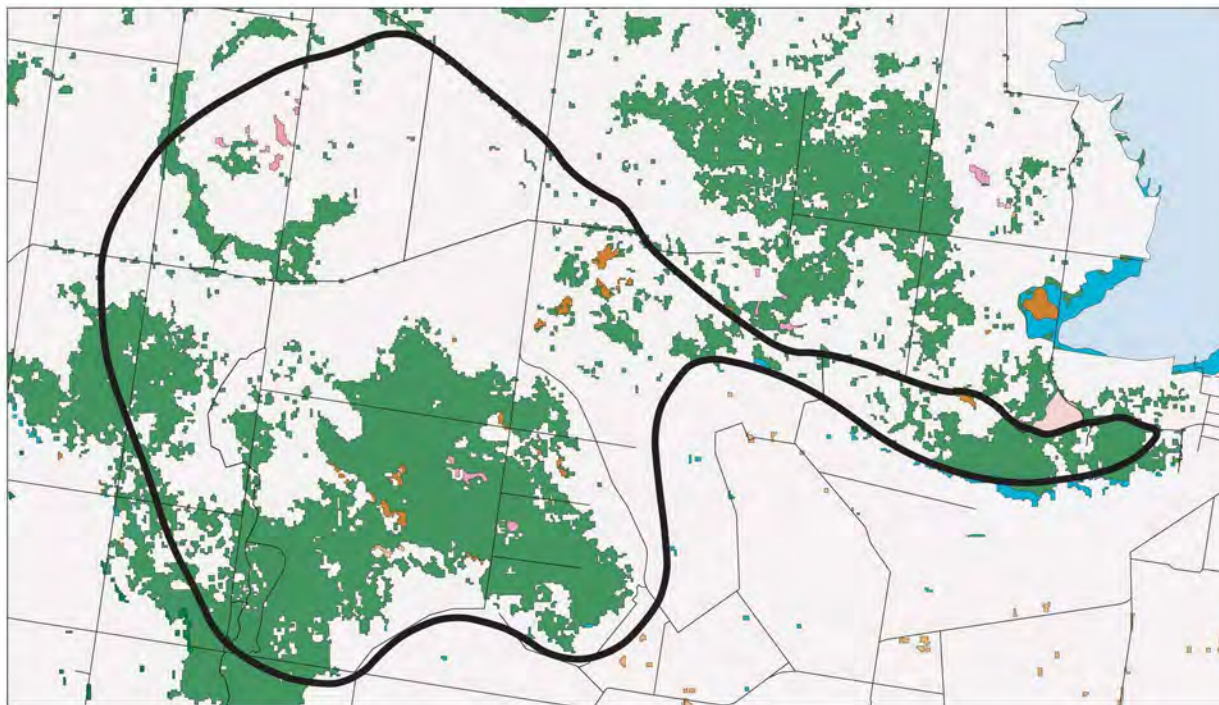
The satellite photo highlights the topography and vegetation cover of the precinct. Most evident is the contrast between the bare, volcanic landscape and the vegetated areas.





## CONTOUR MAP

The contour map highlights the topography of the precinct which is characterised by hummocks and rocky outcrops.



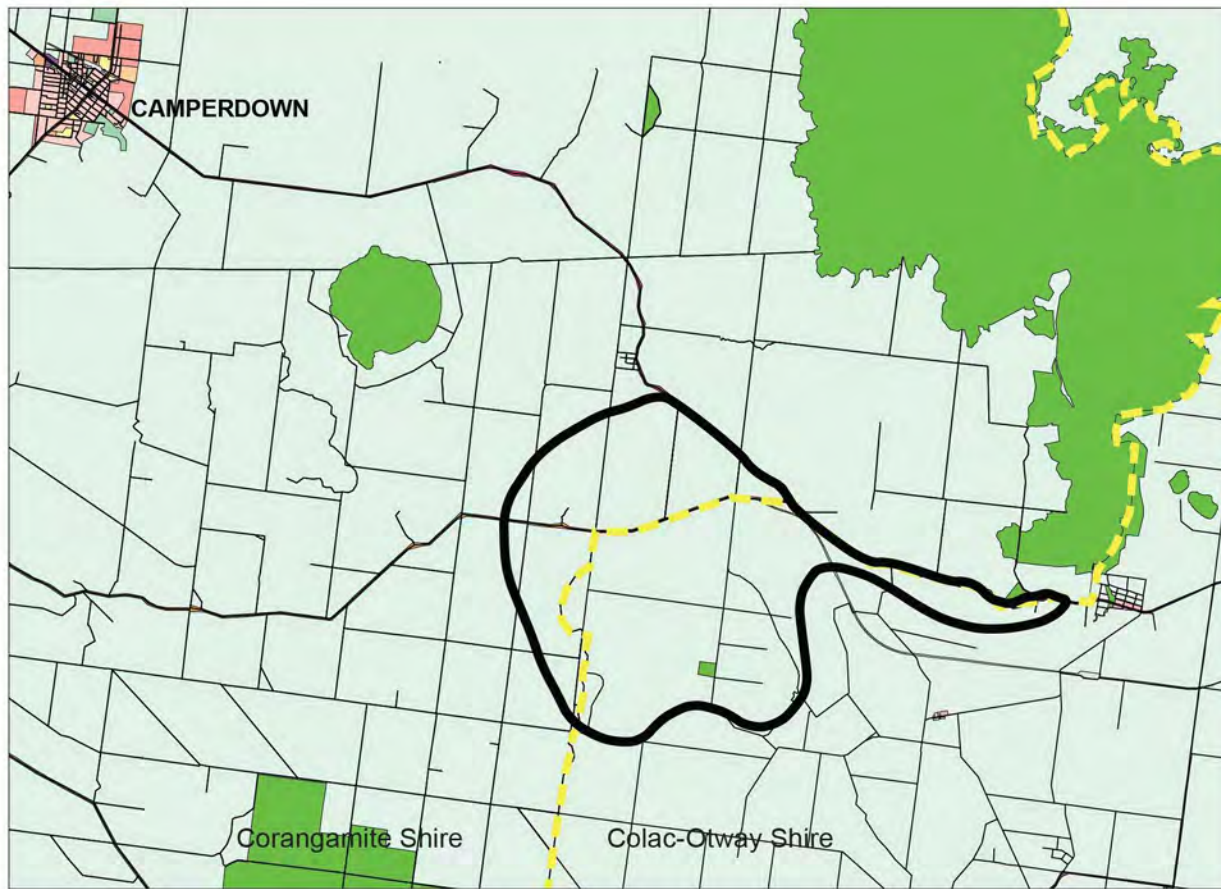
### ECOLOGICAL VEGETATION CLASSES

The ecological vegetation classes map shows the precinct as mostly private land with no tree cover with substantial sections of Stoney Rises Herb-rich Woodland extending down from Lake Corangamite. Patches of Plains Sedgy Wetland and Scoria Cone Woodland classes are dotted amongst the Stoney Rises Herb-rich Woodland areas.

**Vegetation Classes**

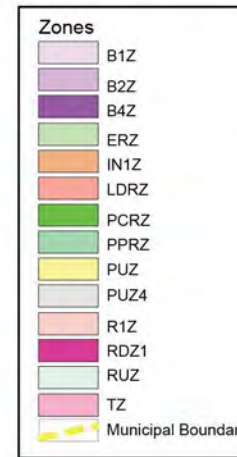
<ul style="list-style-type: none"> <li>■ Aquatic Hermland</li> <li>■ Aquatic Hermland/Plains Sedgy Wetland Mosaic</li> <li>■ Bird Colony Shrubland</li> <li>■ Calcarene Dune Woodland</li> <li>■ Cane Grass-Lignum Halophyllic Hermland</li> <li>■ Cinder Cone Woodland</li> <li>■ Clay Heathland</li> <li>■ Cleared Severely Disturbed</li> <li>■ Coast Gully Thicket</li> <li>■ Coastal Dune Scrub</li> <li>■ Coastal Dune Scrub Mosaic</li> <li>■ Coastal Headland Scrub</li> <li>■ Coastal Headland Scrub/</li> <li>■ Headland Coastal Tussock Grassland Mosaic</li> <li>■ Coastal Landfill / Sand Accretion</li> <li>■ Coastal Saltmarsh</li> <li>■ Coastal Tussock Grassland</li> <li>■ Cool Temperate Rainforest</li> <li>■ Creeklane Grassy Woodland</li> </ul>	<ul style="list-style-type: none"> <li>■ Damp Heath Scrub</li> <li>■ Damp Heath Scrub/Heathy Woodland Complex</li> <li>■ Damp Heathland / Damp Heathy Woodland</li> <li>■ Damp Sands Herb-rich Woodland</li> <li>■ Damp Sands Herb-rich Woodland /</li> <li>■ Damp Heathland / Damp Heathy Woodland</li> <li>■ Deep Freshwater Marsh</li> <li>■ Estuarine Wetland</li> <li>■ Floodplain Riparian Woodland</li> <li>■ Freshwater Meadow</li> <li>■ Grassy Dry Forest</li> <li>■ Grassy Forest</li> <li>■ Grassy Woodland</li> <li>■ Heathy Woodland</li> <li>■ Heathy Woodland/Sand Heath Mosaic</li> <li>■ Herb-rich Foothill Forest</li> <li>■ Herb-rich Foothill Forest/</li> <li>■ Shrubby Foothill Forest Complex</li> <li>■ Lignum Wetland</li> </ul>	<ul style="list-style-type: none"> <li>■ Lowland Forest</li> <li>■ Mangrove Shrubland</li> <li>■ Not assessed to date - Formerly Not Applicable/</li> <li>■ Not Within Victoria</li> <li>■ Permanent Saline</li> <li>■ Plains Brackish Sedgy Wetland</li> <li>■ Plains Freshwater Sedgy Wetland</li> <li>■ Plains Grassland</li> <li>■ Plains Grassland/Plains Grassy Woodland Mosaic</li> <li>■ Plains Grassy Wetland</li> <li>■ Plains Grassy Woodland</li> <li>■ Plains Sedgy Wetland</li> <li>■ Plains Swampy Woodland</li> <li>■ Plantation (undefined)</li> <li>■ Private Land No Tree Cover</li> <li>■ Reed Swamp</li> <li>■ Riparian Forest</li> <li>■ Riparian Scrub Complex</li> <li>■ Riparian Woodland</li> </ul>	<ul style="list-style-type: none"> <li>■ Riparian Woodland / Escarpment Shrubland</li> <li>■ Sand Heathland</li> <li>■ Scoria Cone Woodland</li> <li>■ Seasonally-inundated Sub-saline Hermland</li> <li>■ Sedgy Riparian Woodland</li> <li>■ Shallow Freshwater Marsh</li> <li>■ Shrubby Dry Forest</li> <li>■ Shrubby Foothill Forest</li> <li>■ Shrubby Wet Forest</li> <li>■ Stoney Rises Herb-rich Woodland</li> <li>■ Stony Knoll Shrubland / Plains Grassy Woodland /</li> <li>■ Plains Grassy Wetland</li> <li>■ Swamp Scrub</li> <li>■ Swamp Scrub / Aquatic Hermland</li> <li>■ Swampy Riparian Woodland</li> <li>■ Water Body - Natural or man made</li> <li>■ Wet Forest</li> <li>■ Wet Heathland</li> <li>■ Wet Sands Thicket</li> </ul>
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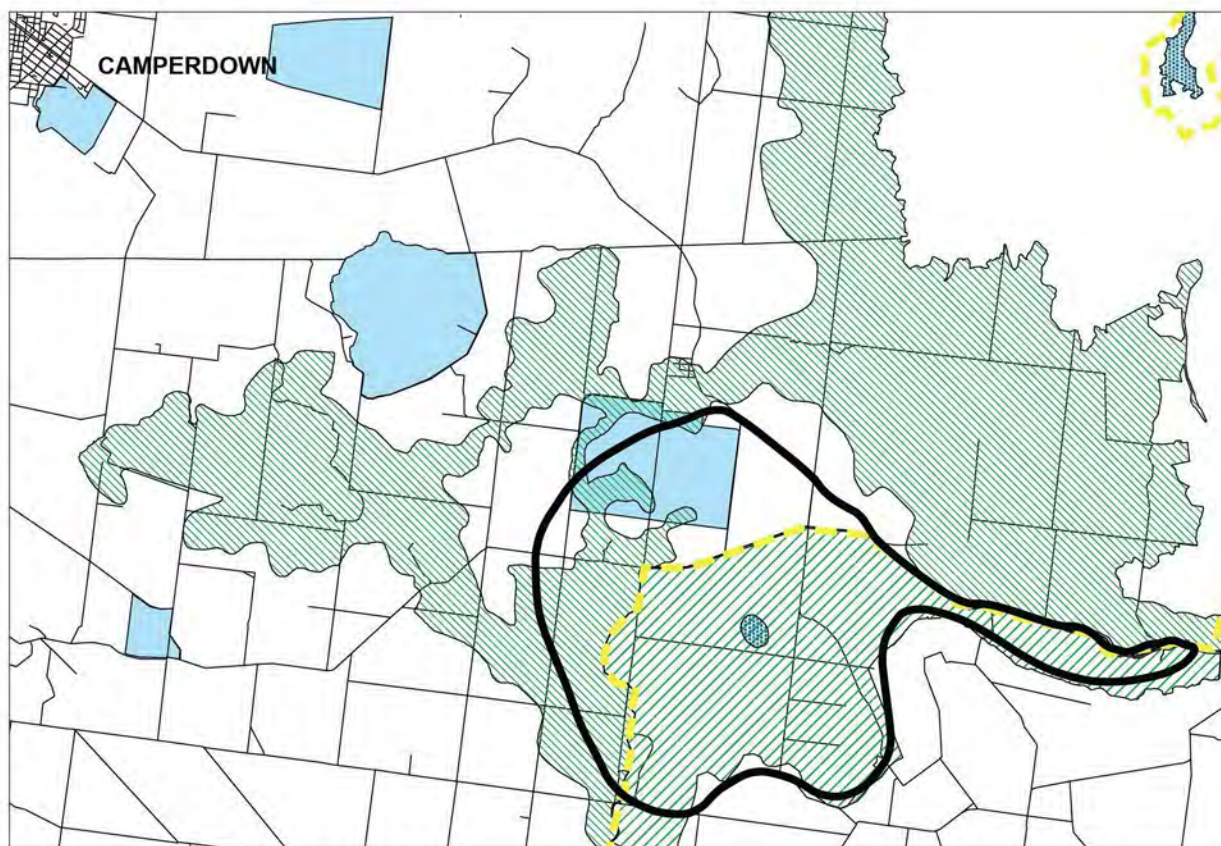




### ZONING MAP

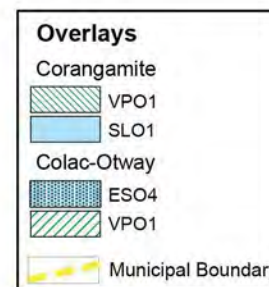
The majority of the precinct is zoned Rural, with a small area of land zoned Public Conservation and Resource.





### RELEVANT OVERLAYS MAP

The overlays relevant to landscape character include the Vegetation Protection Overlay for the protection of significant and remnant vegetation throughout the majority of the precinct and the Significant Landscape Overlay which is in place to protect the unique volcanic landscape. The Environmental Significance Overlay is in place for habitat protection.





# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 1.6 | STONY RISES

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.6	Corangamite	<p><i>State significance:</i>  <i>Stony rises landscape</i></p> <ul style="list-style-type: none"> <li>• <i>Comprises highly unusual concentration of dry stone walls; stony outcrops and boulders</i></li> <li>• <i>Visible from Princes Highway and train</i></li> <li>• <i>Low visitation (mostly private land)</i></li> </ul>	<p>Development types:</p> <ul style="list-style-type: none"> <li>• Farming structures</li> <li>• Dwellings</li> <li>• Outbuildings</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>• Destruction of dry stone walls</li> <li>• Loss of vegetation, including shelter belts</li> <li>• Removal of evidence of past volcanic action</li> <li>• Surface mining; excavation</li> <li>• Ribbon development along the Princes Highway</li> <li>• Poor siting of infrastructure such as telecommunication towers</li> <li>• Development close to craters or lakes</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>Overlays:</p> <p>SL01 [Volcanic Landscape Area]</p> <p>VPO1 [Significant and Remnant Vegetation]</p>	<p><u>22.01 Settlement:</u>  22.01-2 House Lot Excision</p> <p><u>22.02 Environment:</u>  22.02-1 Catchment and Land Protection  22.02-2 Wildfire Management  22.02-5 Natural and Cultural Heritage</p> <p><u>22.03 Economic Development:</u>  22.03-2 Horticulture  22.03-3 Timber and Timber Processing Industries  22.03-4 Tourist Use and Development</p> <p><u>22.04 Particular Use and Development:</u>  22.04-1 Building Lines and Height  22.04-3 Highway Development  22.04-6 Sheds and Outbuildings</p>	<p>Strategic direction and decision framework needs strengthening generally</p> <p>Permit trigger in place for development within 100 metres of Princes Highway</p> <p>SL0 in place for volcanic landscape</p> <p>SL01 Permit Requirements contain statements better framed as Decision Guidelines; decision Guidelines could be strengthened</p> <p>Schedules for all SL0s in Corangamite are very similar / generic – could be better tailored to the landscape type</p> <p>[Plantations unlikely but covered by introduction of trigger in Rural Zone adjacent to RDZ1 across municipality]</p> <p>Control over development adequate, but Schedule needs tailoring</p>	<p>Review/strengthen MSS in relation to landscape, particularly 21.04-2 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.6</p> <p>Cover development visible from Princes Highway in Local Policy</p> <p>Tailor existing SL01 Schedule to landscape character type</p> <p>Review Local Policy 22.04-3</p>

## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.6 Proposed SLO	Colac Otway	<p><i>State significance:</i> <i>Stony rises landscape</i></p> <ul style="list-style-type: none"> <li>Comprises highly unusual concentration of dry stone walls; stony outcrops and boulders</li> <li>Visible from Princes Highway and train</li> <li>Low visitation [mostly private land]</li> </ul>	<p>Development types:</p> <ul style="list-style-type: none"> <li>Farming structures</li> <li>Dwellings</li> <li>Outbuildings</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Destruction of dry stone walls</li> <li>Development immediately adjacent to the Princes Highway</li> <li>Loss of vegetation, including shelter belts</li> <li>Removal of evidence of past volcanic action</li> <li>Surface mining; excavation</li> <li>Ribbon development along the Princes Highway</li> <li>Poor siting of infrastructure such as telecommunication towers</li> <li>Development close to craters or lakes</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ</p> <p>Overlays:</p> <p>VP01 Significant and Remnant Vegetation</p> <p>ES04 Habitat Protection</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p>	<p>Assessment tools lacking generally, particularly for development adjacent to the RDZ1 and volcanic features</p> <p>Development adjacent to main roads permit trigger in place</p> <p>No SLOs in place for volcanic landscape or dry stone walls in this precinct</p> <p>Priority area: Stony rises landscape</p> <ul style="list-style-type: none"> <li>Main road and tourist route</li> <li>Private land</li> <li>Volcanic landscape with unusual concentrations of dry stone walls</li> <li>Adjacent Municipality has SLOs in place</li> </ul> <p>[Plantations unlikely but covered by trigger which has been recommended across the municipality]</p>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review/strengthen all relevant Local Policies</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.6</p> <p>Apply SLO to stony rises landscape</p> <p>[Also refer to Municipal Toolkit for description / discussion]</p> <p>Tailor SLO Schedule to landscape character type</p>





THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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PRECINCT PACKAGE

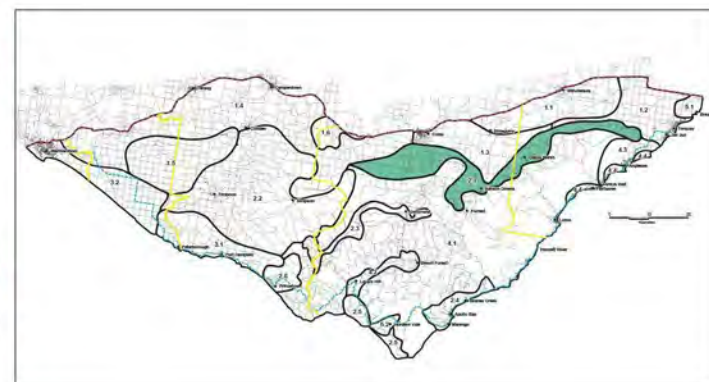
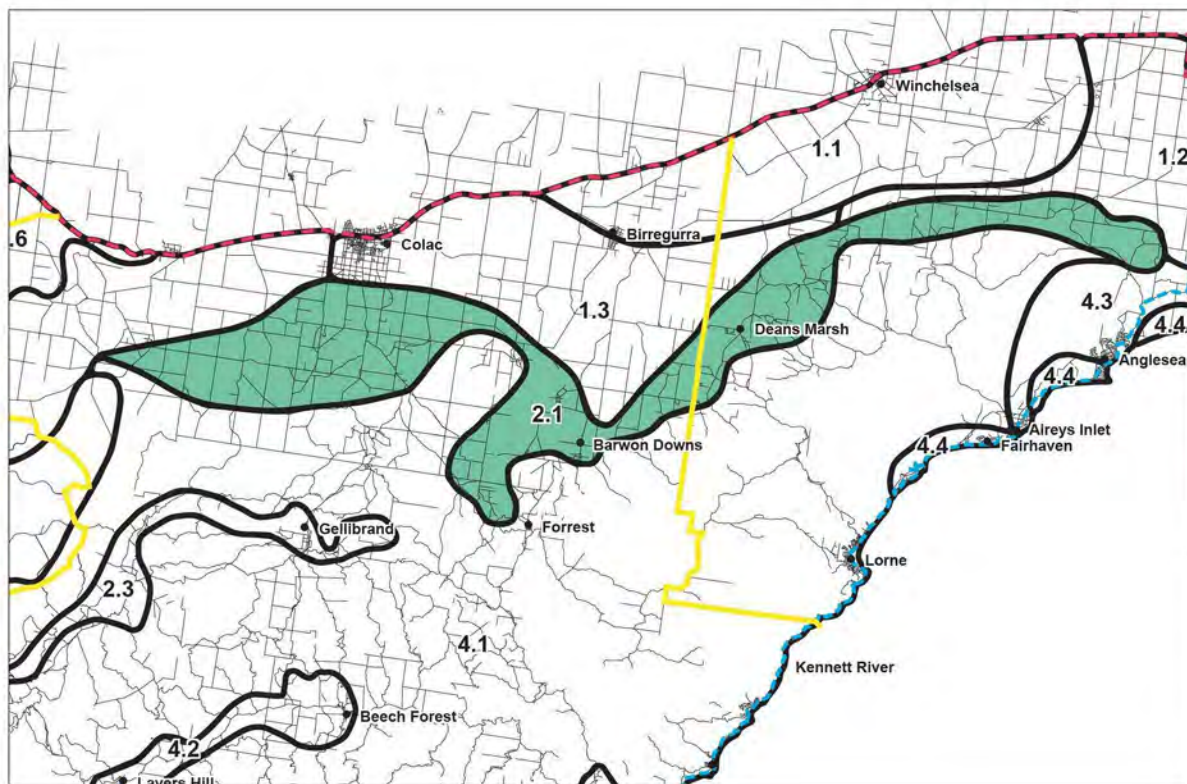
PRECINCT 2.1 | NORTHERN FOOTHILLS

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 2.1 | NORTHERN FOOTHILLS



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands



## PRECINCT QUALITIES AND OBJECTIVES

### PRECINCT 2.1 | NORTHERN FOOTHILLS



### PRECINCT DESCRIPTION

Precinct 2.1 is characterised by gently rolling hills and vales, with some incised creeks and gullies. Red soiled pastures undulate between shelter belts and, in some areas, hawthorn hedges. Remnant eucalypts dot the landscape, and tree plantations (native and exotic) are concentrated in road reserves and towards the eastern end of the precinct. Most views across the precinct include belts of trees, contributing to a sheltered, enclosed landscape. Buildings tend to be located away from the road, often in valleys or among trees.

### DISTINCTIVE QUALITIES

The Otway Foothills, Valleys and Uplands landscape character type is located generally at the foothills of the Otway Forest, both inland and on the coast. It is characterised by hilly topography, varying from gentle to steep, and often incised with rivers, creeks and gullies. A patchwork of paddocks and shelter belts exists throughout this landscape character type, with some remnant vegetation in waterways and valleys.

Within this landscape character type, precinct 2.1 is distinctive for its rolling hills and vales, incised natural features and stands of vegetation, both indigenous and exotic. These characteristics result in a sense of intimacy and enclosure in the landscape, and aesthetic variety due to the contrasting forms and features. The remnant vegetation is a locally significant landscape feature of the precinct.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.



## KEY CHARACTERISTICS

- Sense of enclosure
- Undulations in the pastoral landscape
- Incised gullies and creeks
- Variety of vegetation, including hawthorn hedges and stands of eucalypts
- Enclosed views

## FUTURE DIRECTIONS

The sense of enclosure has the potential to be strengthened with additional planting throughout the precinct, particularly to emphasise natural features such as waterways and valleys.

## LANDSCAPE OBJECTIVES

- To increase indigenous vegetation.
- To protect existing vegetation, including hedges and shelter belts.
- To increase the sense of enclosure in the landscape.
- To retain the dominance of the undulating, pastoral landscape.
- To ensure development is tucked into the landform, and not visually dominant on prominent ridges and hilltops.
- To improve the outlook from main road corridors by minimising the visibility of timber plantations and other infrastructure.
- To maintain the dominance of the natural landscape from main road corridors outside townships.



## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 2.1 | NORTHERN FOOTHILLS

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To increase indigenous vegetation.	Retain existing indigenous trees and understorey wherever possible and provide for the planting of new indigenous vegetation.	<i>Lack of indigenous vegetation.</i>
SHELTER BELTS	To protect existing vegetation, including hedges and shelter belts.	Retain existing shelter belts wherever possible. Replace lost shelter belt trees with the same species or an alternative species, suitable to the local area.	<i>Loss of hedge rows and shelter belts.</i>
HEIGHT AND FORM	To increase the sense of enclosure in the landscape.	Locate development sparsely in the hinterland landscape, maximising space available between buildings and structures for vegetation. Keep development below the dominant tree canopy height. Utilise low scale building forms, tucked into the landscape.	<i>Loss of enclosure in the landscape.</i> <i>Visually dominant, bulky buildings.</i> <i>Buildings that protrude above the tree canopy height.</i>
SITING AND FINISHES	To retain the dominance of the undulating, pastoral landscape.	Between townships, locate buildings substantial distances from Category 1 Roads wherever possible. Utilise colours and finishes that complement those occurring naturally in the local area.	<i>Visually dominant building forms.</i> <i>Loss of openness.</i>
SITING AND DESIGN	To ensure development is tucked into the landform, and not visually dominant on prominent ridges and hilltops, particularly when viewed from main road corridors and key viewing locations.	In circumstances where development can not be avoided on hill faces: – Locate development sparsely to avoid loss of vegetation. – Design buildings to follow the contours or step down the site.	<i>Light colours or highly reflective finishes on hill faces.</i> <i>Dark colours and finishes on ridge tops.</i>

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SITING AND DESIGN (Cont.)		<ul style="list-style-type: none"> <li>- Articulate buildings into separate elements, and avoid visually dominant elevations.</li> <li>- Use darker colours and finishes that are less prominent visually, particularly roofs.</li> </ul> <p>In circumstances where development can not be avoided on ridge tops:</p> <ul style="list-style-type: none"> <li>- Locate development to avoid the loss of vegetation.</li> <li>- Use lighter colours and finishes to minimise visibility against the sky.</li> </ul>	<p><i>Excessive cut and fill.</i></p> <p><i>Large building footprints.</i></p> <p><i>Loss of vegetation in visually prominent locations.</i></p>
TIMBER PLANTATIONS INFRASTRUCTURE	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations and large buildings and structures.	<p>Screen commercial timber plantations that are located adjacent to Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.</p> <p>Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise visibility from Category 1 Roads and key viewing locations.</p> <p>Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development.</p>	<p><i>Visibility of timber plantations from main road corridors.</i></p> <p><i>Loss of vegetation.</i></p> <p><i>Landscape 'scarring'</i></p>
TOWNSHIPS AND SETTLEMENTS	To maintain the dominance of the natural landscape from main road corridors outside townships.	<p>Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.</p> <p>Locate signage away from entrances and exits to townships wherever possible.</p>	<p><i>Ribbon development.</i></p> <p><i>Unclear edges to townships.</i></p> <p><i>Signage clutter at entrances and exists to townships.</i></p>



## PRECINCT LANDSCAPE ELEMENTS

PRECINCT 2.1 | NORTHERN FOOTHILLS



ABOVE | Roadside vegetation results in a sense of enclosure journeying through the precinct.



ABOVE | Plantations contrast with remnant vegetation in the precinct.

### EDGES

The following 'landscape edges' exist within the precinct:

- Interface between townships and the 'natural' landscape
- Interface between this precinct and the Otway Ranges forest edge
- Plantation edges
- Landscape features as edges within the landscape, such as incised valleys, stands of vegetation, changes in topography etc.
- Interface of road corridors with the landscape, and development adjacent to road corridors

### CORRIDORS

The following, taken from field survey notes, provides a sequence description of the journey from Colac to Gellibrand travelling south on the Colac - Lavers Hill Road, passing through the precinct:

... Town ends after climbing to ridge in south near racecourse - rolling to hilly country further south - remnant bush - logging trucks on road - approaching the Otway foothills - at Burtons Lookout there is State forest and forestry...

The following provides a sequence description of the journey from Bamba to south of Deans Marsh travelling south on Winchelsea - Deans Marsh Road, passing through the precinct:

... Bamba road falls - partial bush and paddocks - some agro-forestry - beyond Bamba there are extensive views - approaching Deans Marsh there is roadside vegetation, agro-forestry - at entry to Deans Marsh some exotic vegetation - town has church and school and houses strung out along the road - these buildings rise out of town - higher up in foothills, pines with roadside vegetation of blue gums buffer - understorey - farmland - olives and other intensive agriculture/ horticulture - extensive views over plains and enter drier sclerophyll forest...



There are two major townships within the precinct:  
Deans Marsh and Barwon Downs.

## DEANS MARSH

Deans Marsh is a small township set among rolling hills and valleys. The main road is wide, with a church, a school, and scattered houses at its edge, and there is a tall avenue of exotic trees at the southern entry. There are some large rural residential lots on the fringes of the settlement, and further out are a number of farmlets with a wide range of uses, including olive groves. Numerous reforestation and agroforestry plots green the landscape and climb into the Otway foothills along with the main road.

## BARWON DOWNS

Barwon Downs is a small settlement located at the edge of the Otway Ranges; it marks the beginning of rolling agricultural land. The dwellings are mostly weatherboard, and are set among trees, and within the slope of the surrounding landscape. The main street runs through the settlement, which has no defined centre due to its openness and length. The northern edge of the town overlooks the broader valley, including rolling, cleared farms, and the aqueduct.





THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

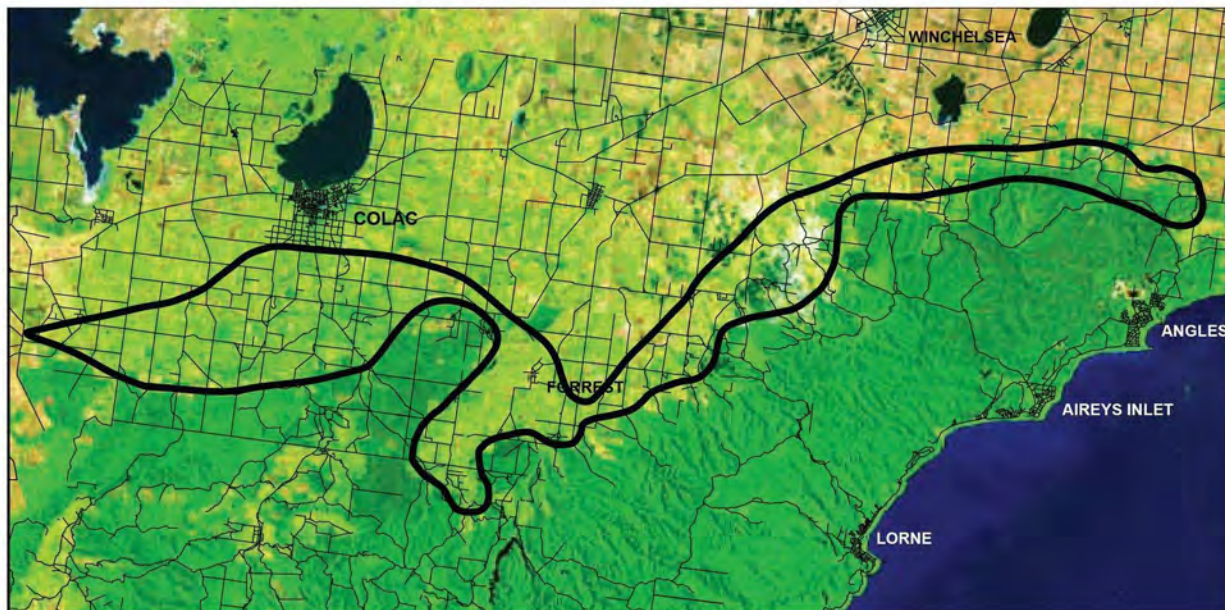
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PRECINCT ANALYSIS  
PRECINCT 2.1 | NORTHERN FOOTHILLS

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

## PRECINCT ANALYSIS MAPS

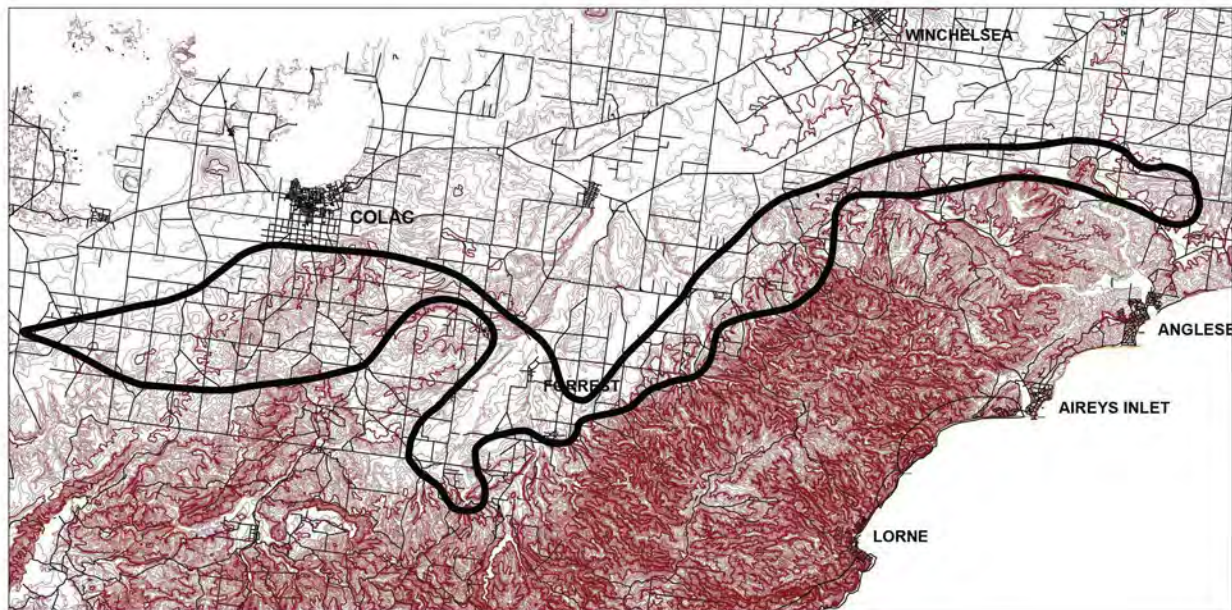
PRECINCT 2.1 | NORTHERN FOOTHILLS



### SATELLITE PHOTO

The satellite photo shows the precinct located between the heavily treed Otway ranges and the open landscape of the western plains, in an area with wooded creek valleys and some tree plantations.

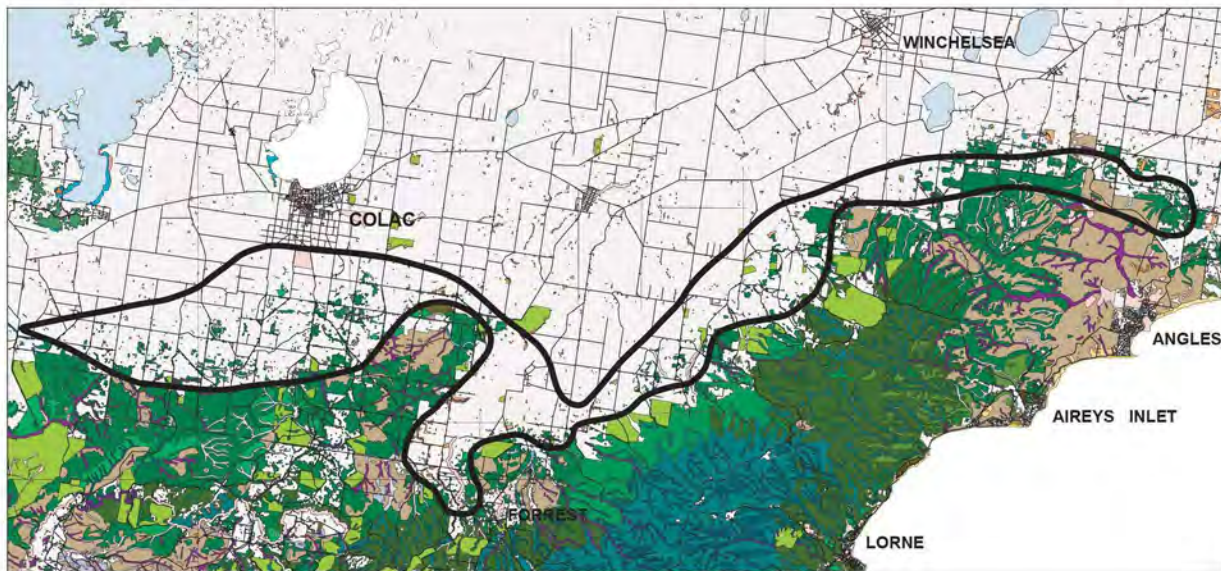




### CONTOUR MAP

The contour map clearly delineates the precinct as an area of foothills.





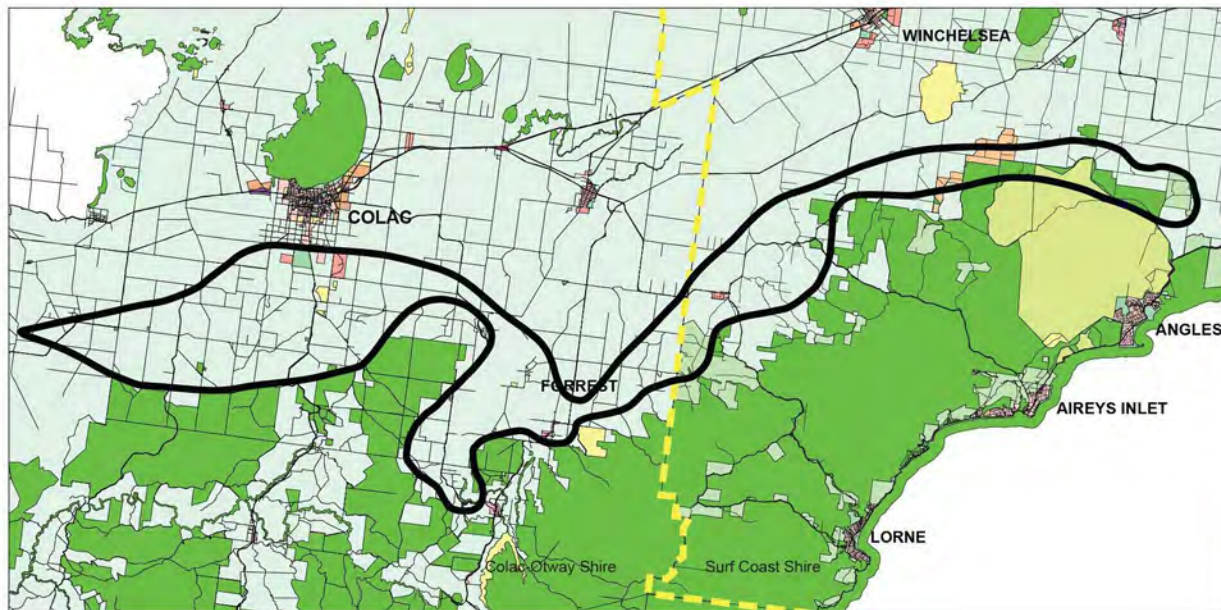
## ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows the precinct as mostly private land with no tree cover. There are corridors and parcels of Lowland forest, grassy forest, Damp Sands Herb-rich Woodland and Heathy Woodland, and also several plantations throughout the precinct. In the eastern part of the precinct there is a large expanse of Lowland Forest and Heathy Woodland classes. Riparian Forest vegetation classes are evident along the creek corridors.

### Vegetation Classes

Aquatic Hermland	Damp Heath Scrub	Lowland Forest	Riparian Woodland / Escarpment Shrubland
Aquatic Hermland/Plains Sedgy Wetland Mosaic	Damp Heath Scrub/Heathy Woodland Complex	Mangrove Shrubland	Sand Heathland
Bird Colony Shrubland	Damp Heathland / Damp Heathy Woodland	Not assessed to date - Formerly Not Applicable/ Not Within Victoria	Scoria Cone Woodland
Calcarene Dune Woodland	Damp Sands Herb-rich Woodland	Permanent Saline	Seasonally-inundated Sub-saline Hermland
Cane Grass-Lignum Halophyllic Hermland	Damp Sands Herb-rich Woodland / Damp Heathland / Damp Heathy Woodland	Plains Brackish Sedge Wetland	Sedgy Riparian Woodland
Cinder Cone Woodland	Deep Freshwater Marsh	Plains Freshwater Sedge Wetland	Shallow Freshwater Marsh
Clay Heathland	Estuarine Wetland	Plains Grassland	Shrubby Dry Forest
Cleared Severely Disturbed	Floodplain Riparian Woodland	Plains Grassland/Plains Grassy Woodland Mosaic	Shrubby Foothill Forest
Coast Gully Thicket	Freshwater Meadow	Plains Grassy Wetland	Shrubby Wet Forest
Coastal Dune Scrub	Grassy Dry Forest	Plains Sedge Wetland	Stoney Rises Herb-rich Woodland
Coastal Dune Scrub Mosaic	Grassy Forest	Plains Swampy Woodland	Stony Knoll Shrubland / Plains Grassy Woodland / Plains Grassy Wetland
Coastal Headland Scrub	Grassy Woodland	Healthy Woodland	Swamp Scrub
Coastal Headland Scrub/ Headland Coastal Tussock Grassland Mosaic	Heathy Woodland	Herb-rich Foothill Forest/ Shrubby Foothill Forest Complex	Swamp Scrub / Aquatic Hermland
Coastal Landfill / Sand Accretion	Herb-rich Foothill Forest	Lignum Wetland	Swampy Riparian Woodland
Coastal Saltmarsh	Shrubby Foothill Forest Complex	Plantation (undefined)	Water Body - Natural or man made
Coastal Tussock Grassland	Riparian Forest	Private Land No Tree Cover	Wet Forest
Cool Temperate Rainforest	Riparian Scrub Complex	Reed Swamp	Wet Heathland
Creekline Grassy Woodland	Riparian Woodland	Wet Forest	Wet Sands Thicket

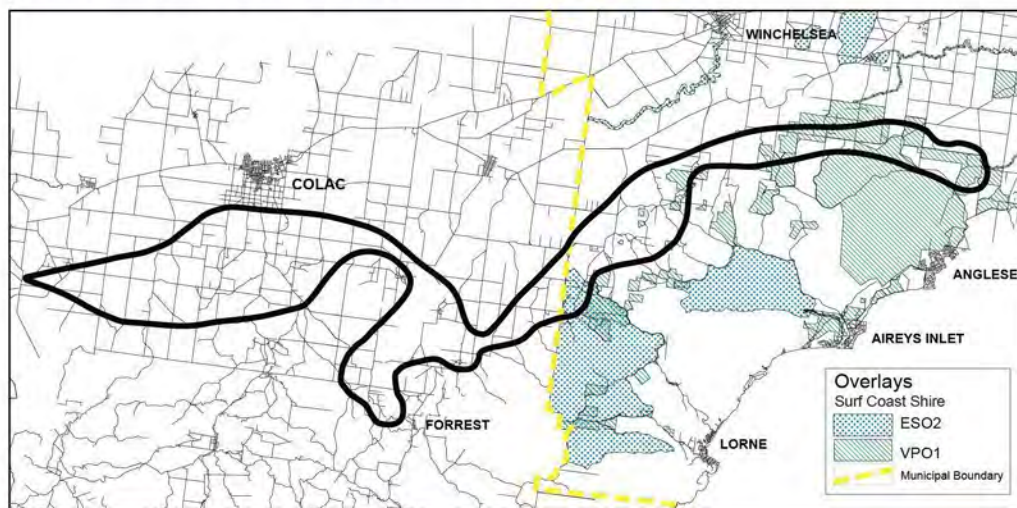
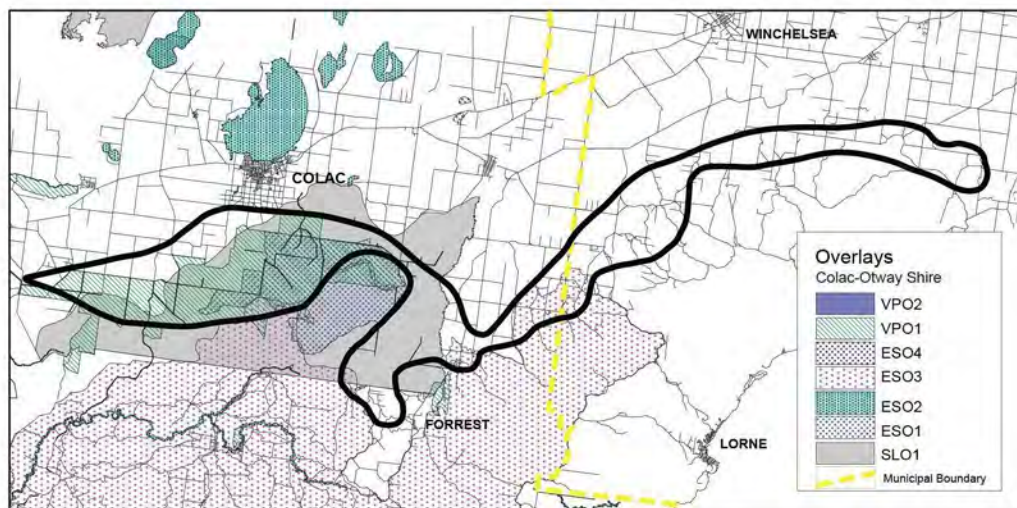




### ZONING MAP

The zoning map shows the majority of the precinct zoned Rural, with some Public Conservation and Resource zoned land at the southern boundaries of the precinct, reflecting the Otway foothills.

Zones	
[Light Purple Box]	B1Z
[Medium Purple Box]	B2Z
[Dark Purple Box]	B4Z
[Light Green Box]	ERZ
[Orange Box]	IN1Z
[Red Box]	LDRZ
[Dark Green Box]	PCRZ
[Light Green Box]	PPRZ
[Yellow Box]	PUZ
[Light Grey Box]	PUZ4
[Pink Box]	R1Z
[Magenta Box]	RDZ1
[Light Blue Box]	RUZ
[Light Green Box]	SUZ1
[Pink Box]	TZ
[Yellow Dashed Line]	Municipal Boundary



## RELEVANT OVERLAYS MAP

The overlays within the precinct relevant to landscape character include the Vegetation Protection Overlay, for protection of pockets of significant and remnant or native vegetation throughout, as well as protection of roadside vegetation in the western half of the precinct administered by Colac Otway Shire. Other overlays or parts of overlays in the precinct are related to environmentally significant areas such as Barongarook High and other groundwater areas.



# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 2.1 | NORTHERN FOOTHILLS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.1	Colac Otway	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Farming structures</li> <li>Timber plantations close to road corridors</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Loss of indigenous vegetation</li> <li>Cluttered road reservations</li> <li>Buildings on bare hill faces</li> <li>Ridgeline and skyline development</li> <li>Removal of trees associated with timber production</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ part Otway foothills</p> <p>Some R1 and LDRZ on the outskirts of Colac</p> <p>Barwon Downs zoned TZ</p> <p>Overlays:</p> <p>VP01 Significant and Remnant Vegetation</p> <p>VP02 Roadside Vegetation</p> <p>ES01 Barongarook High and Other Groundwater Areas</p> <p>ES04 part Habitat Protection</p> <p>ES02 Lakes, Wetlands and Streams applies to the creek system in the west</p> <p>ES03 applies to the southern edges</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p> <p>22.05 Coastal and Otway Ranges Townships</p>	<p>Permit trigger exists for development within 100 metres of RDZ1</p> <p>Assessment tools / decision framework generally lacking</p> <p>Plantations adjacent to main roads</p>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review MSS in relation to townships in the landscape, particularly 21.01-04 and 21.04-03 Settlement Patterns and Rural Living</p> <p>Also review MSS Clause 21.04-10 in relation to smaller communities</p> <p>Review/strengthen all relevant Local Policies</p> <p>Introduce new Local Policy including Development Principles for Precinct 2.1</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [perhaps amend 22.01] to include indigenous buffer requirement for plantations adjacent to RDZ1</p>

## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.1	Surf Coast	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Farming structures</li> <li>Timber plantations close to road corridors</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Loss of indigenous vegetation</li> <li>Cluttered road reservations</li> <li>Buildings on bare hill faces</li> <li>Ridgeline/skyline development</li> <li>Removal of trees associated with timber production</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ part (Otway foothills)</p> <p>ERZ minimal/part</p> <p>SUZ1 minimal/part</p> <p>Alcoa Lease Land</p> <p>Deans Marsh zoned TZ and LDRZ</p> <p>Overlays:</p> <p>VP01 Significant Native Vegetation</p> <p>ES02 Special Water Supply Catchment Areas</p>	<p>22.02 Rural and Environmental Development Policy</p> <p>22.03 Fire Safety</p> <p>22.05 Surf Coast Design and Colours</p> <p>22.06 Streetscape and Landscaping</p>	<p>Good strategic basis for landscape protection and enhancement</p> <p>Alternative 'landscape units' identified in MSS</p> <p>Comprehensive suite of local policies, but Local Policy specific to landscape required</p> <p>40 hectare permit trigger in place for timber production in the Schedules to the Rural Zone in Surf Coast</p> <p>Buffer requirement needed</p> <p>Permit trigger in place for development within 100 metres of RDZ1</p> <p>Key issue is ribbon development and low density residential development at township edges</p> <p>Decision guidelines required</p>	<p>Review MSS [strengthen if required]:</p> <p>21.04 Environment and Landscape</p> <p>Review MSS Clause 21.06 Landscape and Culture Strategy; review/amend landscape units, descriptions and objectives</p> <p>Review/strengthen MSS Clause 21.09 Rural Residential Strategy for LDRZ and RLZ areas</p> <p>Review/strengthen MSS as it relates to townships within the landscape, especially Clause 21.17</p> <p>Introduce new Local Policy including Development Principles for Precinct 2.1</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review relevant Local Policies for inconsistencies eg with Development Principles</p>





THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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PRECINCT PACKAGE

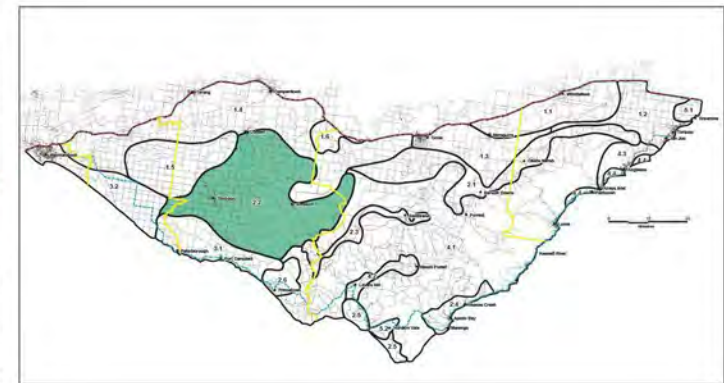
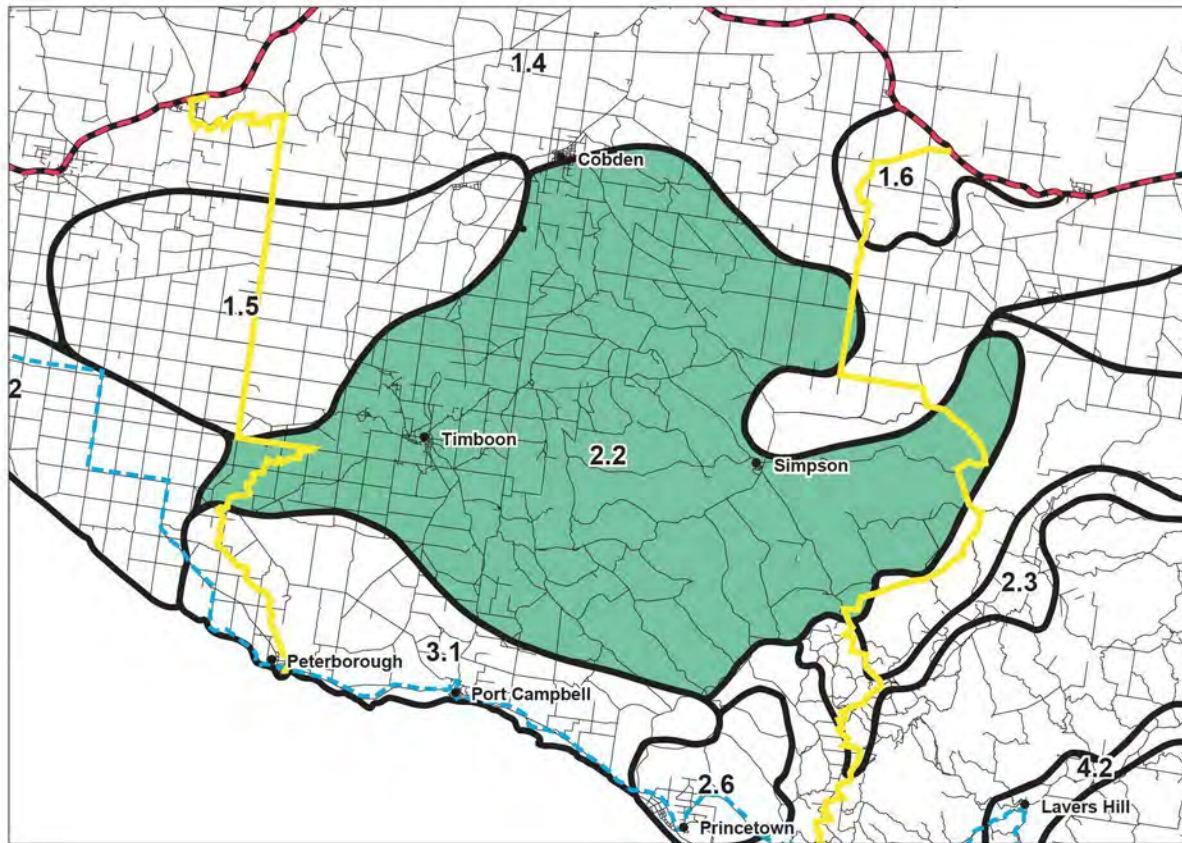
PRECINCT 2.2 | DAIRYING HILLS AND VALES

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 2.2 | DAIRYING HILLS AND VALES



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands



## PRECINCT QUALITIES AND OBJECTIVES

### PRECINCT 2.2 | DAIRYING HILLS AND VALES



### PRECINCT DESCRIPTION

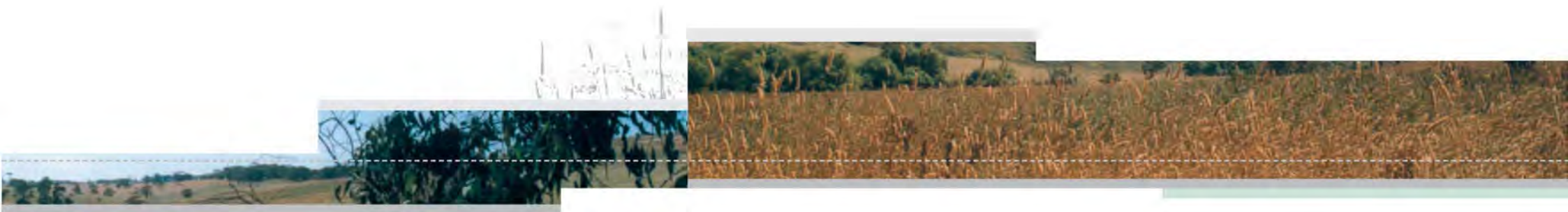
Precinct 2.2 is characterised by a complex network of sprawling hills and vales, with incised creeks and gorges around Timboon. The pastoral landscape is criss-crossed by geometric lines of shelter belts and hedge rows, and more informal tree planting, both native and exotic. There are areas of remnant bush, including some forest with understorey. Farm buildings are scattered, and dairying-related buildings tend to be located close to the road. There is a dramatic contrast between the more open areas that offer long distance views from ridge top roads, and the seclusion of the narrow, heavily treed valleys around Timboon. Roads follow curving alignments as they straddle ridges and meander into valleys.

### DISTINCTIVE QUALITIES

The Otway Foothills, Valleys and Uplands landscape character type is located generally at the foothills of the Otway Forest, both inland and on the coast. It is characterised by hilly topography, varying from gentle to steep, and often incised with rivers, creeks and gullies. A patchwork of paddocks and shelter belts exists throughout this landscape character type, with some remnant vegetation in waterways and valleys.

Within this landscape character type, precinct 2.2 is distinctive for the contrasts in the landscape between open ridge tops and intimate, heavily wooded creek valleys. It is the dairying precinct of the Otway Foothills, Valleys and Uplands landscape, where the use of the land is most obviously reflected in the siting of buildings which are often located close to the roadsides. Stands of remnant vegetation, and the naturalistic landform and vegetation of the creek valleys, are locally significant landscape features of the precinct.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.



## KEY CHARACTERISTICS

- Contrasts in the landscape between open, ridge-tops and intimate, heavily wooded creek valleys
- Stands of indigenous vegetation
- Tall shelter belts and hedge rows dividing paddocks
- Rural qualities, particularly when viewed from major road corridors
- Scattered pattern of development, tucked into the landscape

## FUTURE DIRECTIONS

The rich patchwork of landscape elements in this precinct has the potential to be strengthened through the use of additional vegetation for emphasis. Buildings are scattered throughout the landscape and there is the opportunity to continue this pattern, with traditionally scaled dairying structures located close to the road.

## LANDSCAPE OBJECTIVES

- To protect stands of indigenous and native vegetation, particularly within creek valleys.
- To increase the use of informal indigenous planting to emphasise natural landforms.
- To protect existing shelter belts and hedge rows.
- To ensure buildings and structures sit within, rather than dominate the landscape.
- To ensure ridge tops and visually prominent hill faces are largely kept free of development.
- To retain a rural outlook from main road corridors throughout the precinct.
- To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.
- To maintain the dominance of the natural landscape from main road corridors outside townships.
- To improve the appearance of rural residential development located on the fringes of townships.



## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 2.2 | DAIRYING HILLS AND VALES

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	<p>To protect stands of indigenous and native vegetation, particularly within creek valleys.</p> <p>To increase the use of informal indigenous planting to emphasise natural landforms.</p>	<p>Retain existing indigenous and native trees and understorey wherever possible and provide for the planting of new indigenous and native vegetation.</p> <p>Replace any trees lost due to development with similar size indigenous trees.</p>	<i>Loss of indigenous and native vegetation.</i>
SHELTER BELTS AND HEDGE ROWS	To protect existing shelter belts and hedge rows.	<p>Retain existing hedge rows and shelter belts wherever possible.</p> <p>Replace lost shelter belts and hedge rows with a species suitable to the local area.</p>	<i>Loss of hedge rows and shelter belts.</i>
HEIGHT AND SITING	To ensure buildings and structures sit within, rather than dominate the landscape.	<p>Keep development below the dominant tree canopy height.</p> <p>Locate any development outside townships sparsely, siting buildings and structures to avoid the loss of existing vegetation.</p> <p>Utilise low scale building forms, tucked into the landscape.</p>	<i>Buildings that protrude above the tree canopy height.</i>
SITING AND DESIGN	To ensure ridge tops and visually prominent hill faces are largely kept free of development.	<p>In circumstances where it can not be avoided on hill faces:</p> <ul style="list-style-type: none"> <li>– Locate development sparsely to avoid loss of vegetation.</li> <li>– Design buildings to follow the contours or step down the site.</li> <li>– Articulate buildings into separate elements, and avoid visually dominant elevations.</li> <li>– Use darker colours and finishes that are less prominent visually, particularly roofs.</li> </ul> <p>In circumstances where it can not be avoided on ridge tops:</p>	<p><i>Light colours or highly reflective finishes on hill faces.</i></p> <p><i>Dark colours and finishes on ridge tops.</i></p> <p><i>Excessive cut and fill.</i></p> <p><i>Large building footprints.</i></p> <p><i>Loss of vegetation in visually prominent locations.</i></p>

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SITING AND DESIGN [Cont.]		<ul style="list-style-type: none"> <li>- Locate development to avoid the loss of vegetation.</li> <li>- Use lighter colours and finishes to minimise visibility against the sky.</li> </ul>	
SITING	To retain a rural outlook from main road corridors throughout the precinct.	Between townships, site development substantial distances from Category 1 Roads wherever possible, with the exception of built form which has been traditionally located adjacent to the road eg small dairying structures.	<i>Loss of rural outlook from main road corridors.</i>
TIMBER PLANTATIONS	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.	Screen commercial timber plantations that are located adjacent to Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.	<i>Visibility of timber plantations from main road corridors.</i>
TOWNSHIPS AND SETTLEMENTS	To maintain the dominance of the natural landscape from main roads outside townships.	<p>Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.</p> <p>Locate signage away from entrances and exits to townships wherever possible.</p>	<p><i>Highly visible ribbon development.</i></p> <p><i>Unclear edges to townships.</i></p> <p><i>Signage clutter at entrances and exits to townships.</i></p>
RURAL LIVING AND LOW DENSITY RESIDENTIAL DEVELOPMENT	To improve the appearance of rural living and low density residential development located on the fringes of townships.	<p>In rural living and low density residential areas:</p> <ul style="list-style-type: none"> <li>- Use permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.</li> <li>- Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous vegetation wherever possible.</li> <li>- Utilise vegetation for privacy screening and to delineate property boundaries, instead of fencing. If fencing is necessary, provide open style fencing of a type traditionally used in rural areas ie post and wire.</li> </ul>	<p><i>High, solid fencing.</i></p> <p><i>Loss of vegetation.</i></p> <p><i>Impervious surfacing.</i></p>



## PRECINCT LANDSCAPE ELEMENTS

PRECINCT 2.2 | DAIRYING HILLS AND VALES



ABOVE | Scenes from the journey from Timboon towards Port Campbell.



ABOVE | Vegetation encloses the journey on the Cobden - Port Campbell Road

### EDGES

The following 'landscape edges' exist within the precinct:

- The interface between the township edges and the 'natural' landscape
- Landscape features as edges in the landscape, such as vegetated creek valleys within pastoral uplands
- The interface between landscape features such heavily wooded valleys and open ridge tops
- The many incised valleys and creeks within the landscape
- The interface of buildings with natural and man made features, including road corridors

### CORRIDORS

The following, taken from field survey notes, provides a sequence description of the journey from Cobden to beyond Timboon, travelling south on Cobden - Port Campbell Road:

... Cobden - rolling land - valley landscape with remnant eucalypts and exotic shelter belts - rolling to hilly landforms - (similar to Otway foothills) - scattered trees - consistent roadside bushy vegetation - wide roadside verges with dense indigenous vegetation - encloses journey and creates glimpses through screening - Scotts Creek has a hall and store - Timboon has a creek-side setting - crossroads in centre - shops along through road, with nearby bushland - bushy roadside verges with flatter country in sections - remnant bush shelter belts and exotic rows of cypresses - less native vegetation toward Port Campbell - views towards Port Campbell exist from the edge of the precinct...



ABOVE | The bushy town character of Timboon.

There are two major townships within the precinct: Timboon and Simpson.

## TIMBOON

Timboon occupies a distinctive site astride the valley of Powers Creek, at the junction of three main roads. The topography and the main roads define the layout of the town. The centre is occupied by a deep gully with tall manna gums, which gives the town a bushy character. Beyond the centre, development straggles along the main roads that wind up out of the valley and as a result, the edge of the town is not strongly defined. There is a mix of residential and industrial buildings occupying the higher land on the perimeter of the town, bordering the open farmland landscape. The quality and type of development on the main road approaches has detracted from the town's distinctive character.

## SIMPSON

The township of Simpson is settled on a wide ridge of the Otway foothills. There are only a few streets in the town, which branch off a feeder road from the junction of two main roads. The housing is mostly low key as is the roadside takeaway shop, which marks the town centre. There is a strong presence of native vegetation particularly along the roadsides.





THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

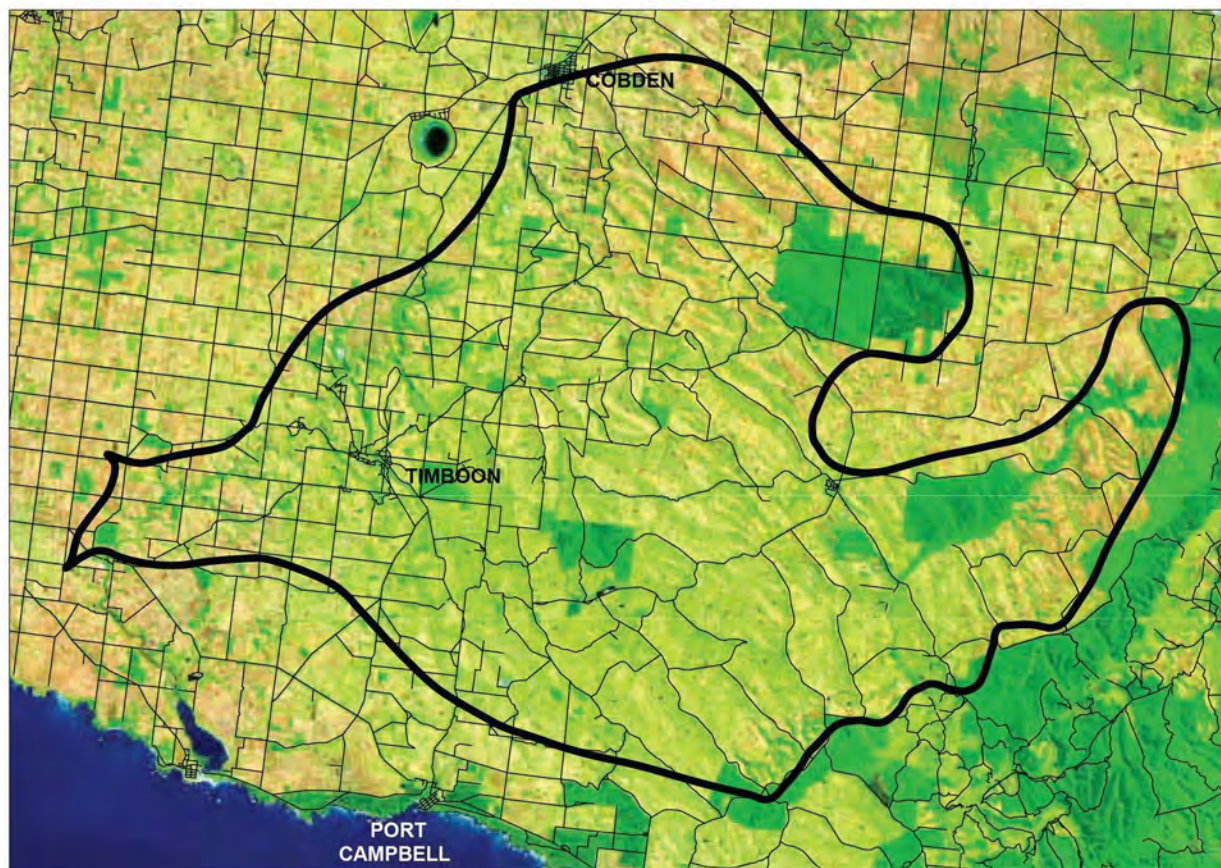
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PRECINCT ANALYSIS  
PRECINCT 2.2 | DAIRYING HILLS AND VALES

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

## PRECINCT ANALYSIS MAPS

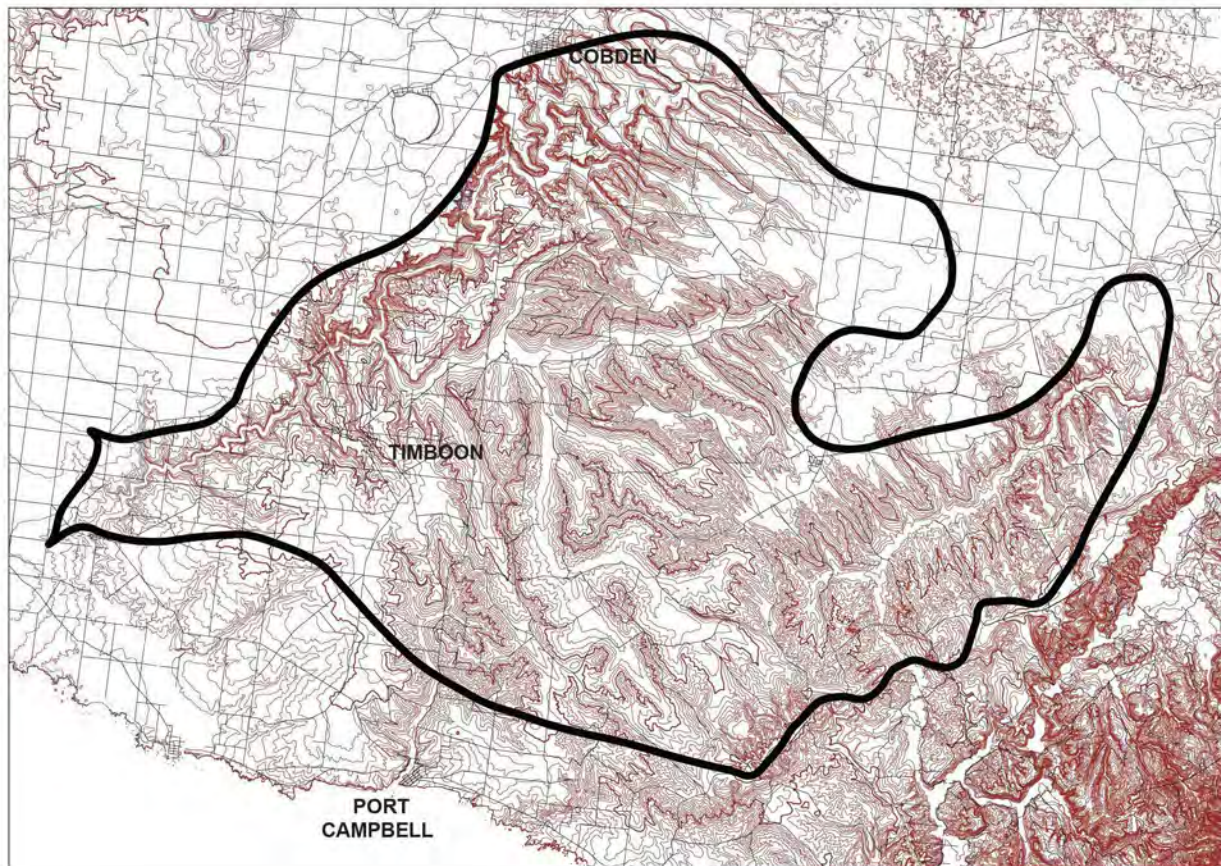
PRECINCT 2.2 | DAIRYING HILLS AND VALES



### SATELLITE PHOTO

The satellite photo reveals the lush, dairying character of much of the farmland, and the uneven distribution of tree cover. The steeply wooded valleys of the creek system around Timboon are evident, as are the ridges that cause the undulations in topography and belie the existence of coastlines from former geological eras.

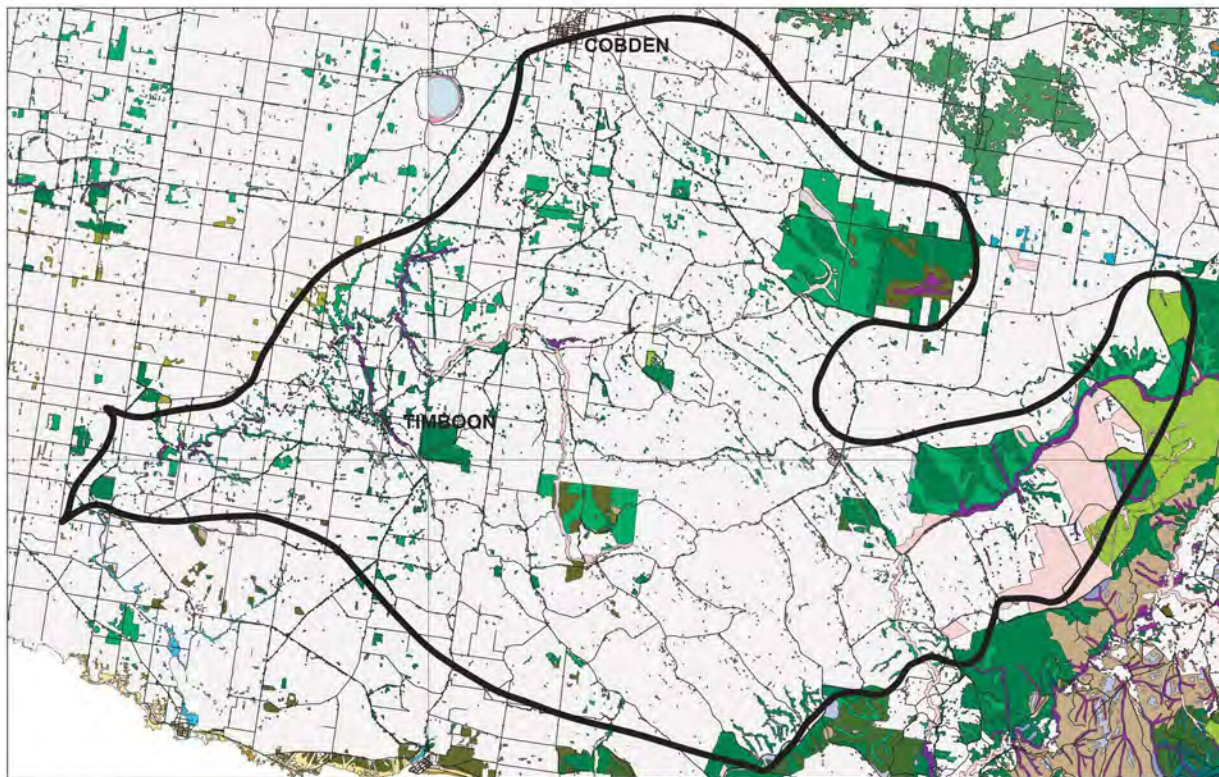




### CONTOUR MAP

The contour map shows the complexity of the hill and valley systems that permeate the precinct.





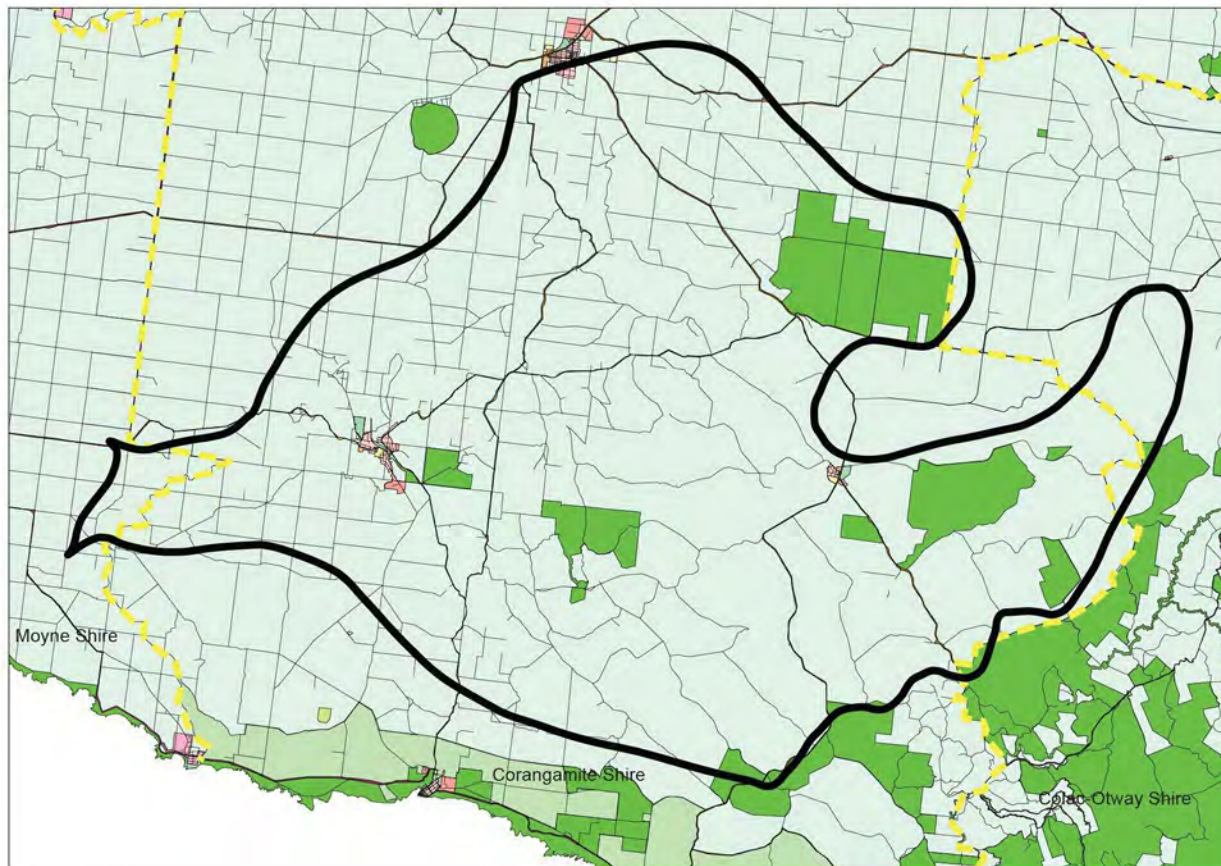
## ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows most of the land as privately owned with no tree cover. There are concentrations of Riparian Forest, Lowland Forest, and Herb-rich Foothill Forest, along creek corridors and in some large parcels of land in isolated areas, and closer to the Otway foothills where there are also expanses of cleared and severely disturbed land. In the north west part of the precinct there is a stronger presence of Damp Heathland / Damp Heathy Woodland.

### Vegetation Classes

Aquatic Hermland	Damp Heath Scrub	Lowland Forest	Riparian Woodland / Escarpment Shrubland
Aquatic Hermland/Plains Sedgy Wetland Mosaic	Damp Heath Scrub/Heathy Woodland Complex	Mangrove Shrubland	Sand Heathland
Bird Colony Shrubland	Damp Heathland / Damp Heathy Woodland	Not assessed to date - Formerly Not Applicable/ Not Within Victoria	Scoria Cone Woodland
Calcarene Dune Woodland	Damp Sands Herb-rich Woodland	Permanent Saline	Seasonally-inundated Sub-saline Hermland
Cane Grass-Lignum Halophytic Hermland	Damp Sands Herb-rich Woodland / Damp Heathland / Damp Heathy Woodland	Plains Brackish Sedgy Wetland	Sedgy Riparian Woodland
Cinder Cone Woodland	Deep Freshwater Marsh	Plains Freshwater Sedgy Wetland	Shallow Freshwater Marsh
Clay Heathland	Estuarine Wetland	Plains Grassland	Shrubby Dry Forest
Cleared Severely Disturbed	Floodplain Riparian Woodland	Plains Grassland/Plains Grassy Woodland Mosaic	Shrubby Foothill Forest
Coast Gully Thicket	Freshwater Meadow	Plains Grassy Wetland	Shrubby Wet Forest
Coastal Dune Scrub	Grassy Dry Forest	Plains Grassy Woodland	Stoney Rises Herb-rich Woodland
Coastal Dune Scrub Mosaic	Grassy Forest	Plains Sedgy Wetland	Stony Knoll Shrubland / Plains Grassy Woodland / Plains Grassy Wetland
Coastal Headland Scrub	Grassy Woodland	Plains Swampy Woodland	Swamp Scrub
Coastal Headland Scrub/ Headland Coastal Tussock Grassland Mosaic	Heathy Woodland	Plantation (undefined)	Swamp Scrub / Aquatic Hermland
Coastal Landfill / Sand Accretion	Heathy Woodland/Sand Heath Mosaic	Private Land No Tree Cover	Swampy Riparian Woodland
Coastal Saltmarsh	Herb-rich Foothill Forest	Reed Swamp	Water Body - Natural or man made
Coastal Tussock Grassland	Herb-rich Foothill Forest/ Shrubby Foothill Forest Complex	Riparian Forest	Wet Forest
Cool Temperate Rainforest	Lignum Wetland	Riparian Scrub Complex	Wet Heathland
Creekline Grassy Woodland		Riparian Woodland	Wet Sands Thicket



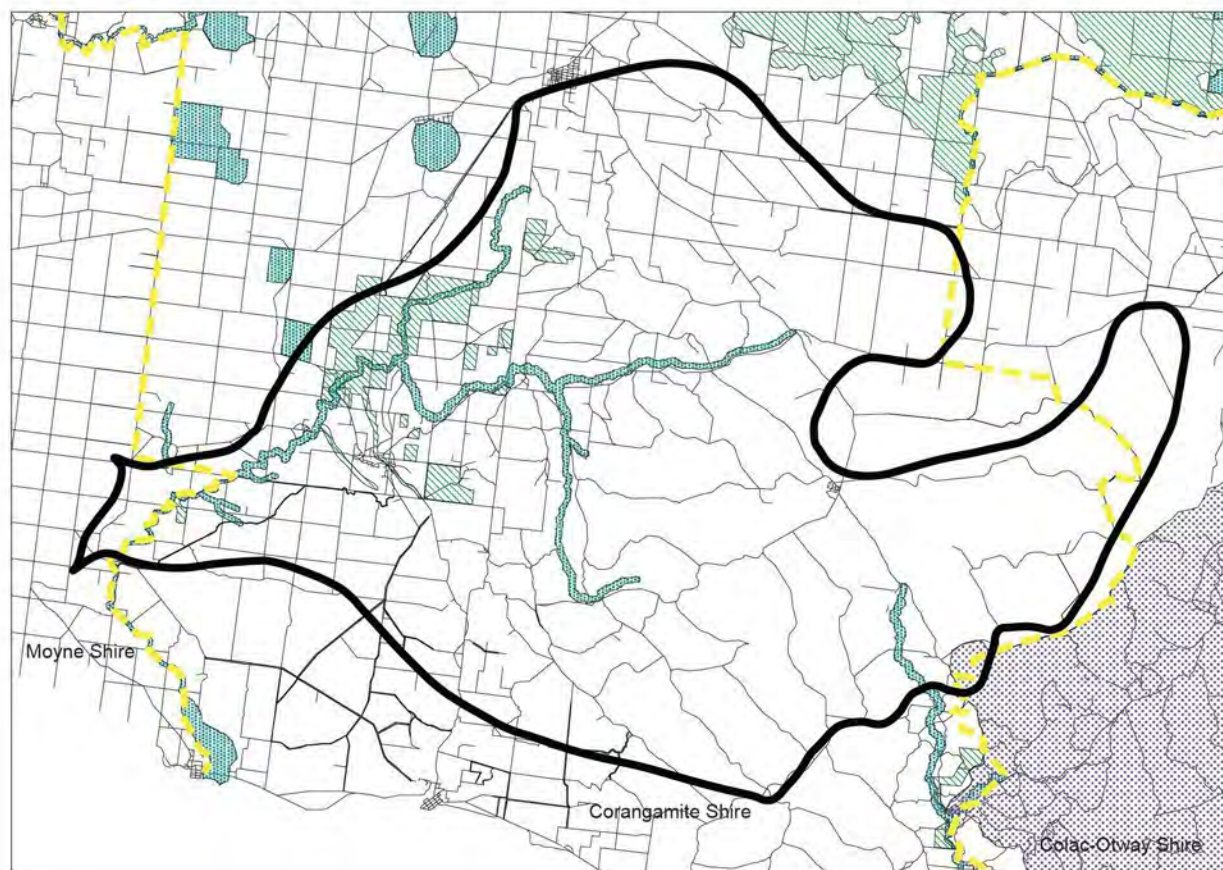


### ZONING MAP

The zoning map depicts the majority of the precinct zoned Rural with some patches of Public Conservation and Resource zoned areas primarily coinciding with areas of significant vegetation.

Zones	
[Light Purple Box]	B1Z
[Medium Purple Box]	B2Z
[Dark Purple Box]	B4Z
[Light Green Box]	ERZ
[Orange Box]	IN1Z
[Red Box]	LDRZ
[Dark Green Box]	PCRZ
[Medium Green Box]	PPRZ
[Yellow Box]	PUZ
[Light Grey Box]	PUZ4
[Pink Box]	R1Z
[Red Box]	RDZ1
[Light Green Box]	RUZ
[Light Green Box]	SUZ1
[Pink Box]	TZ
[Dashed Yellow Line]	Municipal Boundary





## RELEVANT OVERLAYS MAP

The overlays in the precinct related to landscape character are the Vegetation Protection Overlay, in place for protection of significant and remnant vegetation, both in patches and adjacent to watercourses, and for roadside vegetation protection. The Environmental Significance Overlay is also used in the precinct for protection of watercourses, waterbodies and wetland areas.

### Overlays

Colac-Otway

ES03

Corangamite

ES01

VPO1

Municipal Boundary



# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 2.2 | DAIRYING HILLS AND VALES

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.2	Moyné [western extremity of precinct]	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Farming structures</li> <li>Timber plantations</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Loss of native vegetation</li> <li>Clearing of vegetation on hill tops and skylines</li> <li>Loss of shelter belts</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>Overlays:</p> <p>No overlays</p>	<p><u>22.01 Settlement and Housing:</u> 22.01-1 Aboriginal Heritage</p> <p><u>22.02 Environment:</u> 22.02-2 Rare and Threatened Species 22.02-7 Hilltop and Ridgeline Protection 22.02-8 Flora and Fauna</p> <p><u>22.03 Economic Development:</u> 22.03-3 Timber and Timber Processing Industries 22.03-5 Housing on Lots of Less than the Minimum Area 22.03-6 Excisions of Dwellings in the Rural Zone</p>	<p>Strategic direction requires strengthening</p> <p>RDZ1 100 metre permit trigger in place</p> <p>Decision framework / assessment tools lacking generally</p> <p>Plantations adjacent to main roads</p>	<p>Strengthen MSS in relation to landscape, particularly clause 21.06 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 2.2</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy 22.03-3 to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review / strengthen relevant Local Policies in relation to landscape</p>

## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.2	Colac Otway [eastern extremity of precinct]	N/A	Development Types: <ul style="list-style-type: none"> <li>Farming structures</li> <li>Timber plantations</li> </ul> Potential Threats: <ul style="list-style-type: none"> <li>Loss of native vegetation</li> <li>Clearing of vegetation on hill tops and skylines</li> <li>Loss of shelter belts</li> </ul>	Zoning: RUZ Overlays: ES03 Proclaimed Water Catchments ES02 applies to one stream	22.01 Main Roads / Scenic Routes 22.02 Ridgelines 22.04 House Lot Excision in the Rural and Environmental Rural Zones	Review strategic directions Permit trigger exists for development within 100 metres of RDZ1 Decision framework / assessment tools lacking generally Plantations adjacent to main roads	Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land Review/strengthen all relevant Local Policies Introduce new Local Policy including Development Principles for Precinct 2.2 Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1 Local Policy [perhaps amend 22.01] to include indigenous buffer requirement for plantations adjacent to RDZ1



## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.2	Corangamite	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Development within the townships</li> <li>Farming structures</li> <li>Timber plantations</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Loss of native vegetation</li> <li>Clearing of vegetation on hill tops and skylines</li> <li>Ribbon development and vegetation clearance on entry routes to Timboon</li> <li>Loss of shelter belts</li> <li>Rural residential development on township edges</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ [patches only]</p> <p>Townships of Simpson and Timboon are primarily zoned R1Z, with small areas of LDRZ.</p> <p>Simpson has TZ on outskirts.</p> <p>The southern parts of Cobden are zoned R1Z and some LDRZ</p> <p>Overlays:</p> <p>VPO1 Significant and Remnant Vegetation Protection</p> <p>ES01 Watercourse, Waterbody and Wetland Protection</p> <p>VPO2 Roadside Vegetation</p>	<p><u>22.01 Settlement:</u></p> <p>22.01-1 Urban Growth Boundary</p> <p>22.01-2 House Lot Excision</p> <p>22.01-3 Residential Infrastructure</p> <p><u>22.02 Environment:</u></p> <p>22.02-1 Catchment and Land Protection</p> <p>22.02-2 Wildfire Management</p> <p>22.02-5 Natural and Cultural Heritage</p> <p><u>22.03 Economic Development:</u></p> <p>22.03-2 Horticulture</p> <p>22.03-3 Timber and Timber Processing Industries</p> <p>22.03-4 Tourist Use and Development</p> <p><u>22.04 Particular Use and Development:</u></p> <p>22.04-1 Building Lines and Height</p> <p>22.04-3 Highway Development</p> <p>22.04-6 Sheds and Outbuildings</p> <p>22.04-7 Townscape</p>	<p>Permit trigger exists for development within 100 metres of RDZ1</p> <p>Decision framework required</p> <p>Plantations adjacent to main roads</p>	<p>Review/strengthen MSS in relation to landscape, particularly 21.04-2 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 2.2</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [22.03-3] to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review Local Policy 22.04-3</p>



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

**plān i 'sphēre** [ // urban strategy planners ]

PRECINCT PACKAGE

PRECINCT 2.3 | GELLIBRAND RIVER VALLEY

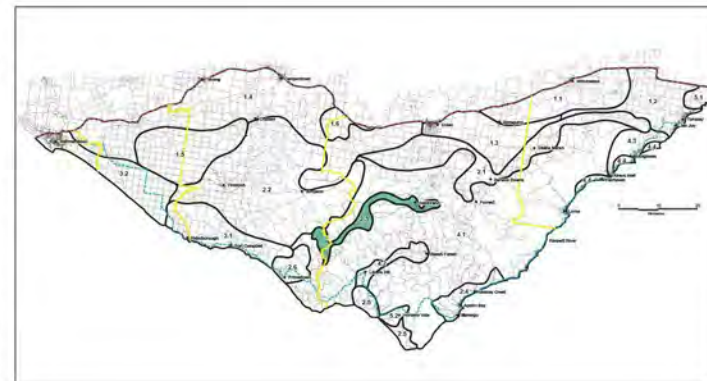
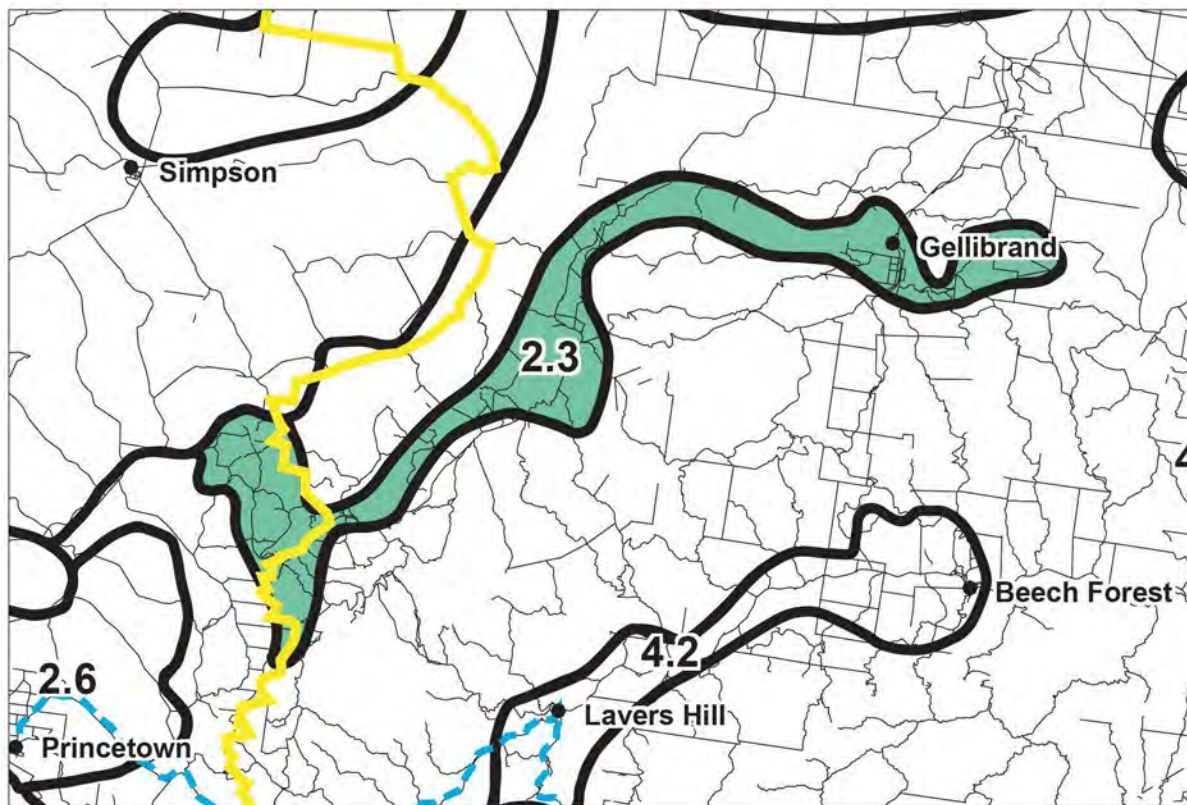
FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003





# LOCALITY MAP

PRECINCT 2.3 | GELLIBRAND RIVER VALLEY



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands

## PRECINCT QUALITIES AND OBJECTIVES

PRECINCT 2.3 | GELLIBRAND RIVER VALLEY



### PRECINCT DESCRIPTION

Precinct 2.3 is a cleared pocket, tucked into the Otway Forest. It is an intimately scaled area, following the river valley with enclosed views to forested ridges and hilltops. The pastoral landscape and openness on the valley floor provides a contrast to the dense bushland beyond, though occasionally this bushland runs into the precinct in the form of forested gullies and slopes. The enclosed landscape is emphasised by the simple timber structures dotted throughout, tucked into the landscape. There is a sense of history within the precinct due to links to the past in the form of the original logging rail line and old routes through the area.

### DISTINCTIVE QUALITIES

The Otway Foothills, Valleys and Uplands landscape character type is located generally at the foothills of the Otway Forest, both inland and on the coast. It is characterised by hilly topography, varying from gentle to steep, and often incised with rivers, creeks and gullies. A patchwork of paddocks and shelter belts exists throughout this landscape character type, with some remnant vegetation in waterways and valleys.

Within this landscape character type, precinct 2.3 is distinctive for its location in a cleared river valley pocket, among the dense Otway Forest. The valley floor is intimately scaled, with adjacent slopes covered in lush vegetation. The combination of river valley and forest edge scenery are particular features that contribute to the landscape character of this precinct.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.





## KEY CHARACTERISTICS

- Low scale development
- Intimately scaled valley floor
- Development nestled in the landscape; tucked away
- Adjacent slopes heavily vegetated
- Visual links to Otway Ranges

## FUTURE DIRECTIONS

Visual links to the heavily vegetated slopes of the Otway Ranges should be reinforced through additional planting of indigenous trees on the valley floor. Views to the forest should be maintained by ensuring that development is low scale and contained to the existing settlement in the valley.

## LANDSCAPE OBJECTIVES

- To retain the dominance of the heavy vegetation cover in gullies and slopes that run down to the valley floor.
- To increase indigenous vegetation, particular adjacent to the main road corridor.
- To ensure low scale development on the valley floor, nestled into the vegetation.
- To maintain clear views to the heavily vegetated slopes and the Otway Ranges from the valley floor.
- To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.
- To maintain the dominance of the natural landscape from main road corridors outside townships.

## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 2.3 | GELLIBRAND RIVER VALLEY

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SITING AND DESIGN	To retain the dominance of the heavy vegetation cover in gullies and slopes that run down to the valley floor.	<p>In circumstances where development can not be avoided on hill faces:</p> <ul style="list-style-type: none"> <li>– Locate development sparsely to avoid loss of vegetation.</li> <li>– Design buildings to follow the contours or step down the site.</li> <li>– Articulate buildings into separate elements, and avoid visually dominant elevations.</li> <li>– Use darker colours and finishes that are less prominent visually, particularly roofs.</li> </ul> <p>In circumstances where development can not be avoided on ridge tops:</p> <ul style="list-style-type: none"> <li>– Locate development to avoid the loss of vegetation.</li> <li>– Use lighter colours and finishes to minimise visibility against the sky.</li> </ul> <p>Replace any trees lost due to development with indigenous trees that will grow to a similar size.</p>	<p><i>Light colours or highly reflective finishes on hill faces.</i></p> <p><i>Dark colours and finishes on ridge tops.</i></p> <p><i>Excessive cut and fill.</i></p> <p><i>Large building footprints.</i></p> <p><i>Loss of vegetation in visually prominent locations.</i></p> <p><i>Clearing of heavily vegetated hill faces and gullies.</i></p>
VEGETATION	To increase indigenous vegetation, particular adjacent to the main road corridor.	Retain existing indigenous and native trees and understorey wherever possible and provide for the planting of new indigenous vegetation.	<i>Lack of vegetation, particularly adjacent to the main road corridor.</i>



LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
HEIGHT AND FORM	<p>To ensure low scale development on the valley floor, nestled into the vegetation.</p> <p>To maintain clear views to the heavily vegetated slopes and the Otway Ranges from the valley floor.</p>	<p>Utilise low scale building forms, tucked into the landscape.</p> <p>Keep development below the dominant tree canopy height.</p> <p>Integrate new development with the landscape through the use of appropriate indigenous vegetation.</p>	<p><i>Loss of sense of enclosure.</i></p> <p><i>Visually dominant, bulky buildings.</i></p> <p><i>Buildings that have no relationship to landform.</i></p> <p><i>Buildings that protrude above the tree canopy height.</i></p>
TIMBER PLANTATIONS INFRASTRUCTURE	<p>To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations and large buildings and structures.</p>	<p>Screen commercial timber plantations that are located adjacent to Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.</p> <p>Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise visibility from Category 1 Roads and key viewing locations.</p> <p>Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development.</p>	<p><i>Visibility of timber plantations from main road corridors.</i></p> <p><i>Loss of vegetation.</i></p> <p><i>Landscape 'scarring' through loss of large areas of vegetation on hill faces and ridges.</i></p>
TOWNSHIPS AND SETTLEMENTS	<p>To maintain the dominance of the natural landscape from main road corridors outside townships.</p>	<p>Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.</p> <p>Locate signage away from entrances and exits to townships wherever possible.</p>	<p><i>Ribbon development.</i></p> <p><i>Unclear edges to townships.</i></p> <p><i>Signage clutter at entrances and exists to townships.</i></p>

## PRECINCT LANDSCAPE ELEMENTS

PRECINCT 2.3 | GELLIBRAND RIVER VALLEY



### EDGES

The following 'landscape edges' exist within the precinct:

- Interface of development along edge of road
- Cleared valley contrasting with treed hill faces and ridges
- Vertical edge of town where it interfaces with the vegetated hill faces
- Landscape features in the landscape such as the river, and the interface of development with these features
- Plantation edges

### CORRIDORS

The following, taken from field survey notes, provides a description of the journey travelling south on Colac

-Lavers Hill Road, approaching Kawarren to just beyond Gellibrand:

... North side of Otway forest is indigenous - pass through plantations - Kawarren is cleared farmland in base of valley - cleared for school, set in bush - Gellibrand - partly cleared valley and surrounding hills - pine and native forest on surrounding ridges - further into forested precinct...





ABOVE | View to the Otway Ranges from Gellibrand



ABOVE | Simple, small scale buildings along the road edge

The main township within the precinct is Gellibrand.

## GELLIBRAND

Gellibrand is a timber town, tucked into the valley, with a river frontage. It has a linear layout and comprises just a few small scale, simple buildings mostly located along the road edge. Treed hill faces and ridges surround the town, and provide a contrast to the cleared valley floor.



THE GREAT OCEAN ROAD REGION  
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PRECINCT ANALYSIS

PRECINCT 2.3 | GELLIBRAND RIVER VALLEY

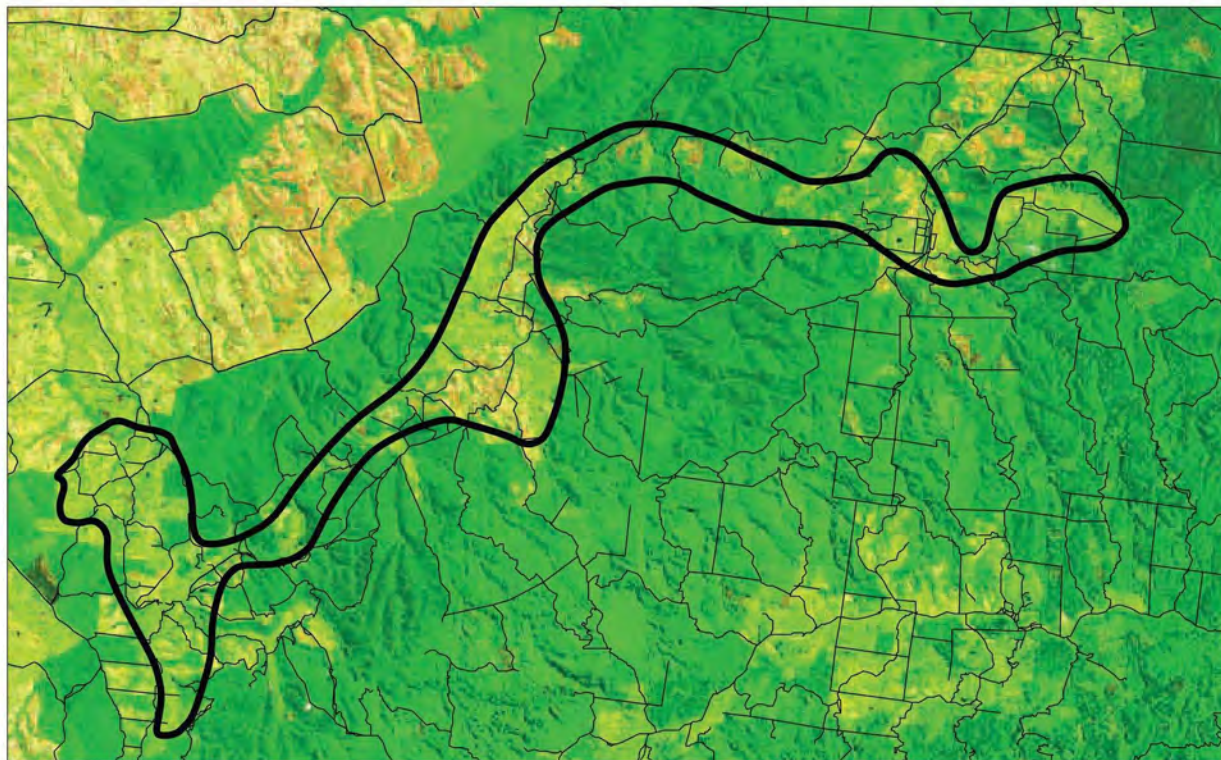
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## PRECINCT ANALYSIS MAPS

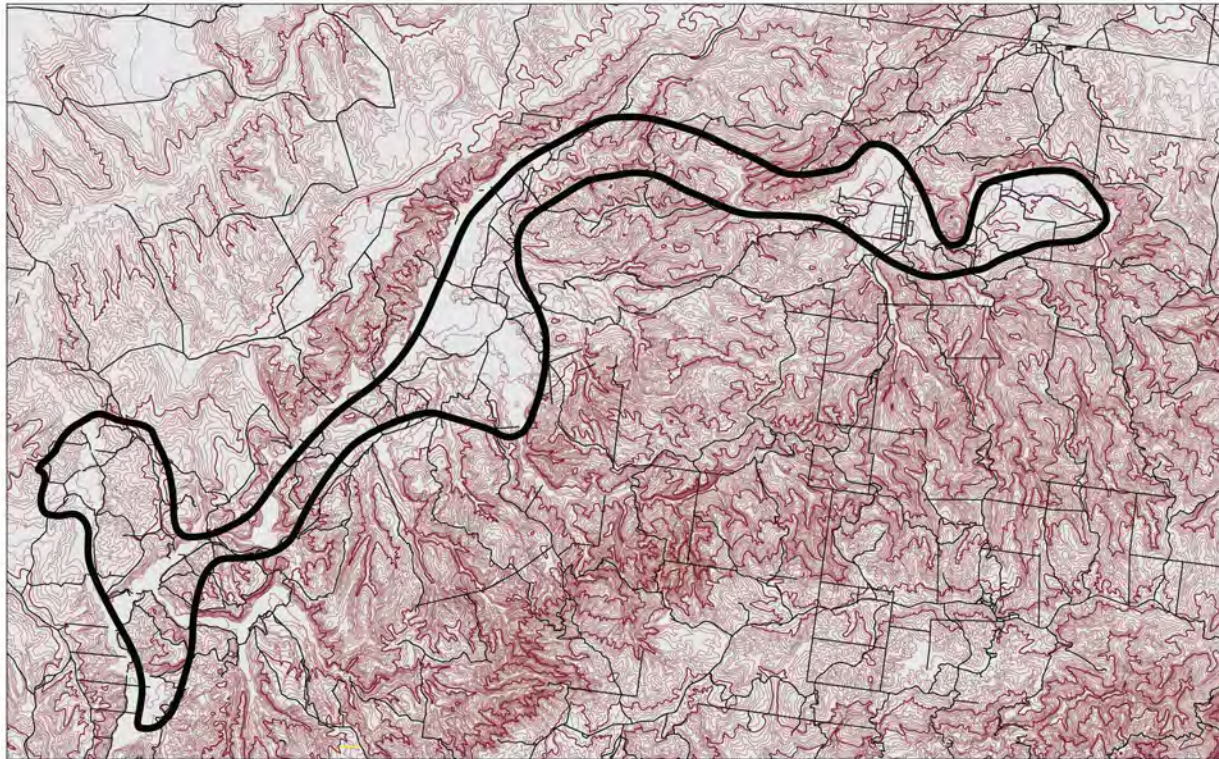
PRECINCT 2.3 | GELLIBRAND RIVER VALLEY



### SATELLITE PHOTO

The satellite photo distinguishes the precinct from its forested slope surrounds revealing a cleared river corridor with dense patches of vegetation.

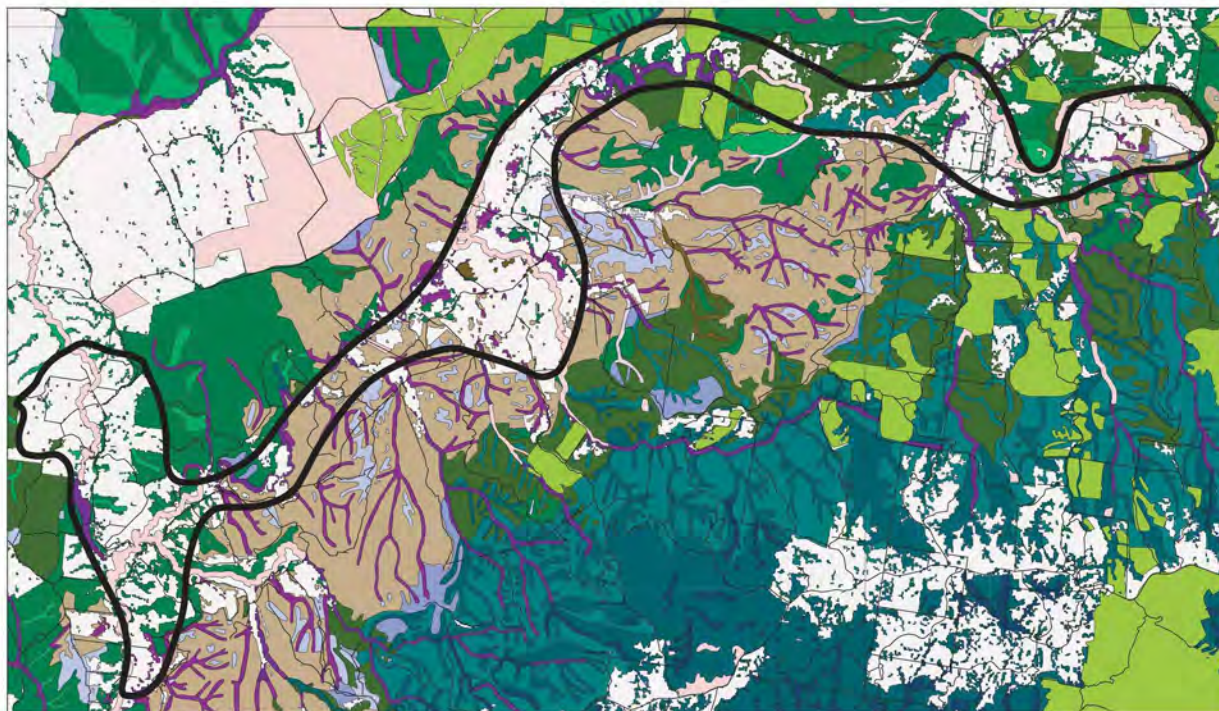




## CONTOUR MAP

The contour map shows a flattened river valley that narrows in some parts with steep slopes on either side.





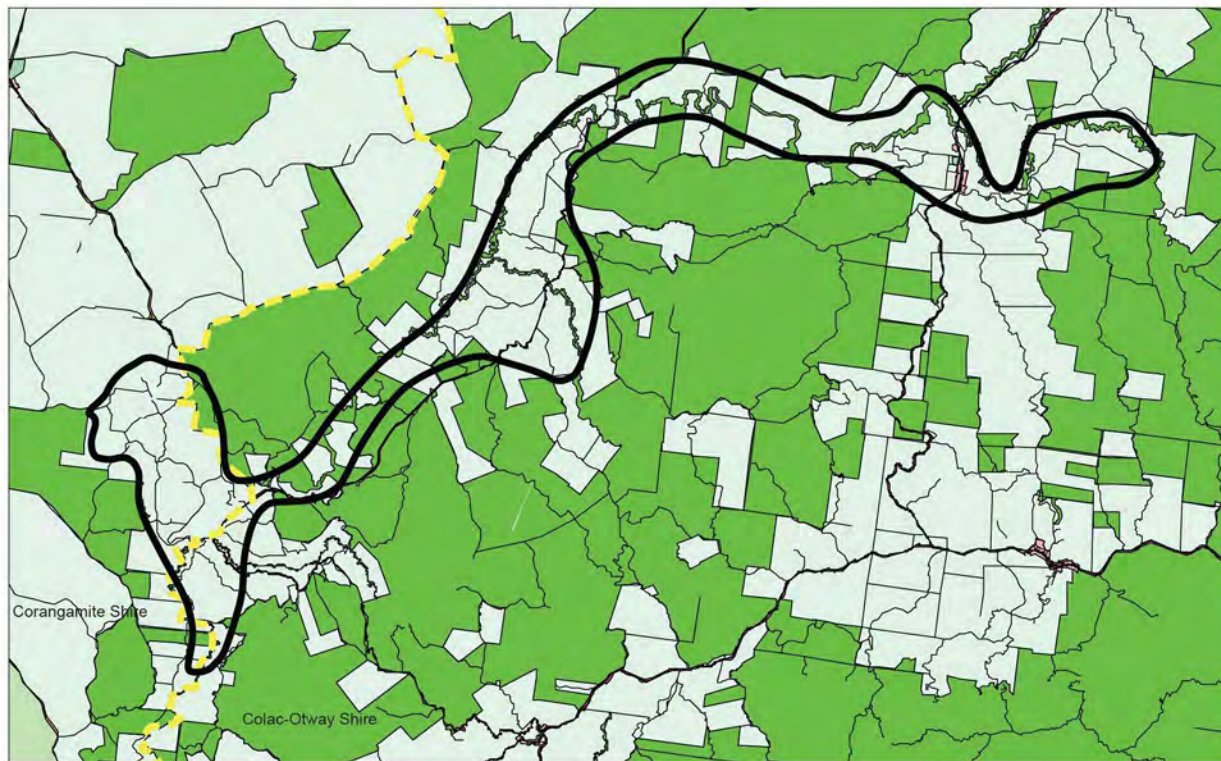
## ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows the flattened parts of the precinct as largely cleared with remnants of Riparian Scrubland Complex, Lowland Forest and Damp Sands Herb-rich Woodland. Other vegetation classes including Shrubby Wet Forest, Riparian Forest, Shrubby Foothill Forest and Heathy Woodland, cross through the precinct following rivers and linking the forested areas either side.

### Vegetation Classes

<ul style="list-style-type: none"> <li>Aquatic Herbland</li> <li>Aquatic Herbland/Plains Sedgy Wetland Mosaic</li> <li>Bird Colony Shrubland</li> <li>Calcarene Dune Woodland</li> <li>Cane Grass-Lignum Halophyllic Herbland</li> <li>Cinder Cone Woodland</li> <li>Clay Heathland</li> <li>Cleared Severely Disturbed</li> <li>Coast Gully Thicket</li> <li>Coastal Dune Scrub</li> <li>Coastal Dune Scrub Mosaic</li> <li>Coastal Headland Scrub</li> <li>Coastal Headland Scrub/</li> <li>Headland Coastal Tussock Grassland Mosaic</li> <li>Coastal Landfill / Sand Accretion</li> <li>Coastal Saltmarsh</li> <li>Coastal Tussock Grassland</li> <li>Cool Temperate Rainforest</li> <li>Creekline Grassy Woodland</li> </ul>	<ul style="list-style-type: none"> <li>Damp Heath Scrub</li> <li>Damp Heath Scrub/Heathy Woodland Complex</li> <li>Damp Heathland / Damp Heathy Woodland</li> <li>Damp Sands Herb-rich Woodland</li> <li>Damp Sands Herb-rich Woodland /</li> <li>Damp Heathland / Damp Heathy Woodland</li> <li>Deep Freshwater Marsh</li> <li>Estuarine Wetland</li> <li>Floodplain Riparian Woodland</li> <li>Freshwater Meadow</li> <li>Grassy Dry Forest</li> <li>Grassy Forest</li> <li>Grassy Woodland</li> <li>Heathy Woodland</li> <li>Heathy Woodland/Sand Heath Mosaic</li> <li>Herb-rich Foothill Forest</li> <li>Herb-rich Foothill Forest/</li> <li>Shrubby Foothill Forest Complex</li> <li>Lignum Wetland</li> </ul>	<ul style="list-style-type: none"> <li>Lowland Forest</li> <li>Mangrove Shrubland</li> <li>Not assessed to date - Formerly Not Applicable/</li> <li>Not Within Victoria</li> <li>Permanent Saline</li> <li>Plains Brackish Sedgy Wetland</li> <li>Plains Freshwater Sedgy Wetland</li> <li>Plains Grassland</li> <li>Plains Grassland/Plains Grassy Woodland Mosaic</li> <li>Plains Grassy Wetland</li> <li>Plains Grassy Woodland</li> <li>Plains Sedgy Wetland</li> <li>Plains Swampy Woodland</li> <li>Plantation (undefined)</li> <li>Private Land No Tree Cover</li> <li>Reed Swamp</li> <li>Riparian Forest</li> <li>Riparian Scrub Complex</li> <li>Riparian Woodland</li> </ul>	<ul style="list-style-type: none"> <li>Riparian Woodland / Escarpment Shrubland</li> <li>Sand Heathland</li> <li>Scoria Cone Woodland</li> <li>Seasonally-inundated Sub-saline Herbland</li> <li>Sedgy Riparian Woodland</li> <li>Shallow Freshwater Marsh</li> <li>Shrubby Dry Forest</li> <li>Shrubby Foothill Forest</li> <li>Shrubby Wet Forest</li> <li>Stoney Rises Herb-rich Woodland</li> <li>Stony Knoll Shrubland / Plains Grassy Woodland /</li> <li>Plains Grassy Wetland</li> <li>Swamp Scrub</li> <li>Swamp Scrub / Aquatic Herbland</li> <li>Swampy Riparian Woodland</li> <li>Water Body - Natural or man made</li> <li>Wet Forest</li> <li>Wet Forest</li> <li>Wet Heathland</li> <li>Wet Sands Thicket</li> </ul>
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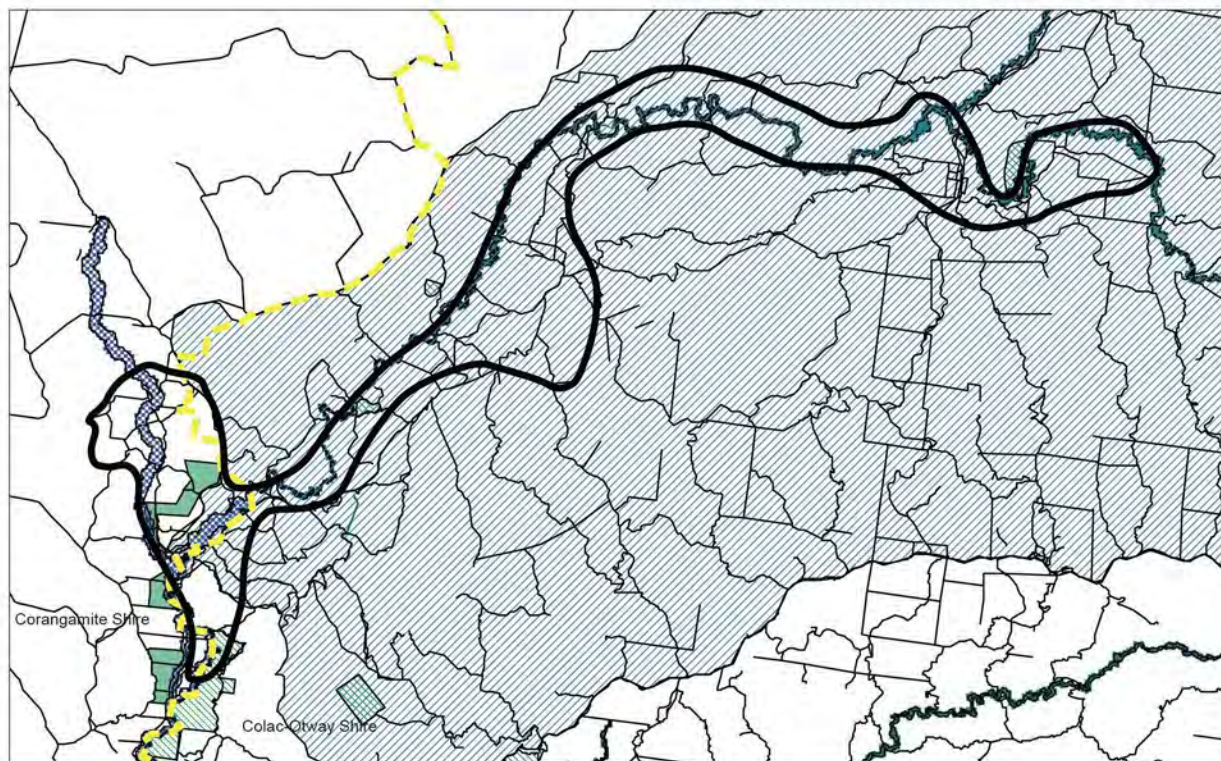


### ZONING MAP

The precinct is zoned mostly Rural with Public Conservation and Resource zoning within the Gellibrand River surrounds, and Residential zoning in the Gellibrand township.







Zones	
	B1Z
	B2Z
	B4Z
	ERZ
	IN1Z
	LDRZ
	PCRZ
	PPRZ
	PUZ
	PUZ4
	R1Z
	RDZ1
	RUZ
	SUZ1
	TZ
	Municipal Boundary





## RELEVANT OVERLAYS MAP

The overlays relevant to landscape character within the precinct are the Environmental Significance Overlay for water catchment protection which applies to the majority of the precinct, the Environmental Significance Overlay for the protection lakes, wetlands and streams, that applies to the Gellibrand River and surrounds. There are two Vegetation Protection Overlays for the protection of significant and remnant vegetation, and also roadside vegetation.

Overlays	
Corangamite	
	ESO1
	VPO1
Colac-Otway	
	VPO2
	VPO1
	ESO3
	ESO2

# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 2.3 | GELLIBRAND RIVER VALLEY

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.3	Corangamite [minimal area]	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Highly visible timber plantations</li> <li>Potential pressure for residential development on hill faces</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Commercial development adjacent to the roadside</li> <li>Loss of native vegetation in road corridor</li> <li>Heavy, colourful built form</li> <li>Buildings sited on hill faces or ridge tops</li> <li>Loss of surrounding forested areas</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ</p> <p>Overlays:</p> <p>VP01 Significant and Remnant Vegetation</p> <p>ES01 Watercourse, Waterbody and Wetland protection</p>	<p><u>22.01 Settlement:</u> 22.01-2 House Lot Excision</p> <p><u>22.02 Environment:</u> 22.02-1 Catchment and Land Protection 22.02-2 Wildfire Management 22.02-5 Natural and Cultural Heritage</p> <p><u>22.03 Economic Development:</u> 22.03-2 Horticulture 22.03-3 Timber and Timber Processing Industries 22.03-4 Tourist Use and Development</p> <p><u>22.04 Particular Use and Development:</u> 22.04-1 Building Lines and Height 22.04-3 Highway Development 22.04-6 Sheds and Outbuildings</p>	<p>Permit trigger exists for development within 100 metres of RDZ1</p> <p>Decision framework</p> <p>Plantations adjacent to main roads</p> <p>Protection of vegetated slopes and vegetation adjacent to main road [VPO in place]</p>	<p>Review/strengthen MSS in relation to landscape, particularly 21.04-2 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 2.3</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [22.03-3] to include indigenous buffer requirement for plantations adjacent to RDZ1</p>



## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.3	Colac Otway	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Pressure associated with township of Gellibrand</li> <li>Highly visible timber plantations</li> <li>Potential pressure for residential development on hill faces</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Commercial development adjacent to the roadside</li> <li>Loss of native vegetation in road corridor</li> <li>Heavy, colourful built form</li> <li>Buildings sited on hill faces or ridge tops</li> <li>Loss of surrounding forested areas</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ</p> <p>TZ Gellibrand</p> <p>Overlays:</p> <p>VP01 Significant and Remnant Vegetation</p> <p>ES03 Proclaimed Water Catchments</p> <p>ES02 Lakes, Wetlands and Streams</p> <p>VP02 Roadside Vegetation</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p> <p>22.05 Coastal and Otway Ranges Townships</p>	<p>Permit trigger exists for development within 100 metres of RDZ1</p> <p>Decision framework lacking</p> <p>Plantations adjacent to main roads</p> <p>Protection of vegetated slopes and vegetation adjacent to main road [VPOs existing]</p>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review MSS in relation to townships in the landscape, particularly 21.01-04 and 21.04-03 Settlement Patterns and Rural Living</p> <p>Also review MSS Clause 21.04-10 in relation to smaller communities</p> <p>Review/strengthen all relevant Local Policies in relation to landscape</p> <p>Introduce new Local Policy including Development Principles for Precinct 2.3</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [perhaps amend 22.01] to include indigenous buffer requirement for plantations adjacent to RDZ1</p>



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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PRECINCT PACKAGE

PRECINCT 2.4 | APOLLO BAY COASTAL VALLEYS AND HILLS

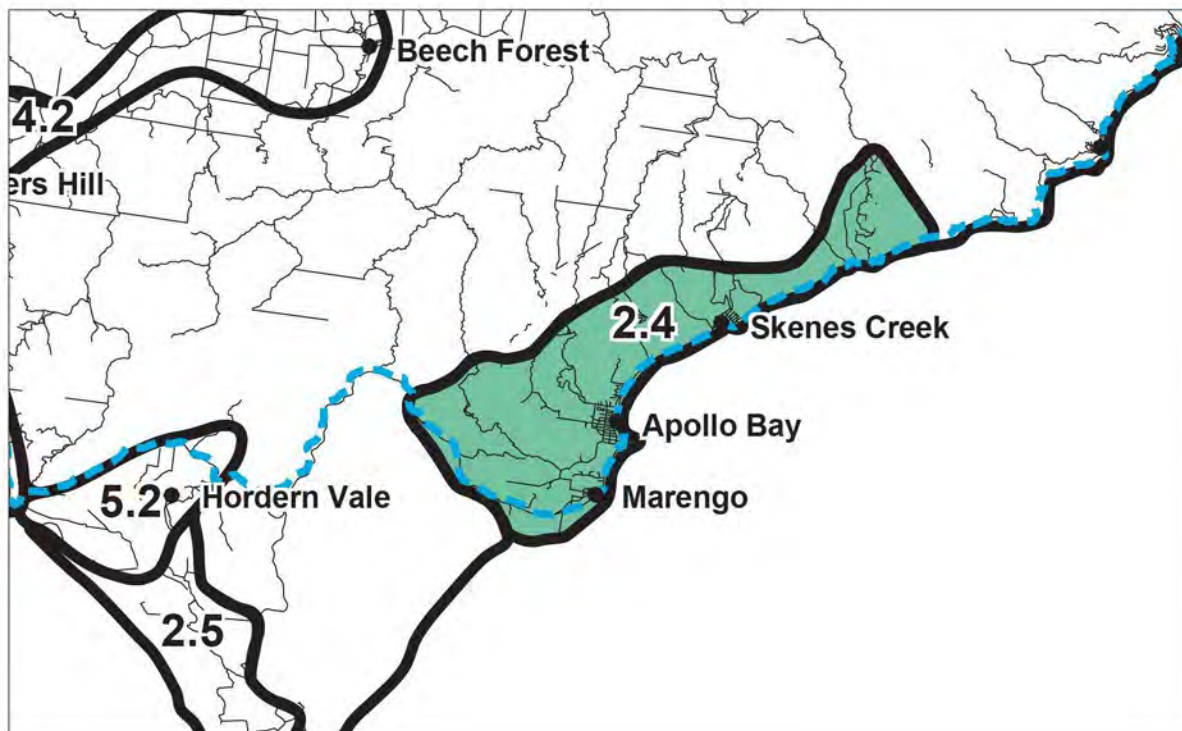
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# LOCALITY MAP

PRECINCT 2.4 | APOLLO BAY COASTAL VALLEYS AND HILLS



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands

## PRECINCT QUALITIES AND OBJECTIVES

### PRECINCT 2.4 | APOLLO BAY COASTAL VALLEYS AND HILLS



### PRECINCT DESCRIPTION

Precinct 2.4 is characterised by a backdrop of tall, steep rugged hills, at the foot of which is gently rolling land, sloping down to the coast. The wide sandy beach at Apollo Bay curves around to Wild Dog Creek, with grassy dunes and low bluffs behind. The hills that encase the precinct are predominantly cleared with some remnant shrubby foothill and riparian forest vegetation. Numerous rivers and creeks incise the hills and run to the bay, which is vegetated with remnant coastal heathland scrub. This largely open, cleared precinct is surrounded by dense, wet eucalypt forest, providing a stark character contrast.

### DISTINCTIVE QUALITIES

The Otway Foothills, Valleys and Uplands landscape character type is located generally at the foothills of the Otway Forest, both inland and on the coast. It is characterised by hilly topography, varying from gentle to steep, and often incised with rivers, creeks and gullies. A patchwork of paddocks and shelter belts exists throughout this landscape character type, with some remnant vegetation in waterways and valleys.

Within this landscape character type, precinct 2.4 is distinctive as a location where a number of different landscape elements intersect in a dramatic manner: low sea coast, bayside townships, topographic edge of the Otway Ranges sweeping down to the narrow coastal strip, edge of the forest, and the incised, vegetated creek valleys. The edges and inter-relationships between these elements create a landscape setting of national significance.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.





## KEY CHARACTERISTICS

- Stark landscape contrasts
- Landscape 'edges'
- The coastal aspect
- Coastal townships
- Clear views across rolling topography
- Indigenous vegetation emphasising landscape features

## FUTURE DIRECTIONS

The dramatic intersection of landscape 'edges' within the precinct should be retained and protected, and could be further emphasised by increasing indigenous planting for subtle emphasis. Ribbon development and inappropriate development on hill faces should be checked in the precinct, and township edges have the potential to be further defined.

## LANDSCAPE OBJECTIVES

- To increase the use of indigenous vegetation to highlight natural features within the precinct.
- To retain the contrasts between landscape elements within the precinct.
- To ensure that development that occurs on hill faces or in other prominent locations is not highly visible.
- To minimise the visual impact of signage and other infrastructure, particularly in coastal areas, hill faces and ridges.
- To protect the clear, sweeping views to the ocean available from the precinct.
- To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road.

## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 2.4 | APOLLO BAY COASTAL VALLEYS AND HILLS

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	<p>To increase the use of indigenous vegetation to highlight natural features within the precinct.</p> <p>To retain the dramatic contrasts between landscape elements within the precinct.</p>	<p>Retain existing indigenous and native trees and understorey wherever possible, and provide for the planting of new indigenous vegetation to highlight features such as waterways and creek valleys.</p>	<p><i>Loss of indigenous vegetation.</i></p> <p><i>Lack of indigenous vegetation in or adjacent to natural landscape features.</i></p>
SITING AND DESIGN	<p>To ensure that development that occurs on hill faces or in other prominent locations is not highly visible, particularly from main roads and key viewing locations.</p>	<p>In circumstances where development can not be avoided on hill faces:</p> <ul style="list-style-type: none"> <li>- Locate development sparsely to avoid loss of vegetation, where it exists.</li> <li>- Design buildings to follow the contours or step down the site.</li> <li>- Articulate buildings into separate elements, and avoid visually dominant elevations.</li> <li>- Use darker colours and finishes that are less prominent visually, particularly roofs.</li> </ul> <p>In circumstances where development can not be avoided on ridge tops:</p> <ul style="list-style-type: none"> <li>- Locate development to avoid the loss of vegetation, where it exists.</li> <li>- Use lighter colours and finishes to minimise visibility against the sky.</li> </ul>	<p><i>Light colours or highly reflective finishes on hill faces.</i></p> <p><i>Dark colours and finishes on ridge tops.</i></p> <p><i>Excessive cut and fill.</i></p> <p><i>Large building footprints.</i></p> <p><i>Loss of vegetation in visually prominent locations, where it exists.</i></p> <p><i>Buildings that have no relationship to the landform.</i></p>
INFRASTRUCTURE AND SIGNAGE	<p>To minimise the visual impact of development in coastal areas, hill faces and ridges from main roads and key viewing locations.</p>	<p>On the coastal side of the Great Ocean Road, infrastructure such as powerlines and other utility services should be underground wherever possible.</p> <p>Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise visibility from Category 1 Roads and key viewing locations.</p>	<p><i>Loss of vegetation.</i></p> <p><i>Landscape 'scarring'.</i></p> <p><i>Signage clutter.</i></p>



LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
INFRASTRUCTURE AND SIGNAGE [Cont.]		<p>Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development.</p> <p>Avoid brightly coloured signage and infrastructure, particularly on the coastal side of the Great Ocean Road.</p> <p>Group signage at particular locations to minimise visual impact on large areas of the landscape, and to maintain views.</p>	<p><i>Visually dominating signage and infrastructure.</i></p>
TOWNSHIPS AND SETTLEMENTS	<p>To protect the clear, sweeping views to the ocean available from the precinct.</p> <p>To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road.</p>	<p>Avoid development on the coastal side of the Great Ocean Road, and in coastal areas between townships wherever possible. If it cannot be avoided, site development sparsely to maximise retention of vegetation and views to the ocean.</p> <p>Between townships, locate development a substantial distance from the Great Ocean Road.</p> <p>New buildings should be designed to respond to the characteristics of the site and locality, demonstrating a high standard of contemporary expression and finish.</p> <p>Utilise colours and finishes that complement those occurring naturally in the local coastal environment.</p> <p>Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.</p> <p>Locate signage away from entrances and exits to townships wherever possible.</p>	<p><i>Loss of indigenous coastal vegetation.</i></p> <p><i>Buildings that have no relationship to the landform.</i></p> <p><i>Ribbon development.</i></p> <p><i>Unclear edges to townships.</i></p> <p><i>Signage clutter at entrances and exists to townships.</i></p>

## PRECINCT LANDSCAPE ELEMENTS

PRECINCT 2.4 | APOLLO BAY COASTAL VALLEYS AND HILLS



ABOVE | Mostly cleared rolling hills visible from the Great Ocean Road.



ABOVE | Leaving Marengo, the road climbs into the Otway Forest.

### EDGES

The following 'landscape edges' exist within the precinct:

- Dramatic intersection of landscape elements within the precinct: low sea coast, bayside townships, topographic edge of the Otway Ranges, edge of the forest, and the incised, vegetated creek valleys
- Interface of the precinct (a coastal clearing in the forest) with adjacent, heavily vegetated areas
- Interface of development with the coast
- Interface of development with the Great Ocean Road corridor and other roads
- Limit of development at edge of foothills; edge of townships in the 'natural' landscape

### CORRIDORS

The following, taken from field survey notes, is a sequence description of the journey along the Great Ocean Road from Cape Patton to beyond Marengo:

... Cape Patton – Cape Patton Lookout provides a 'gateway' experience to the precinct – emerge from the bush to open views of cleared, grazing land – coastal scrub immediately adjacent to the road, with a rural character beyond – Skenes Creek – linear, ribbon development and signage – intermittent avenues of old Cypresses lining the road – elevation of road drops near beaches – Apollo Bay – glimpses of the beach through coastal scrub at the road side – marshy river flats where the Barham River meets the coast – Marengo – development takes advantage of views – road begins to climb steeply – enter tall timber forests and leave cleared paddocks behind...





ABOVE | Ribbon development along the Great Ocean Road at Skenes Creek.



ABOVE | Entrance to Marengo, with residential development in the foothills.

## TOWNSHIPS

There are three main townships within the precinct: Skenes Creek, Apollo Bay and Marengo.

### SKENES CREEK

Skenes Creek is a small residential settlement, comprising scattered buildings in a ribbon formation along the Great Ocean Road, and on the cleared hills above the road. Buildings are all residential, with some motels and B&B style accommodation on former pastoral land. Development is exposed due to a lack of vegetation along the roadside and on the hills faces. Where development in vegetated areas, it is less obtrusive and gives the impression of being tucked into the landscape.

### APOLLO BAY

Apollo Bay is the largest settlement within the precinct and occurs in an open setting at the base of the cleared hills, with a frontage to the beach. The older part of the township is set on a modified grid, with new subdivision on the fringes being developed in cul-de-sac forms.

A mix of building types and styles exist, with older dwellings tending to be modest and small scale, and newer development being more colourful and largely two storey. The majority of built form could be described as light-weight, being constructed of timber, fibro or corrugated iron. Vegetation is sparse and low level, with some large cypresses featuring along the Great Ocean Road foreshore. The form of the landscape, particularly the bold, cleared hills, provides a dramatic backdrop to the town.

### MARENGO

Marengo is a residential settlement located on Mounts Bay and is separated from the township of Apollo Bay by the Barham River. The flood plain of the river is a landscape feature of the township. Marengo is more recently developed than other settlements in the precinct, with much of the built form being constructed of heavier materials such as brick veneer. The layout of the town is centred on the Great Ocean Road, with some excavation and exposed development occurring on the hill faces.



ABOVE | View towards the west from Cape Patton Lookout.

ABOVE | View of Apollo Bay township from Mariner's Lookout.

## KEY VIEWS

There are two well-known key viewing points within the precinct that are frequented by tourists and visitors to the region: Cape Patton Lookout and Mariner's Lookout.

### CAPE PATTON LOOKOUT

Cape Patton Lookout is located at Cape Patton, on the coastal side of the Great Ocean Road. The lookout is signed and consists of a car parking bay adjacent to the road, defined by a grey stone wall. The car parking bay can accommodate approximately four to six cars, with the stone wall providing a formality to the viewing area and restricting the view from the car. As a result of needing to leave the car to see the view, the viewing experience is very dramatic. The open ocean view includes steep rocky cliffs immediately to the east. The longer view to the west is of partially cleared hills and Apollo Bay. Low coastal vegetation is present in the immediate surrounds, and houses in rural settings are visible in the close to medium range views.

### MARINER'S LOOKOUT

Mariner's Lookout is located inland, north of Apollo Bay with access via a steep road. Pedestrian only access is available to the actual viewing area, and is informal and unmade. The viewing area is open, from a cleared paddock. The view is an expansive panorama to the east, south and west, across the cleared hills, over the settlement and out to Apollo Bay. The view stretches from Marengo and eastward along the scarp towards Cape Patton. The backdrop to the view is the hilly northern ridge.





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PRECINCT ANALYSIS  
PRECINCT 2.4 | APOLLO BAY COASTAL VALLEYS AND HILLS

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

## PRECINCT ANALYSIS MAPS

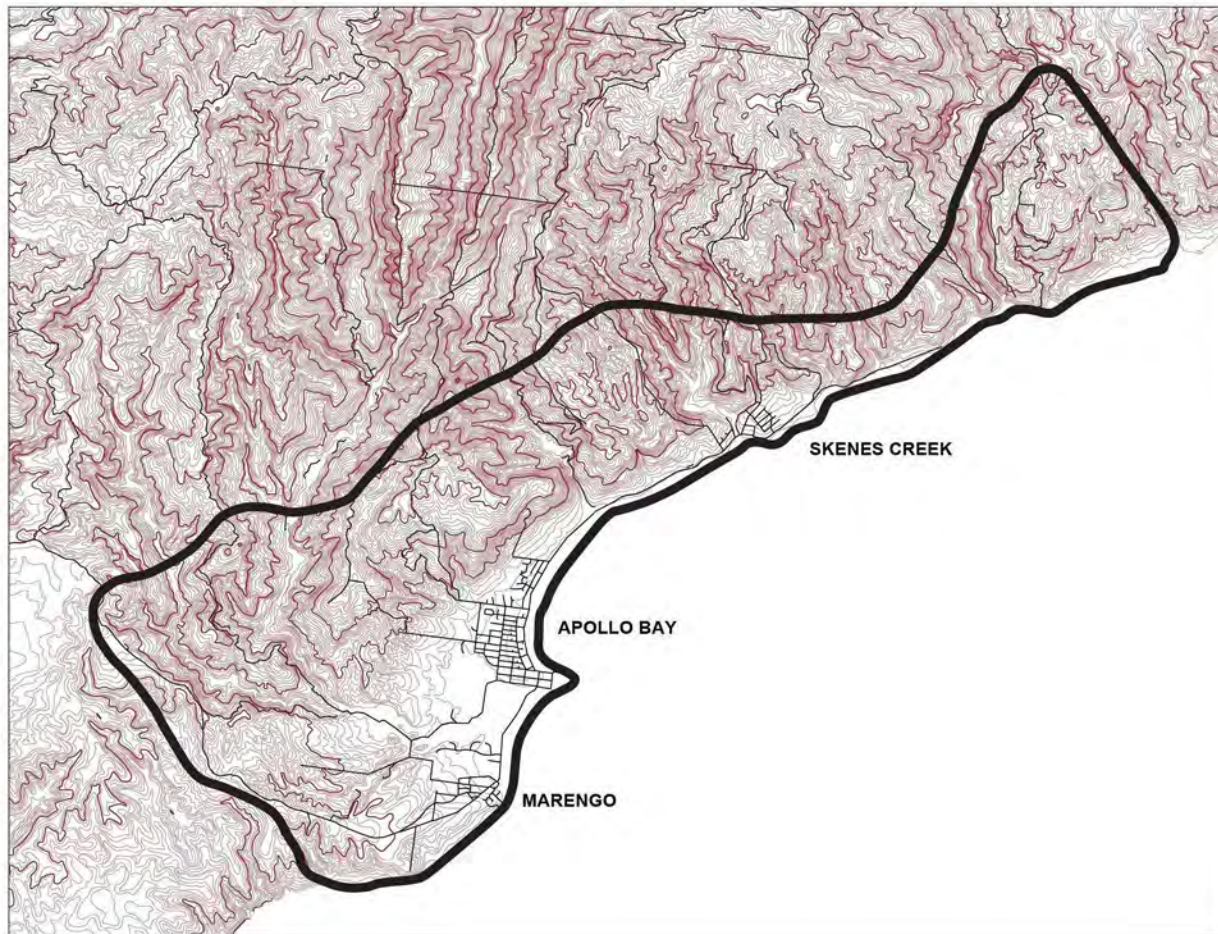
PRECINCT 2.4 | APOLLO BAY COASTAL VALLEYS AND HILLS



### SATELLITE PHOTO

The satellite photo highlights the topography and vegetation cover of the precinct. The ridges of the hills which encase the precinct are clearly visible as are the cleared hills faces and drop to the gently sloping land adjacent to the coast.

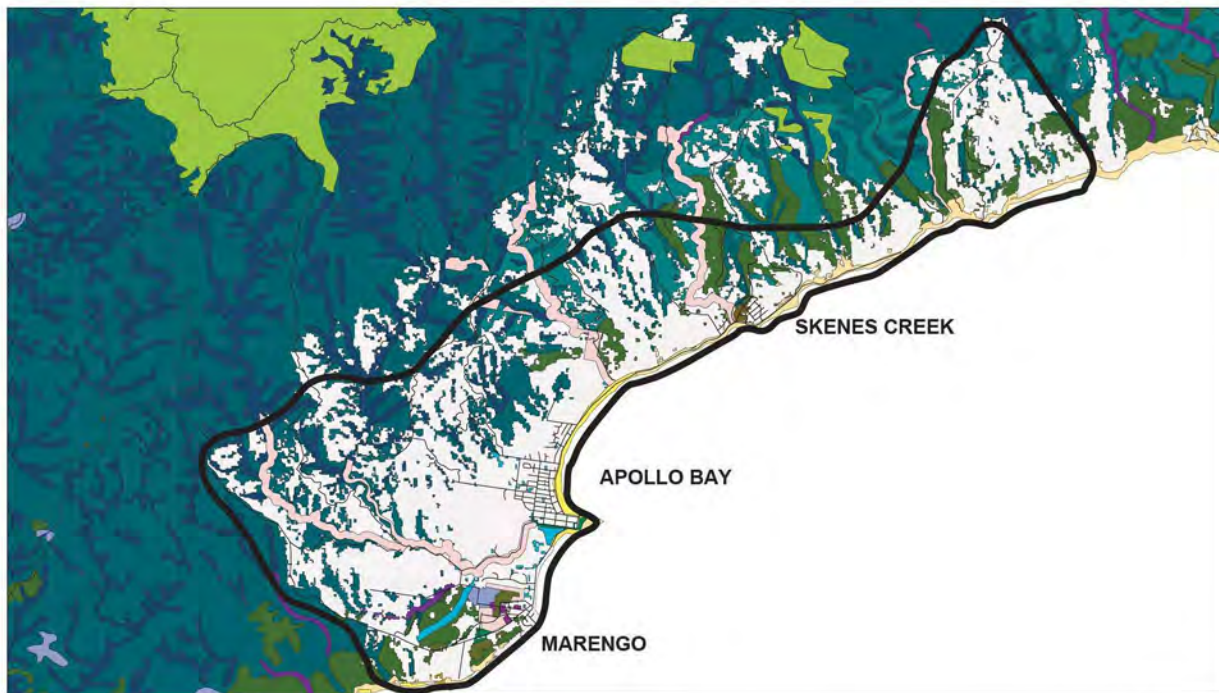




## CONTOUR MAP

The contour map further highlights the dramatic landform of the precinct, with river and creek gullies incising the hills and the settlements of Skenes Creek, Apollo Bay and Marengo located on the less undulating topography at the base of the foothills.



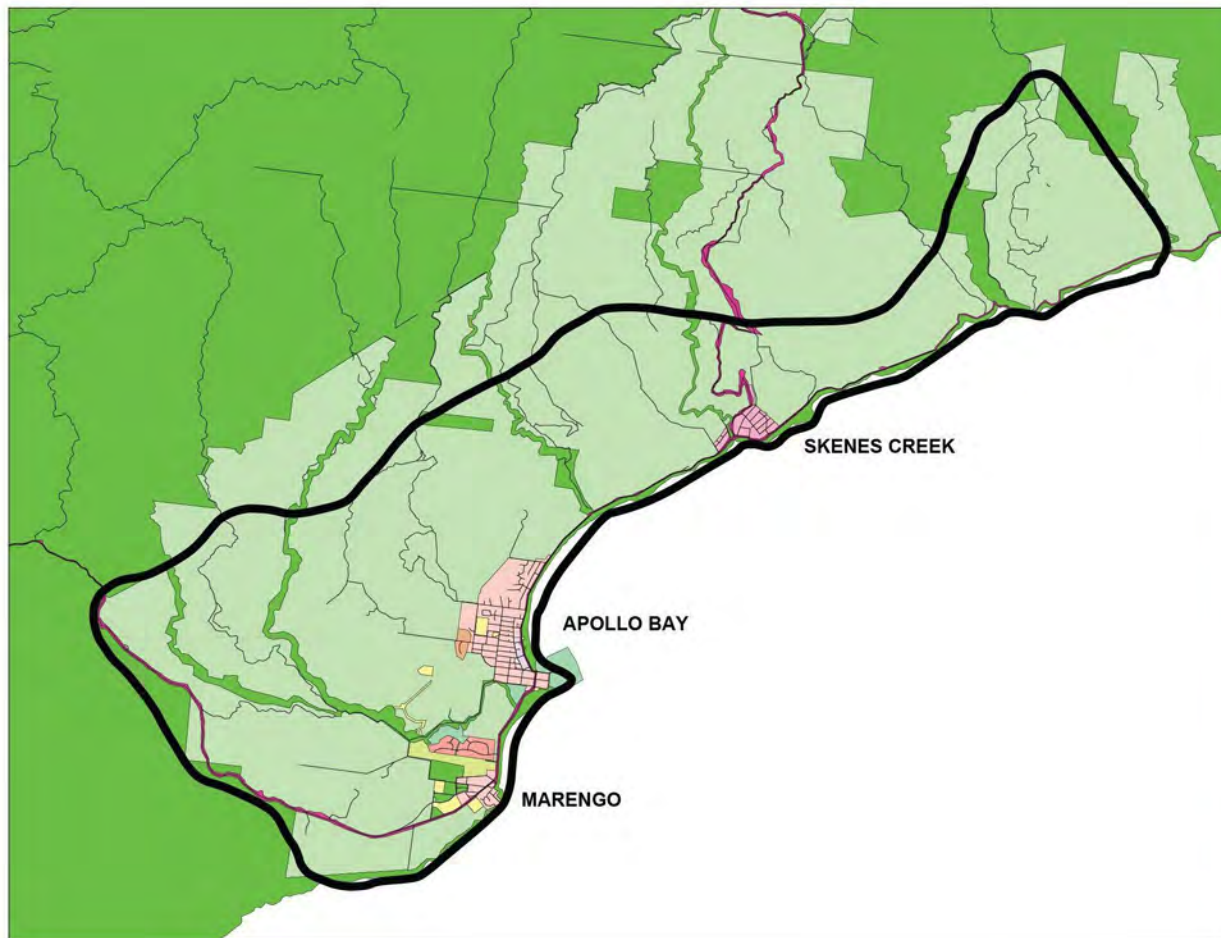


### ECOLOGICAL VEGETATION CLASSES

The following map shows ecological vegetation classes within the precinct. Riparian Forest and Shrubby Foothill Forest are evident on the hill tops surrounding the precinct, while below this much of the land has been cleared. Coastal Headland Scrub is evident in a linear formation along the coastline, with vegetation akin to floodplain areas evident at the mouth of the Barham River.

Vegetation Classes			
Aquatic Herbland	Damp Heath Scrub	Lowland Forest	Riparian Woodland / Escarpment Shrubland
Aquatic Herbland/Plains Sedge Wetland Mosaic	Damp Heath Scrub/Heathy Woodland Complex	Mangrove Shrubland	Sand Heathland
Bird Colony Shrubland	Damp Heathland / Damp Heathy Woodland	Not assessed to date - Formerly Not Applicable/ Not Within Victoria	Scoria Cone Woodland
Calcarenite Dune Woodland	Damp Sands Herb-rich Woodland	Permanent Saline	Seasonally-inundated Sub-saline Herbland
Cane Grass-Lignum Halophyllic Herbland	Damp Sands Herb-rich Woodland / Damp Heathland / Damp Heathy Woodland	Plains Brackish Sedge Wetland	Sedge Riparian Woodland
Cinder Cone Woodland	Deep Freshwater Marsh	Plains Freshwater Sedge Wetland	Shallow Freshwater Marsh
Clay Heathland	Estuarine Wetland	Plains Grassland	Shrubby Dry Forest
Cleared Severely Disturbed	Floodplain Riparian Woodland	Plains Grassland/Plains Grassy Woodland Mosaic	Shrubby Foothill Forest
Coast Gully Thicket	Freshwater Meadow	Plains Grassy Wetland	Shrubby Wet Forest
Coastal Dune Scrub	Grassy Dry Forest	Plains Grassy Woodland	Stoney Rises Herb-rich Woodland
Coastal Dune Scrub Mosaic	Grassy Forest	Plains Sedge Wetland	Stony Knoll Shrubland / Plains Grassy Woodland / Plains Grassy Wetland
Coastal Headland Scrub	Grassy Woodland	Plains Swampy Woodland	Swamp Scrub
Coastal Headland Scrub/ Headland Coastal Tussock Grassland Mosaic	Healthy Woodland	Plains Freshwater Sedge Wetland	Swamp Scrub / Aquatic Herbland
Coastal Landfill / Sand Accretion	Heathy Woodland/Sand Heath Mosaic	Private Land No Tree Cover	Swampy Riparian Woodland
Coastal Saltmarsh	Herb-rich Foothill Forest	Reed Swamp	Water Body - Natural or man made
Coastal Tussock Grassland	Herb-rich Foothill Forest/ Shrubby Foothill Forest Complex	Riparian Forest	Wet Forest
Cool Temperate Rainforest	Lignum Wetland	Riparian Scrub Complex	Wet Heathland
Creekline Grassy Woodland		Riparian Woodland	Wet Sands Thicket

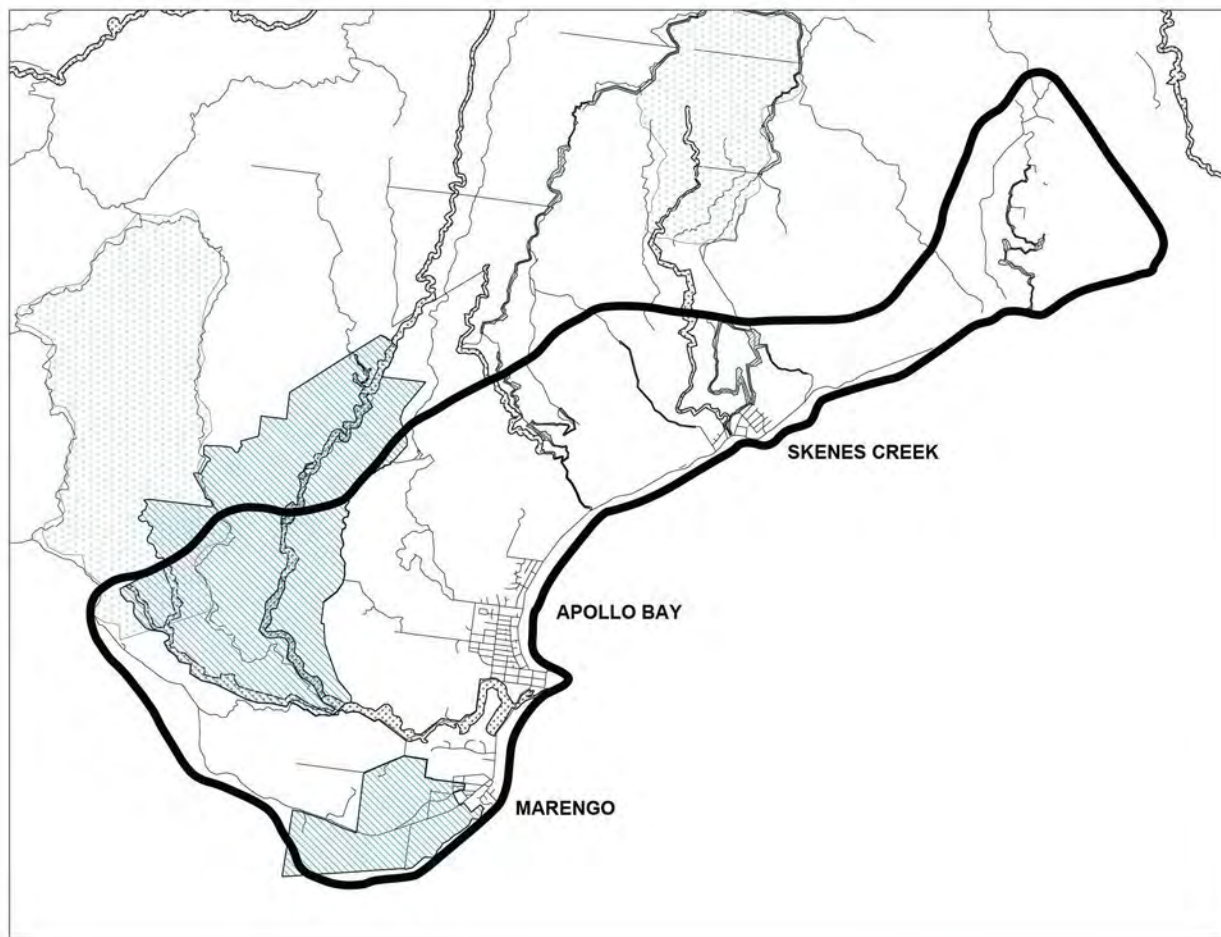




### ZONING MAP

The following map depicts the zones in the precinct, with the majority of the area being zoned Environmental Rural. The townships are largely zoned Residential 1, with the Public Conservation and Resource Zone along the foreshore and in river corridors.

Zones	
	B1Z
	B2Z
	B4Z
	ERZ
	IN1Z
	LDRZ
	PCRZ
	PPRZ
	PUZ
	PUZ4
	R1Z
	RDZ1
	RUZ
	SUZ1
	TZ



## RELEVANT OVERLAYS MAP

The following map depicts those overlays relevant to landscape character within the precinct. The Vegetation Protection Overlay is used in areas of significance remnant vegetation and adjacent to some roadsides. The Environmental Significance Overlay is used in lakes, wetlands and streams throughout the precinct and for proclaimed water catchment areas.

### Overlays

	VPO2
	VPO1
	ES03
	ES02



# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

## PRECINCT 2.4 | APOLLO BAY COASTAL VALLEYS AND HILLS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.4  Proposed SLO	Colac Otway	<p><i>National significance: Landscape setting of whole precinct</i></p> <ul style="list-style-type: none"> <li>Comprises bay, headland, edge of hills and forest, river flats and valley</li> <li>Intersection of landscape elements</li> <li>Visible and accessible from Great Ocean Road</li> <li>High visitation</li> </ul>	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Tourism signage</li> <li>Tourism accommodation</li> <li>Residential development</li> <li>Pressure focussed along coast [Apollo Bay especially]</li> <li>Skenes Creek soon to be sewerred</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Ribbon development between towns</li> <li>Skyline development along ridges</li> <li>Excavation on hill faces</li> <li>'Creep' of settlements along Great Ocean Road and up hill faces</li> </ul>	<p>Zoning:</p> <p>Majority of precinct ERZ</p> <p>PCRZ along river corridors and coast</p> <p>Settlements are primarily R1</p> <p>Apollo Bay has a small B1 zoned area and the harbour precinct is zoned Public Park and Recreation Zone</p> <p>Skenes Creek is TZ</p> <p>Marengo primarily R1Z with LDRZ on outskirts</p> <p>VPO1 Significant and Remnant Vegetation eg Barham Valley and Marengo Heathlands</p> <p>Overlays:</p> <p>VPO2 Roadside Vegetation</p> <p>ES02 Lakes, Wetlands and Streams eg Barham River</p> <p>ES03 Proclaimed Water Catchments eg West Barham and Skenes Creek</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.03 Tourist Development – Apollo Bay Harbour Precinct</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p> <p>22.05 Coastal and Otway Ranges Townships</p>	<p>Township edges and development between towns is a key issue</p> <p>Residential development encroaching up hill faces outside townships also a key issue</p> <p>ERZ provides a permit trigger for most development, including dwellings and timber production</p> <p>Buildings and works permit also required for development within 100 metres of a RDZ1</p> <p>However, the landscape setting of the precinct outside townships is of National significance and warrants additional protection and management</p> <p>Assessment tools / development principles are also required in this area</p> <p>Retention / restoration of the natural landscape between towns a high priority</p> <p>Character study underway for Apollo Bay and Marengo [will include design principles for undeveloped R1Z land]</p>	<p>Review / strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review MSS in relation to townships in the landscape, particularly 21.01-04 and 21.04-03 Settlement Patterns and Rural Living</p> <p>Also review MSS Clause 21.04-10 in relation to Apollo Bay and smaller communities</p> <p>Review / strengthen all relevant local policies</p> <p>Apply SLO to private land [excluding townships] in the precinct</p> <p>[Also refer to Municipal Toolkit for description / discussion]</p> <p>Tailor SLO schedule to reflect the findings of this Study in relation to precinct 2.4, and the character of the landscape</p> <p>Introduce new local policy including development principles for precinct 2.4</p> <p>Local policy [perhaps amend 22.01] to include indigenous buffer requirement for plantations adjacent to RDZ1</p>



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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PRECINCT PACKAGE

PRECINCT 2.5 | JOHANNA COAST TO CAPE OTWAY COASTAL VALLEYS AND HILLS

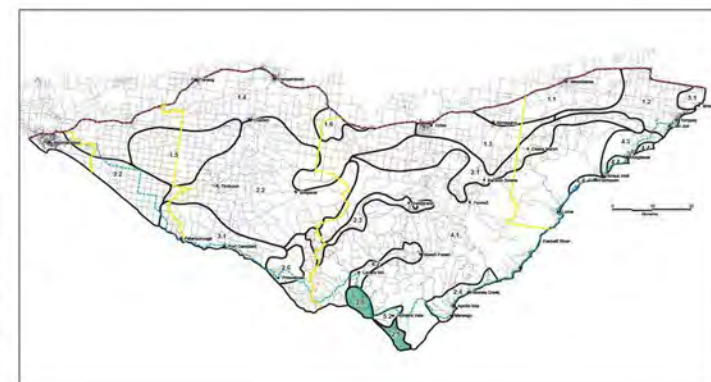
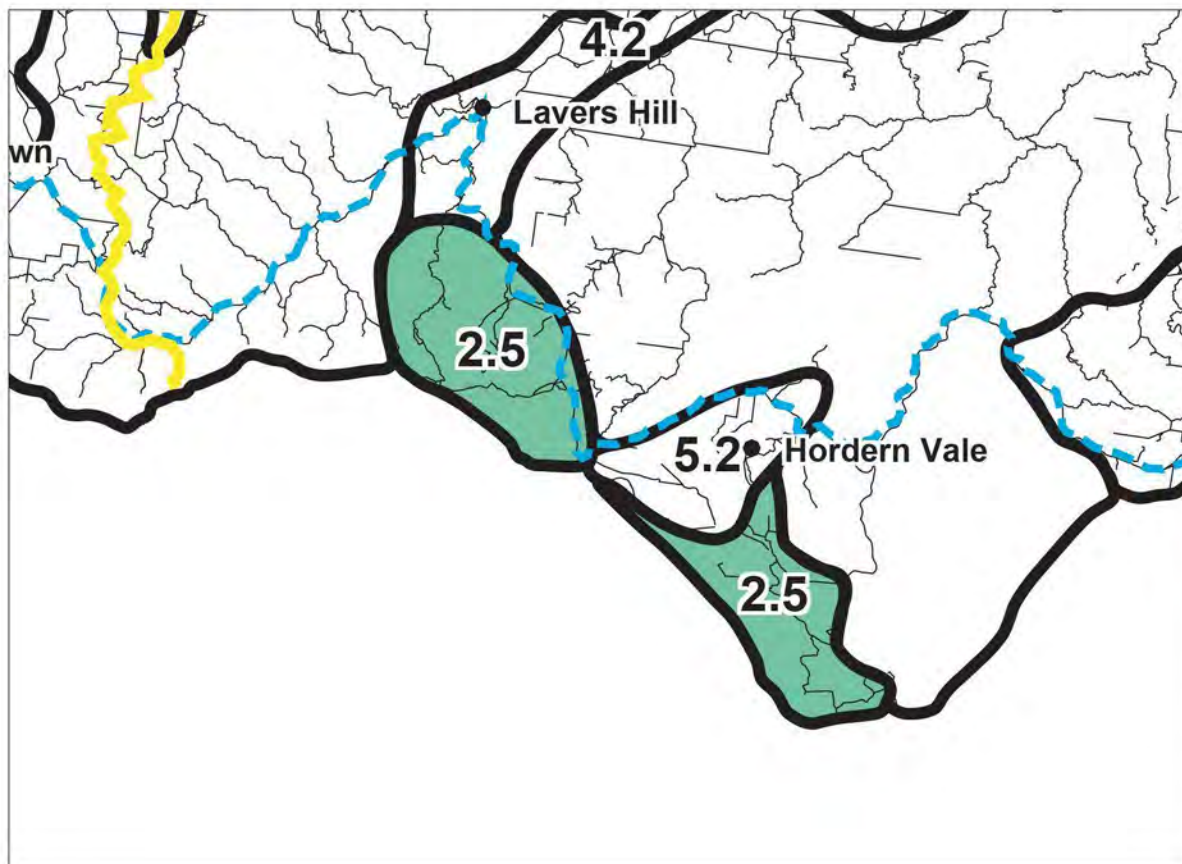
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# LOCALITY MAP

PRECINCT 2.5 | JOHANNA COAST TO CAPE OTWAY COASTAL VALLEYS AND HILLS



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands

## PRECINCT QUALITIES AND OBJECTIVES

PRECINCT 2.5 | JOHANNA COAST TO CAPE OTWAY COASTAL VALLEYS AND HILLS



### PRECINCT DESCRIPTION

Precinct 2.5 is located in two areas stretching from the western side of Cape Otway to the Johanna Coast, excluding the Aire River estuary. The coastal landscape of this area is characterised by rugged cliffs and dune backed beaches with low heathland vegetation, while further inland are rolling hills and pastures. The coastal areas of this precinct are windswept and isolated, with long range views available across the cliffs to the ocean. Inland, the landscape becomes more serene, the green dairying pastures often dotted with remnant vegetation or shelter belts. Simple farm dwellings are nestled among the rolling hills inland, while the few structures that are located near the coast are highly visible due to the low scrubby heath.

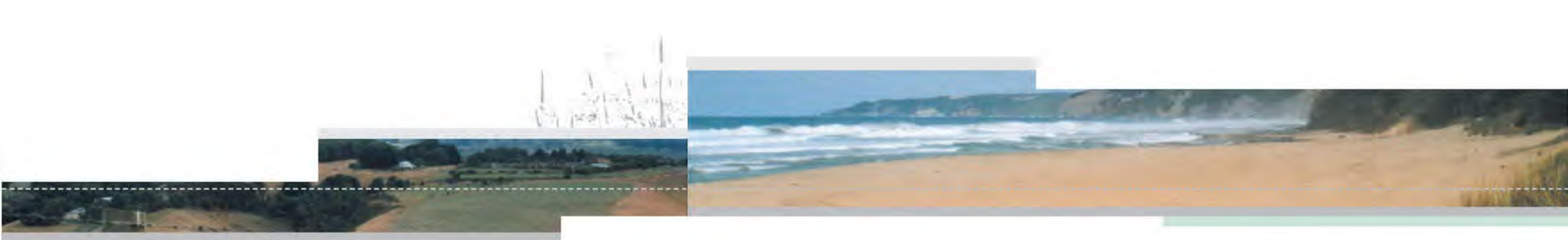
### DISTINCTIVE QUALITIES

The Otway Foothills, Valleys and Uplands landscape character type is located generally at the foothills of the Otway Forest, both inland and on the coast. It is characterised by hilly topography, varying from gentle to steep, and often incised with rivers, creeks and gullies. A patchwork of paddocks and shelter belts exists throughout this landscape character type, with some remnant vegetation in waterways and valleys.

Within this landscape character type, precinct 2.5 is distinctive for the rugged, isolated cliffs and dune backed beaches that contrast with the rolling pastures inland. The coastal landscape has state significance with 'classic' Great Ocean Road scenery, accessible from popular viewing locations at Castle Cove, Johanna Beach and Cape Otway. Cape Otway itself, with its historic lighthouse, is a landscape of national significance.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.





## KEY CHARACTERISTICS

- Rugged, isolated cliffs contrasting with pastoral hinterland
- Clear views to the ocean
- Indigenous vegetation and shelter belts
- Rural qualities; rolling green pastures

## FUTURE DIRECTIONS

Presently, the few structures that are located in the coastal strip are dominant and highly visible. Future structures in coastal locations within the precinct have the potential to be more appropriately sited and designed, including the rehabilitation of indigenous coastal vegetation.

## LANDSCAPE OBJECTIVES

- To protect indigenous and native vegetation.
- To maintain the rural qualities of the hinterland, including vegetation features such as shelter belts.
- To ensure that buildings and structures are scattered throughout the landscape in the hinterland.
- To retain the dominance of the natural landscape on hill faces and ridges throughout the precinct.
- To ensure that the coastal cliffs are kept free of bulky development with a large footprint.
- To retain the sense of isolation at the coastal cliffs and the clear views to the ocean from this area.
- To improve the outlook from road corridors by minimising the visibility of commercial timber plantations.

## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 2.5 | JOHANNA COAST TO CAPE OTWAY COASTAL VALLEYS AND HILLS

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To protect indigenous vegetation.	<p>Design and site structures to minimise the loss of canopy trees and understorey wherever possible.</p> <p>Replace any trees lost due to development with indigenous trees that will grow to a similar size.</p> <p>In coastal areas, design and site buildings to maximise retention of existing vegetation, and provide for the planting of new indigenous coastal vegetation wherever possible.</p>	<p><i>Clearing of heavily vegetated hill faces and gullies.</i></p> <p><i>Loss of indigenous trees.</i></p> <p><i>Loss of indigenous coastal vegetation.</i></p>
SHELTER BELTS	To maintain the rural qualities of the hinterland, including vegetation features such as shelter belts.	<p>Retain existing shelter belts wherever possible.</p> <p>Replace lost shelter belt trees with the same species or an alternative species, suitable to the local area.</p>	<p><i>Loss of shelter belts.</i></p> <p><i>Loss of rural qualities.</i></p>
SITING, FORM AND FINISHES	To ensure that buildings and structures are scattered throughout the landscape in the hinterland.	<p>Locate development sparsely in the hinterland landscape, maximising space available between buildings and structures for vegetation.</p> <p>Utilise materials and colours that complement those that occur naturally in the hinterland landscape, with consideration as to how the materials will weather over time.</p> <p>Set buildings well back from the Great Ocean Road and other designated Category 1 Roads in the precinct.</p>	<p><i>Visually dominant, bulky buildings.</i></p> <p><i>Buildings that have no relationship to landform.</i></p> <p><i>Loss of vegetation.</i></p>
SITING AND DESIGN INFRASTRUCTURE	To retain the dominance of the natural landscape on hill faces and ridges throughout the precinct, particularly when viewed from main roads and key viewing locations.	<p>In circumstances where development can not be avoided on hill faces:</p> <ul style="list-style-type: none"> <li>- Locate development sparsely to avoid loss of vegetation.</li> <li>- Design buildings to follow the contours or step down the site.</li> <li>- Articulate buildings into separate elements, and avoid visually dominant elevations.</li> <li>- Use darker colours and finishes that are less prominent visually, particularly roofs.</li> </ul> <p>In circumstances where development can not be avoided on ridge tops:</p> <ul style="list-style-type: none"> <li>- Locate development to avoid the loss of vegetation.</li> </ul>	<p><i>Visually dominant building forms.</i></p> <p><i>Light colours or highly reflective finishes on hill faces.</i></p> <p><i>Dark colours and finishes on ridge tops.</i></p> <p><i>Excessive cut and fill.</i></p> <p><i>Large building footprints.</i></p>



LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SITING AND DESIGN INFRASTRUCTURE [Cont.]		<ul style="list-style-type: none"> <li>- Use lighter colours and finishes to minimise visibility against the sky.</li> <li>Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise visibility from Category 1 Roads and key viewing locations.</li> <li>Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development.</li> </ul>	<p><i>Loss of vegetation in visually prominent locations.</i></p> <p><i>Landscape 'scarring'.</i></p>
SITING AND DESIGN	To ensure that the coastal cliffs are kept free of bulky development with a large footprint.	<p>Avoid development on the coastal side of the Great Ocean Road, wherever possible. If it cannot be avoided, site development to maximise retention of existing coastal vegetation and views to the ocean.</p> <p>New buildings should be designed to respond to the characteristics of the site and locality, demonstrating a high standard of contemporary expression and finish.</p> <p>Design development to minimise need for earthworks on the site.</p>	<p><i>Excessive cut and fill.</i></p> <p><i>Buildings that have no relationship to the landform.</i></p> <p><i>Loss of coastal vegetation.</i></p> <p><i>Loss of openness.</i></p> <p><i>Domination of the coastal areas by built form.</i></p> <p><i>Loss of coastal views.</i></p>
SIGNAGE AND INFRASTRUCTURE	To retain the sense of isolation at the coastal cliffs and the clear views to the ocean from this area.	<p>Avoid brightly coloured signage and infrastructure, particularly on the coastal side of the Great Ocean Road.</p> <p>Group signage at particular locations to minimise visual impact on large areas of the landscape, and to maintain views.</p> <p>In coastal areas, infrastructure such as powerlines and other utility services should be underground wherever possible.</p>	<p><i>Signage clutter.</i></p> <p><i>Visually dominating signage and infrastructure.</i></p>
TIMBER PLANTATIONS	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.	Screen commercial timber plantations that are located adjacent to Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.	<p><i>Visibility of timber plantations from main road corridors.</i></p> <p><i>Landscape 'scarring'.</i></p>

## PRECINCT LANDSCAPE ELEMENTS

PRECINCT 2.5 | JOHANNA COAST TO CAPE OTWAY COASTAL VALLEYS AND HILLS



ABOVE | Shelterbelt planting along the Great Ocean Road



ABOVE | Contrast between low coastal heathland and pastoral hinterland

### EDGES

The following 'landscape edges' exist within the precinct:

- Contrast between low exposed heathland and rolling, pastoral hinterland
- Coastal / cliff edge
- Natural features such as incised valleys and stands of vegetation (including shelter belts) as edges within the landscape
- Interface of development and landscape with road corridors

### CORRIDORS

The following is a sequence description of the journey travelling south on Red Johanna Road to Johanna Beach:

... B&Bs among rural / agricultural setting - winding down through cleared hilly land - some remnant vegetation - beach and dunal system to south east hides views of beach - cottages set into dunes - arrival at beach - dune among paddocks...

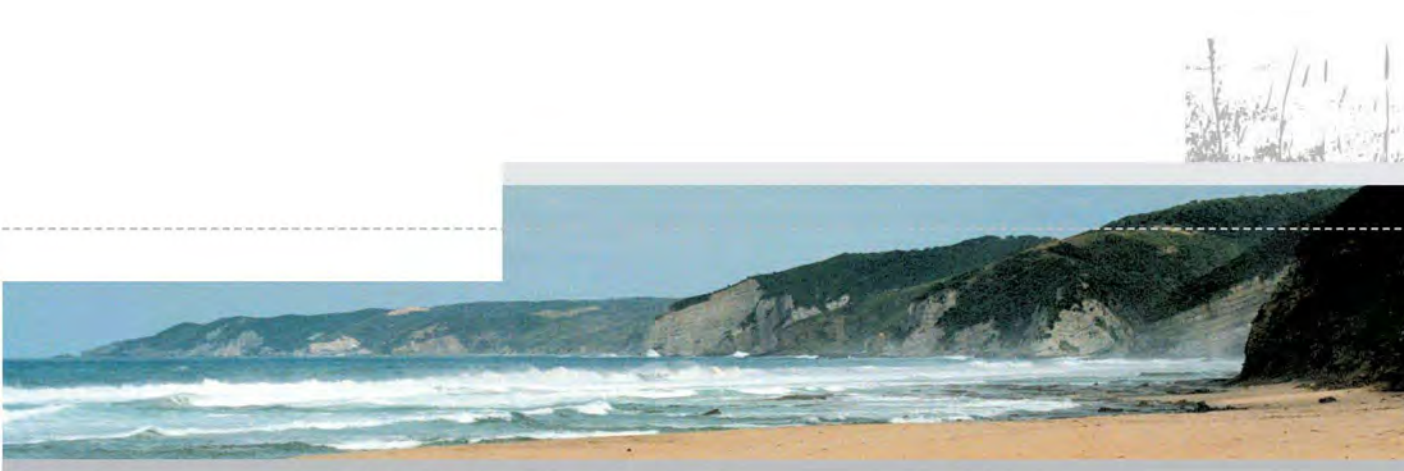
The following, taken from field survey notes, is a description of the journey from Glenaire to the intersection of the Great Ocean Road and Lighthouse Road, then south on Lighthouse Road to Cape Otway lighthouse:

... Glenaire - Castle Cove - views to Cove / Bass Strait and over Aire Valley and Horden Vale - free of roadside tourist attractions apart from one farmhouse café - rainforest - through dry forests of tall eucalypts - farmland with houses and grazing on flatter land - then into scrubby stringy barks - open grassy pasture - cliff edge and hillocks - rolling pasture abutting heath at coastline - wind through to lighthouse and ticket office - lighthouse not visible from car parks - lots of structures among coastal shrubs...

The following is a sequence description of the journey travelling north on the Great Ocean Road to where it intersects with Blue Johanna Road:

... Glenaire - hilly, steep agricultural land to tall timber - dry eucalypt forest - partially cleared and agricultural hilly paddocks - arcadian qualities near Red Johanna Road - abuts pine and blue gum plantations - rainforest section is mixed with agricultural land - continues along steep, hilly ridges to Lavers Hill...





ABOVE | View west from Johanna Beach

There are two key viewing locations frequented by visitors to the region: Castle Cove and Johanna Beach.

## CASTLE COVE

Castle Cove viewing point is located at Castle Cove on the Ocean side of the Great Ocean Road. There is a short walk from a small gravel car park to an elevated timber viewing platform, located on the cliff edge. The cliffs at and adjacent to the viewing point are rugged vegetated and drop to an isolated sandy beach. The wild, ocean views to the south contrast with the distant rolling agricultural hinterland to the north east.



ABOVE | Castle Cove

## JOHANNA BEACH

Johanna Beach viewing platform is located at Johanna Beach, at the termination of a less popular tourist route. The sense of isolation is heightened by the lack of passing traffic. Views from the platform to the south are of an isolated beach and the ocean, with rocky cliffs to the west and rocky, vegetated escarpments to the east.



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LANDSCAPE ASSESSMENT STUDY

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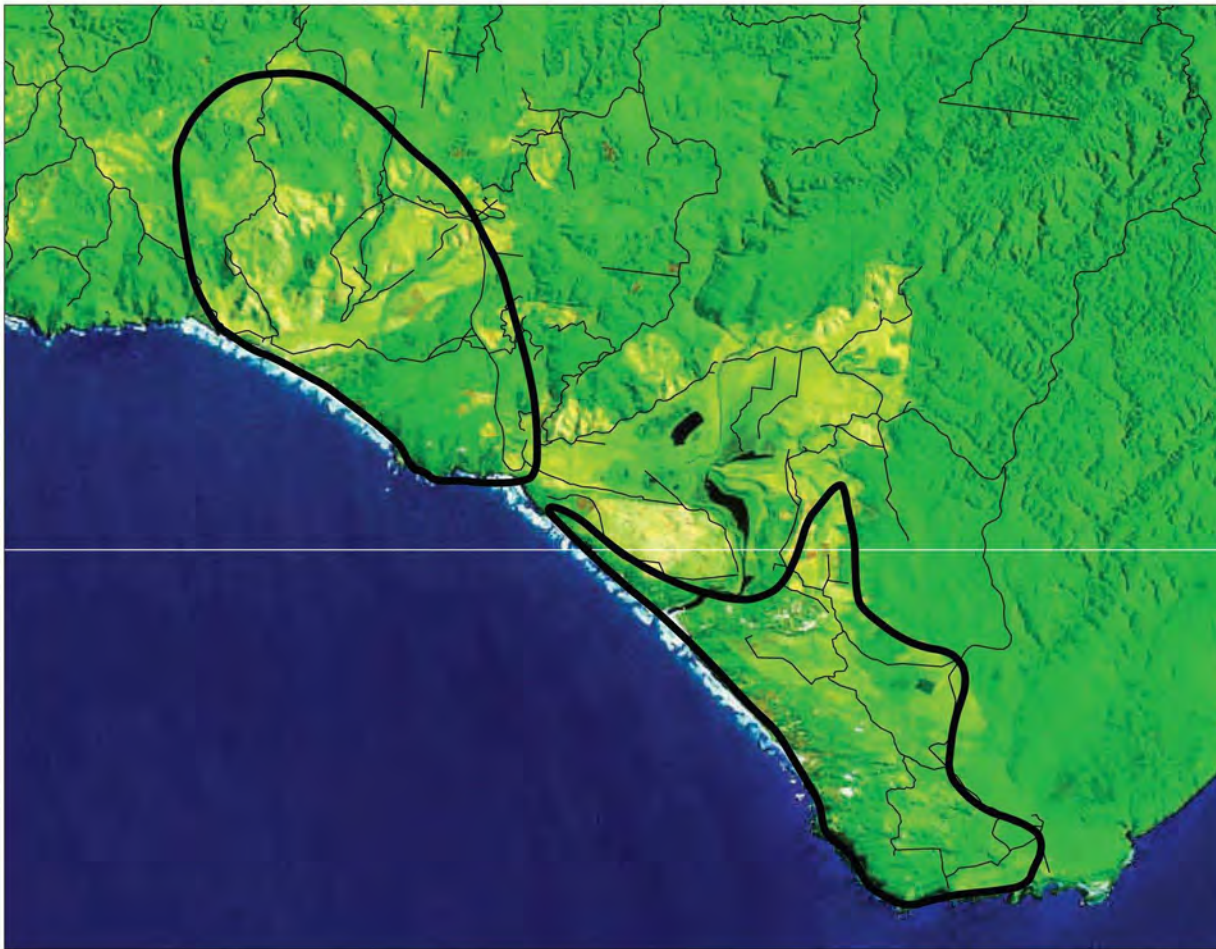
PRECINCT ANALYSIS  
PRECINCT 2.5 | JOHANNA COAST TO CAPE OTWAY COASTAL VALLEYS AND HILLS  
FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003





## PRECINCT ANALYSIS MAPS

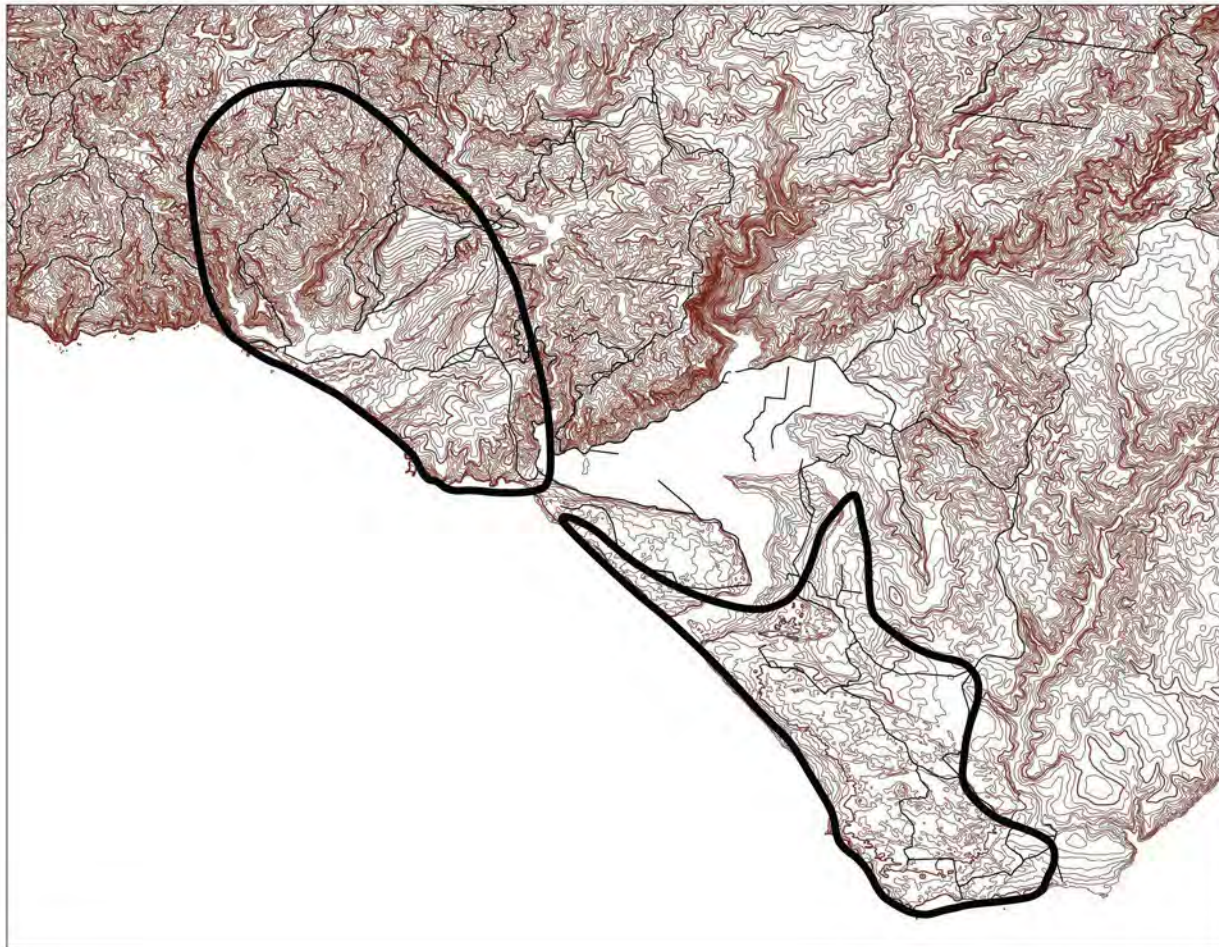
PRECINCT 2.5 | JOHANNA COAST TO CAPE OTWAY COASTAL VALLEYS AND HILLS



### SATELLITE PHOTO

The satellite photo highlights the densely vegetated ridgelines and large cleared valleys in the western section of the precinct, a less dramatic coastal dune landform is shown in the eastern section, again with cleared valleys.

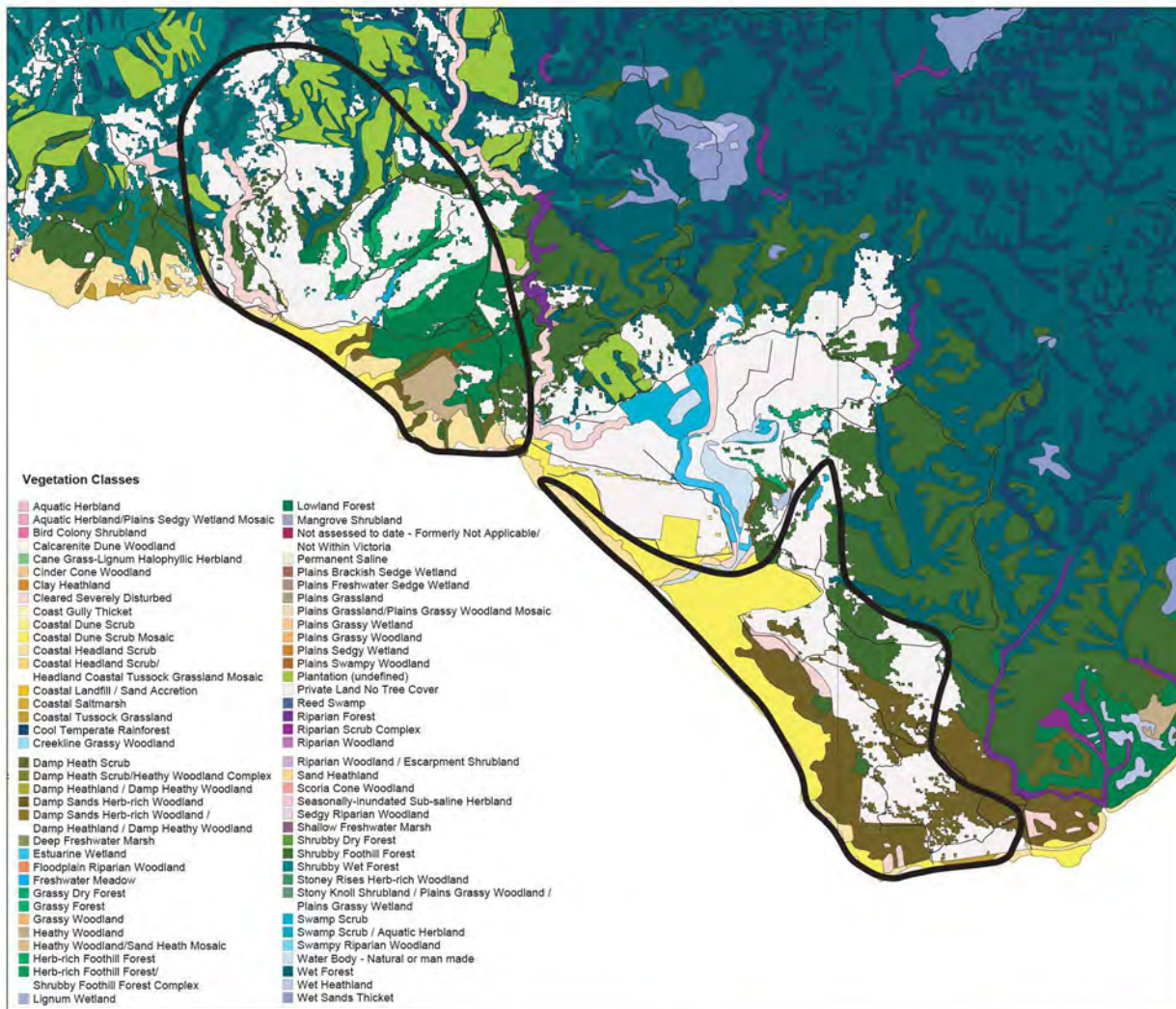




## CONTOUR MAP

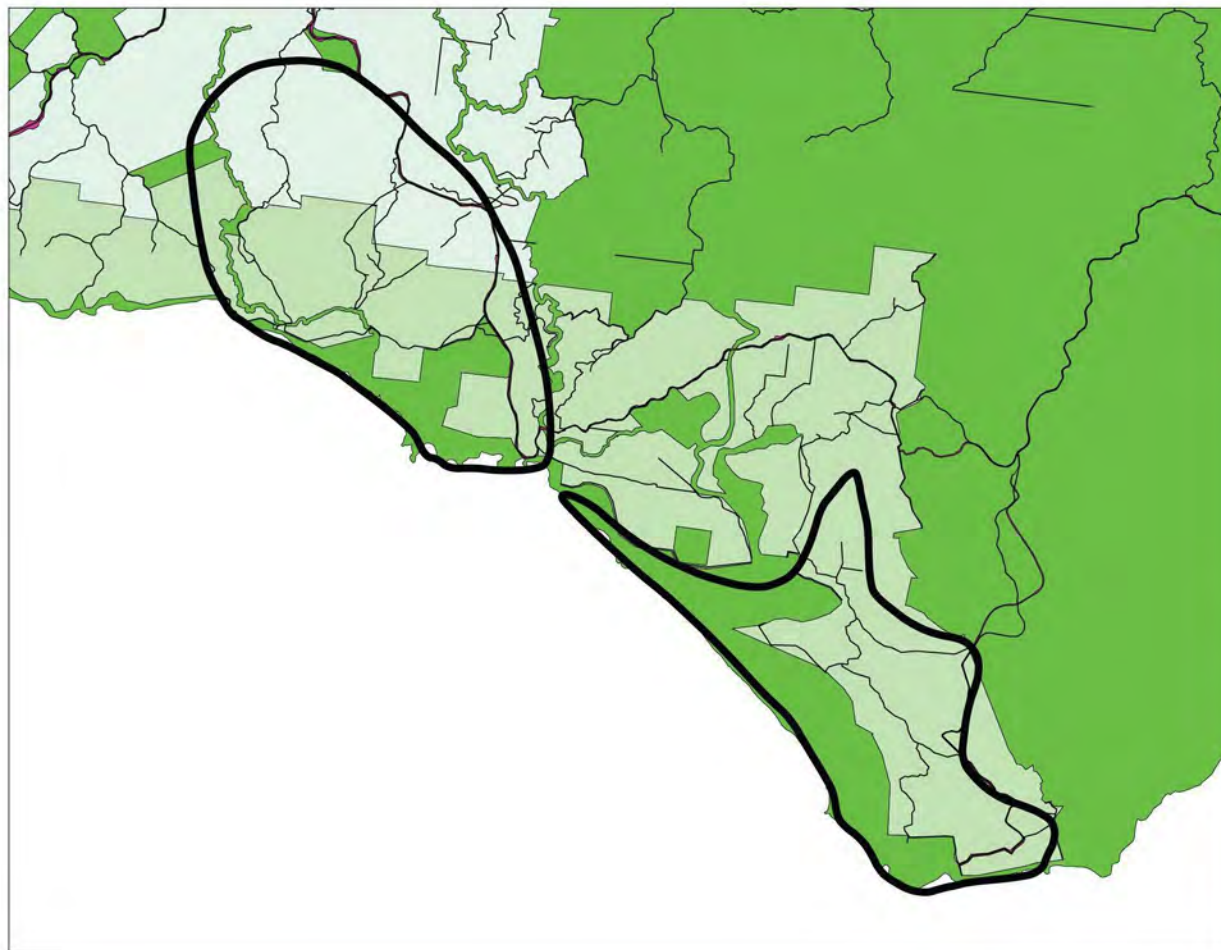
The contour map in the western section of the precinct indicates a series of steep hills and valleys surrounding a large opening of land that falls gently to the Coastline. The eastern section reveals an arrangement of coastal dunes with irregular form and slope.





## ECOLOGICAL VEGETATION CLASSES

The map shows a diversity of Ecological Vegetation Classes in the western section of the precinct, particularly inland, with Lowland Forest, Shrubby Foothill Forest, Damp Sands Herb-rich Woodland, Heathy Woodland and Plantations incising large parcels of land with no tree cover. Closer to the coastline, Vegetation Classes progress to Coastal Dune Scrub and Coastal Headland Scrub. The eastern section of the precinct has a similar proportion of land with no tree cover but has a stronger presence of the coastal Vegetation classes.

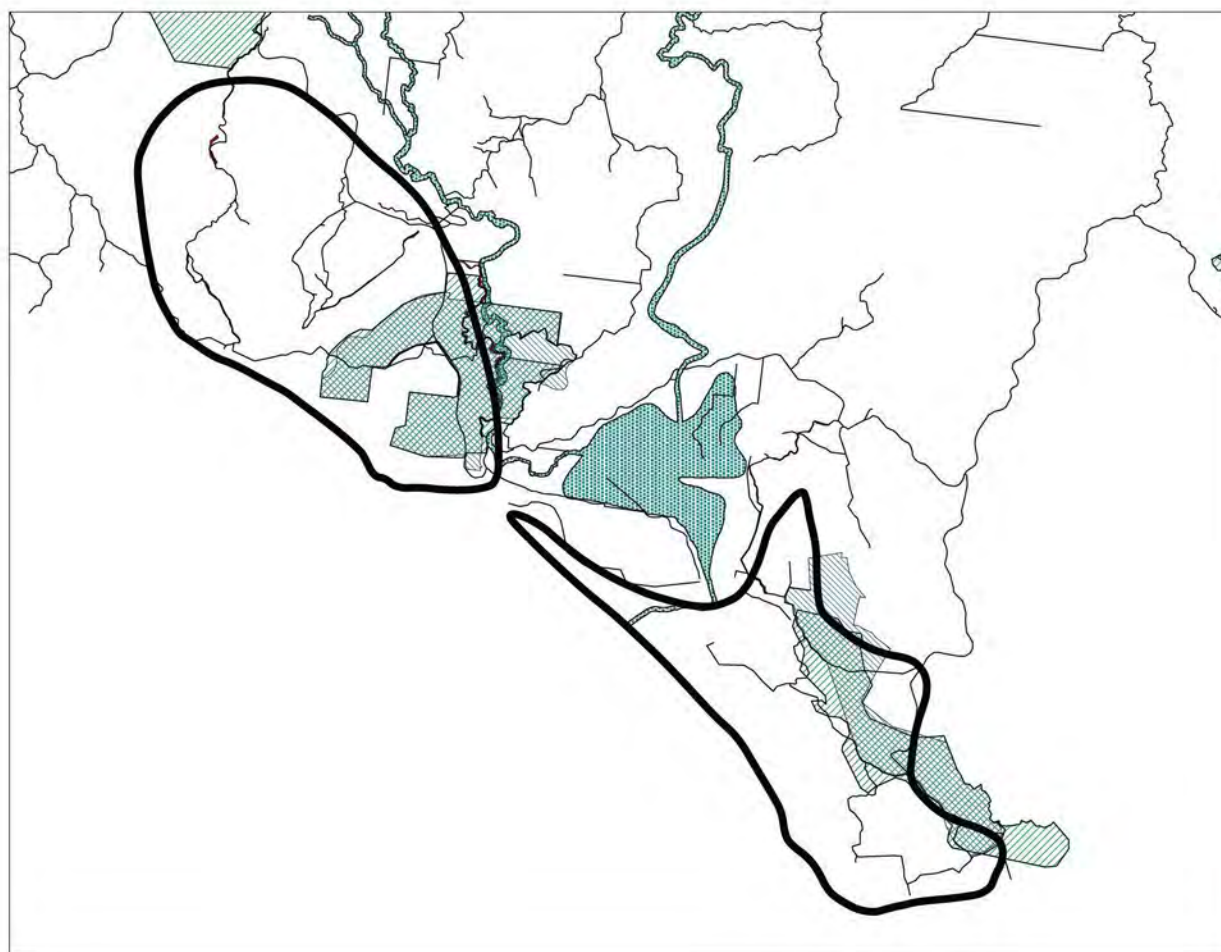


### ZONING MAP

The precinct is zoned Public Conservation and Resource closest to the coast, Environmental Rural more inland, and Rural in the northern part of the precinct.

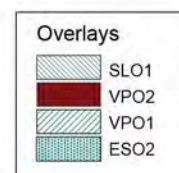
Zones	
	B1Z
	B2Z
	B4Z
	ERZ
	IN1Z
	LDRZ
	PCRZ
	PPRZ
	PUZ
	PUZ4
	R1Z
	RDZ1
	RUZ
	SUZ1
	TZ





## RELEVANT OVERLAYS MAP

Overlays relevant to landscape character include the Significant Landscape Overlay for the Protection and enhancement of the landscape character of Otway Ranges Foothills and coastal areas, and the Environmental Significance Overlay for the protection of the lakes, wetlands, and streams. Vegetation Protection Overlays for Significant and Remnant Vegetation and also Roadside Vegetation apply.

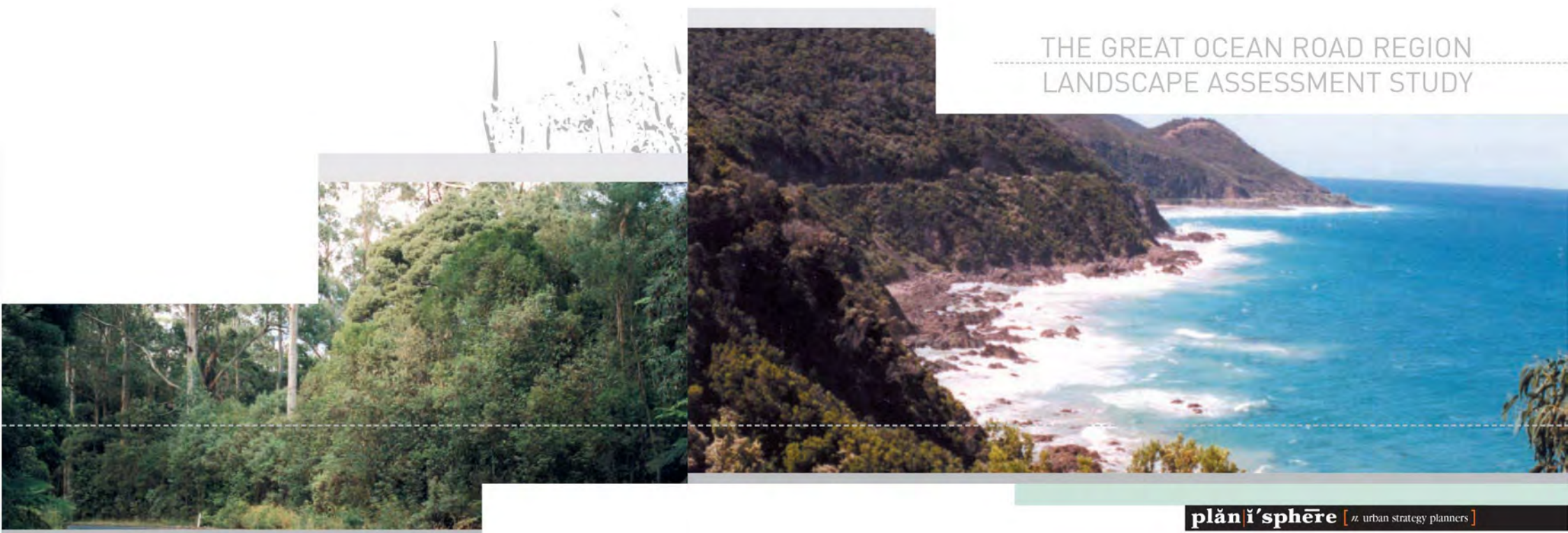


# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 2.5 | JOHANNA COAST TO CAPE OTWAY COASTAL VALLEYS AND HILLS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.5  Proposed SLO and SLO extension	Colac Otway	<p><u>National</u> significance: <i>Cape Otway landscape</i></p> <ul style="list-style-type: none"> <li>• A coastal cape landmark</li> <li>• Not visible, but accessible from GOR</li> <li>• GOR landmark destination (Cape Otway)</li> <li>• Low-moderate visitation</li> </ul> <p><u>State</u> significance: <i>Remainder of coastal landscape</i></p> <ul style="list-style-type: none"> <li>• Comprises rugged cliffs and dune backed beaches, with pastoral hinterland</li> <li>• Not visible, but accessible in part from GOR</li> <li>• Low visitation</li> </ul>	<p>Development Types:</p> <ul style="list-style-type: none"> <li>• Tourism accommodation on the coast and inland</li> <li>• Residential development, including holiday homes</li> <li>• Tourism signage and infrastructure</li> <li>• Plantations</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>• Bulky development with a large footprint along the coast</li> <li>• Loss of sense of isolation at the coast</li> <li>• Loss of coastal vegetation</li> <li>• Domination of heavy clusters of buildings inland</li> </ul>	<p>Zoning:</p> <p>PCRZ</p> <p>ERZ</p> <p>RUZ</p> <p>Overlays:</p> <p>SL01 Coastal, Otway and Plains Landscapes</p> <p>VP01 Significant and Remnant Vegetation</p> <p>VP02 Roadside Vegetation</p> <p>ES02 Lakes, Wetlands and Streams</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p>	<p>ERZ provides permit trigger for most development – decision guidelines lacking</p> <p>Small area of RUZ adjacent to Great Ocean Road – plantation trigger required</p> <p>SLO1 in place in both areas of the Precinct (Johanna to Glenaire and Cape Otway)</p> <p>Existing SLO1 covers three different landscape types:</p> <ul style="list-style-type: none"> <li>• Schedule requires re-structuring</li> <li>• Landscape character is not really defined</li> <li>• Permit Requirements contain statements more like Decision Guidelines</li> <li>• Decision Guidelines are too broad</li> <li>• Separate detailed Schedules required for each landscape type</li> </ul> <p>Existing SLO1 Schedule particularly requires strengthening in relation to the coastal landscape, the Glenaire landscape and the Cape Otway landscape</p> <p>Not clear why the existing 'Cape Otway' SLO does not cover the existing ERZ area immediately to the west</p> <p>Priority area:</p> <ul style="list-style-type: none"> <li>• Johanna to the coastal area of Precinct 4.1</li> </ul> <p>Refer also Precinct 4.1 Colac Otway</p>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review/strengthen all Local Policies</p> <p>Introduce new Local Policy including Development Principles for Precinct 2.5</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Restructure and rewrite SL01 for each landscape type in Colac Otway</p> <p>Review Local Policy 22.01</p> <p>Extend existing 'Cape Otway' SLO1 into the private ERZ land immediately to the west</p> <p>Apply the SLO to private land within the coastal landscape of the precinct [proposed SLO extends from coastal area of Precinct 4.1]</p> <p>[Also refer to Municipal Toolkit for description / discussion]</p>





THE GREAT OCEAN ROAD REGION  
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PRECINCT PACKAGE

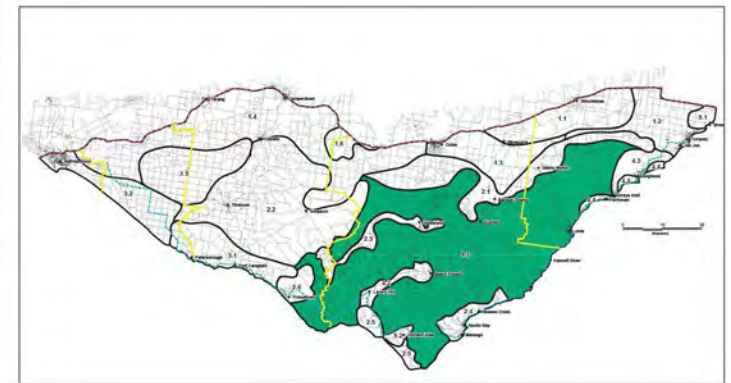
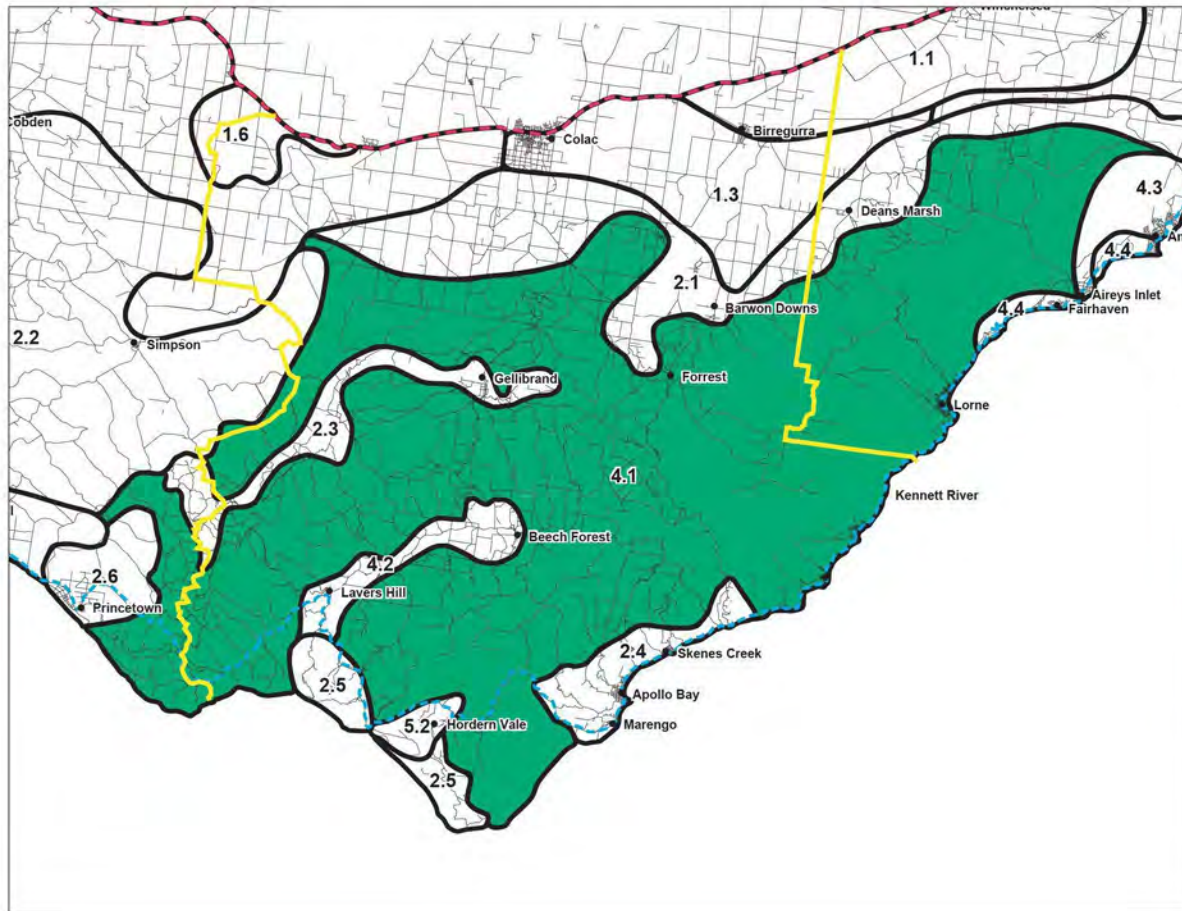
PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands



## PRECINCT QUALITIES AND OBJECTIVES

### PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST



### PRECINCT DESCRIPTION

Precinct 4.1 contains large areas of dense forest cover in hilly terrain, extending to the sea in places. The vegetation changes from wet to dry in response to changes in the orientation and type of terrain, which ranges from steep and rocky to smoothly rounded hills. Dry coastal sclerophyll forests occur on south west facing slopes, some of which meet the coastline. The vegetation is indigenous tall, closed forest with understorey, sparser in the dry forest areas, and denser in sheltered gullies. Giant tree ferns and ancient beech trees can be found in some of the wetter, more sheltered locations. In the most forested areas (eg north of Cape Otway and Apollo Bay) the trees tower above the winding road, their canopies meeting overhead. The tall forest plunges down to the sea coast between Apollo Bay and Cape Otway. In other coastal locations the vegetation is sparser and smaller in scale. In exposed locations around Moonlight Head, which has the highest sea cliffs in the region, there is low coastal heath, blasted by the Bass Strait gales, and much of the drive from Lorne to Apollo Bay is lined with relatively low coastal vegetation. Here, the road clings to the face of rocky promontories and snakes past steep gullies, offering a constantly changing prospect of sea, sky and coastal scenery. In contrast are forest drives such as Turtons Track and the road to Cape Otway, where there are also exposed areas of new forest plantation (eg blue gum, pine) and some isolated clearings. The clearings contain a mix of private freehold, farming and tourism uses, sometimes with scattered, simple structures. Clearings, townships and the coast itself provide a different experience to the isolation and enclosure found in the depths of the forest.

### DISTINCTIVE QUALITIES

The Otway Forests and Coast landscape character type consists of the main area of the Otway Ranges and coast, containing large areas of dense, tall forest cover in hilly terrain, extending to the sea with high, rugged cliffs in places. In some coastal locations the vegetation is sparser and smaller in scale. This landscape character type also includes areas of plantation timber and clearings set among the forest.

Precinct 4.1 covers most of the Otway Forests and Coast landscape character type, encompassing all of the characteristics just described. While the entire forest is a significant part of the region's landscape character, particular parts have greater significance. The Great Ocean Road hugs the coastline from Lorne to Kennett River, offering some of the most dramatic cliff and ocean scenery able to be viewed from a car or bus anywhere in the world and is a landscape of national significance. Between Apollo Bay and Hordern Vale, the Great Ocean Road passes through outstanding tall forest scenery that includes stands of ancient trees. Other parts of the precinct with outstanding tall forest scenery include Melba Gully and Turtons Track. These areas, as well as the remainder of the coastal landscape in the precinct, are of state significance.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.



## KEY CHARACTERISTICS

- Majestic forests contrasting with the coast
- Inland dominance by Otway Ranges
- Indigenous coastal vegetation
- Isolation and enclosure in the forest
- Exposed coast, sometimes with high sea cliffs

## FUTURE DIRECTIONS

Future development should be focussed in existing townships, with the opportunity for minimal development that does occur outside these areas to be designed to respect the particular qualities of the landscape. The outlook from the Great Ocean Road should remain dominated by views of the natural landscape, particularly the coastline. Tourism and other infrastructure such as roads and powerlines should be designed and sited for minimal visibility.

## LANDSCAPE OBJECTIVES

- To protect the indigenous vegetation and sense of openness and exposure that characterises the coastal areas of the precinct.
- To protect the dense tree cover and sense of shelter and enclosure that dominates the inland areas of the precinct.
- To retain a vegetation dominated outlook from the Great Ocean Road and other main road corridors throughout the precinct.
- To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road.
- To protect existing views to the coast, particularly from the Great Ocean Road.
- To minimise the visual impact of infrastructure and signage, particularly in coastal areas, hill faces and ridges.
- To improve the outlook from road corridors by minimising the visibility of commercial timber plantations.
- To ensure that development located outside townships is integrated with the landscape.



## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To protect the indigenous vegetation and sense of openness and exposure that characterises the coastal areas of the precinct.	Retain existing indigenous coastal vegetation and provide for the planting of new indigenous coastal vegetation wherever possible.	<i>Loss of indigenous coastal vegetation.</i>
HEIGHT AND SITING	To protect the dense tree cover and sense of enclosure that dominates the inland areas of the precinct.	Site development sparsely in the hinterland, retaining maximum space for vegetation between buildings. Design and site structures to minimise the loss of canopy trees and understorey wherever possible. Replace any trees lost due to development with indigenous trees that will grow to a similar size. Keep development below the dominant tree canopy height.	<i>Loss of sense of enclosure in the landscape.</i> <i>Visually dominant, bulky buildings.</i> <i>Buildings that have no relationship to landform.</i> <i>Buildings that protrude above the tree canopy height.</i> <i>Loss of vegetation.</i>
SITING AND DESIGN	To retain a vegetation dominated outlook from the Great Ocean Road and other main road corridors throughout the precinct.	In circumstances where development can not be avoided on hill faces: – Locate development sparsely to avoid loss of vegetation. – Design buildings to follow the contours or step down the site. – Articulate buildings into separate elements, and avoid visually dominant elevations. – Use darker colours and finishes that are less prominent visually, particularly roofs. In circumstances where development can not be avoided on ridge tops: – Locate development to avoid the loss of vegetation. – Use lighter colours and finishes to minimise visibility against the sky. Replace any trees lost due to development with indigenous trees that will grow to a similar size.	<i>Light colours or highly reflective finishes on hill faces.</i> <i>Dark colours and finishes on ridge tops.</i> <i>Excessive cut and fill.</i> <i>Large building footprints.</i> <i>Loss of vegetation in visually prominent locations.</i> <i>Clearing of heavily vegetated hill faces and gullies.</i>
SITING AND DESIGN TOWNSHIPS AND SETTLEMENTS	To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road. To protect existing views to the coast, particularly from the Great Ocean Road.	Avoid development on the coastal side of the Great Ocean Road, and in coastal areas between townships wherever possible. If it cannot be avoided, site development to maximise retention of existing vegetation and views to the ocean. New buildings should be designed to respond to the characteristics of the site and locality, demonstrating a high standard of contemporary expression and finish. Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.	<i>Loss of indigenous vegetation.</i> <i>Buildings that have no relationship to the landform.</i> <i>Ribbon development.</i> <i>Unclear edges to townships.</i> <i>Signage clutter at entrances and exists to townships.</i>

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SITING AND DESIGN TOWNSHIPS AND SETTLEMENTS (Cont.)		<p>Locate signage away from entrances and exits to townships wherever possible.</p> <p>Between townships, set development back substantial distances from the Great Ocean Road on the landward side, wherever possible.</p>	
INFRASTRUCTURE AND SIGNAGE	To minimise the visual impact of large buildings and structures, particularly in coastal areas, hill faces and ridges.	<p>In coastal areas, infrastructure such as powerlines and other utility services should be underground wherever possible.</p> <p>Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise their visibility from Category 1 Roads and key viewing locations.</p> <p>Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development.</p> <p>Avoid brightly coloured signage and infrastructure, particularly on the coastal side of the Great Ocean Road.</p> <p>Group signage at particular locations to minimise visual impact on large areas of the landscape, and to maintain views.</p>	<p><i>Loss of vegetation.</i></p> <p><i>Landscape 'scarring'.</i></p> <p><i>Signage clutter.</i></p> <p><i>Visually dominating signage and infrastructure.</i></p>
TIMBER PLANTATIONS	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.	Screen commercial timber plantations that are located adjacent to Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.	<p><i>Visibility of timber plantations from main road corridors.</i></p> <p><i>Landscape 'scarring'</i></p>
RURAL LIVING AND LOW DENSITY RESIDENTIAL DEVELOPMENT	To ensure that development located on the outskirts of townships is integrated with the landscape.	<p>Retain existing trees and understorey wherever possible and provide for the planting of new indigenous vegetation.</p> <p>Prepare a landscape plan to accompany all applications for new development that utilises appropriate species.</p> <p>Articulate buildings into separate elements, and avoid visually dominant elevations.</p> <p>Design development to minimise need for earthworks on the site.</p> <p>Utilise colours and finishes that complement those occurring naturally in the local area.</p> <p>Use permeable surfacing for unbuilt areas to minimise surface run-off and to support vegetation.</p>	<p><i>High, solid fencing.</i></p> <p><i>Loss of vegetation.</i></p> <p><i>Lack of vegetation</i></p> <p><i>Impervious surfacing.</i></p>

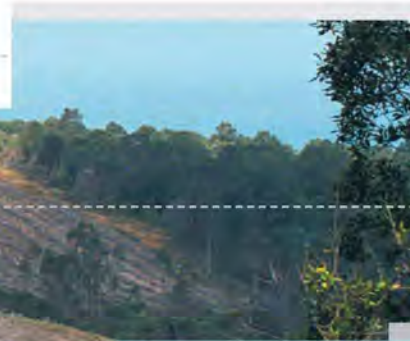


## PRECINCT LANDSCAPE ELEMENTS

PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST



ABOVE | A cleared logging area



ABOVE | Otway Ranges meet the ocean

### EDGES

The following 'landscape edges' exist within the precinct:

- The contrast between the naturally vegetated creek valleys and pastoral uplands
- Edges of the forested Otway Ranges with cleared private land of little tree cover
- Plantation edges
- Clearings within the forest
- Edges of the towns with the national park and hill faces beyond the current built form limit
- Interface of the Great Ocean Road corridor with the natural landscape, and development adjacent to this corridor
- The coastal edge of cliff faces and dunes
- Interface of development with coastal cliff / dunal edge

### CORRIDORS

The following, taken from field survey notes, is a sequence description of the journey on the Great Ocean Road from Lorne to Cape Patton:

... Lorne pier and Hotel - minor ribbon development nearby (west of Lorne) - low coastal vegetation along roadside - steep hill faces fall to sea - sheltered river estuaries and valleys - tourist shelters and facilities at Cumberland River

- Mount Defiance - viewpoint with stone memorial - steep cliff / hill faces and low coastal vegetation - Wye River - more eucalypt over-storey - townships nestled in valley - less dramatic cliffs - low coastal vegetation with tall trees in valleys - telecommunications tower and powerlines at prominent point - Kennett River is exposed in cleared river valley - beaches with rocky shelves - hills and shoreline more gentle - bald ridge with exposed building - blue gums in gullies towards Skenes Creek...

The following is a sequence description of the journey on the Great Ocean Road from Apollo Bay to Otway Lighthouse Road:

... Hilly farmland and bush - steep valleys - big timber country - rainforest to Maits Rest - tree fern understorey - views enclosed within (Otway State forest) - opens out to rolling, hilly pastoral land - Aire River - lush agricultural flats and tea-tree swamp - backed by forested or cleared hills - some pine plantations and housing...

The following is a sequence description of the journey along Skenes Creek - Forrest Road from Skenes Creek northwards to Forrest:

... Forested gullies and hill faces - cleared hill tops visible - some agricultural land - pine forest and blue gums with clear felling of pines - views down valleys to coast - forest with scattered ferny understorey - blackwood, eucalypts with ferny understorey - powerlines running alongside road with clearings beneath - some pine clear felling - Burrumunga - views obscured - drier eucalypts forest closer to Forrest - topography falls to Forrest - old weatherboard buildings...





ABOVE | The busy retail centre at Lorne



ABOVE | Dwellings nestled in the hills at Wye River

There are many small settlements within the precinct. The four main townships described are Lorne, Wye River, Kennett River and Forrest, providing a contrast between coastal settlements and towns located within the Otway Forest.

## LORNE

The Otway hills camber around the township of Lorne sheltering it like an amphitheatre. At the town's centre, the streets are often crowded and bustling with street cafes, reflecting the high tourism desirability of the town. There are older, remnant dwellings within the centre, they are sometimes subdued by newer and taller accommodation forms that protrude above the tree canopy. There is limited visual access to the beach due to scattered buildings before the foreshore, which is planted with a row of Norfolk Pines. Much of the housing is tucked into the hills settled below a tall eucalypt tree canopy, steep and windy roads provide access to the dwellings, which are often contemporary and split across the levels of the topography.

## WYE RIVER

Wye River is a small settlement at the base of the Otway hills and adjacent to the coastline. The commercial zone is low key and blends in with the residential character, the narrow river that cuts through, and its bay, provide a stronger

definition of the town centre. Housing is mostly simple shacks from the 50s to more recent times; they are nestled into the hills sometimes exposed but often concealed by the tree canopy which is eucalypt woodland with some heathy scrub. The beach is only small, with rocky points at either end defining the edge of the settlement.

## KENNETT RIVER

Kennett River is located in a valley that falls to a small rocky beach and is largely cleared of trees and understorey. Housing is sprawled across the settlement; the simple weatherboard shack forms ranging in style from the 50s to present day. The township is surrounded by well treed hills, with houses at the edges seeming to feather into their environment.

## FORREST

The township of Forrest is settled on a partially cleared slope that falls gradually down to a creek. Many of its lower valley slopes are cleared for pasture, and there are timber plantations located nearby. The main road through the town is wide and informal with some older dwellings, a school, a church and a general store ribboned along this axis. Housing tends to be nestled into the trees, with private gardens that blend into the forest surrounds.





ABOVE | View east from the Mt Defiance Lookout

Two key viewing locations within the precinct are the Mt Defiance Lookout and the scenic lookout at Barramunga.

### MT DEFIANCE LOOKOUT

The Mt Defiance Lookout is located south of Cumberland River, on the coastal side of the Great Ocean Road. There is a sudden turn off the road to access the lookout that is denoted by a stone wall memorial for returned WW1 soldiers who built sections of the Great Ocean Road. There are views available to the east and west of vegetated hills, with steep slopes falling to the rocky coastline. There are no views available from the lookout to private land.

### SCENIC LOOKOUT AT BARRAMUNGA

The scenic lookout is located on top of a ridge in a quiet and peaceful area, surrounded by bush and farms to south west. There are views to the east over forest and further north east to Deans Marsh. Views are often obscured by large regrowth trees. There is an informal car park with aggregate and pine pole barriers adjacent to the lookout.



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

**plān i'sphēre** [urban strategy planners]

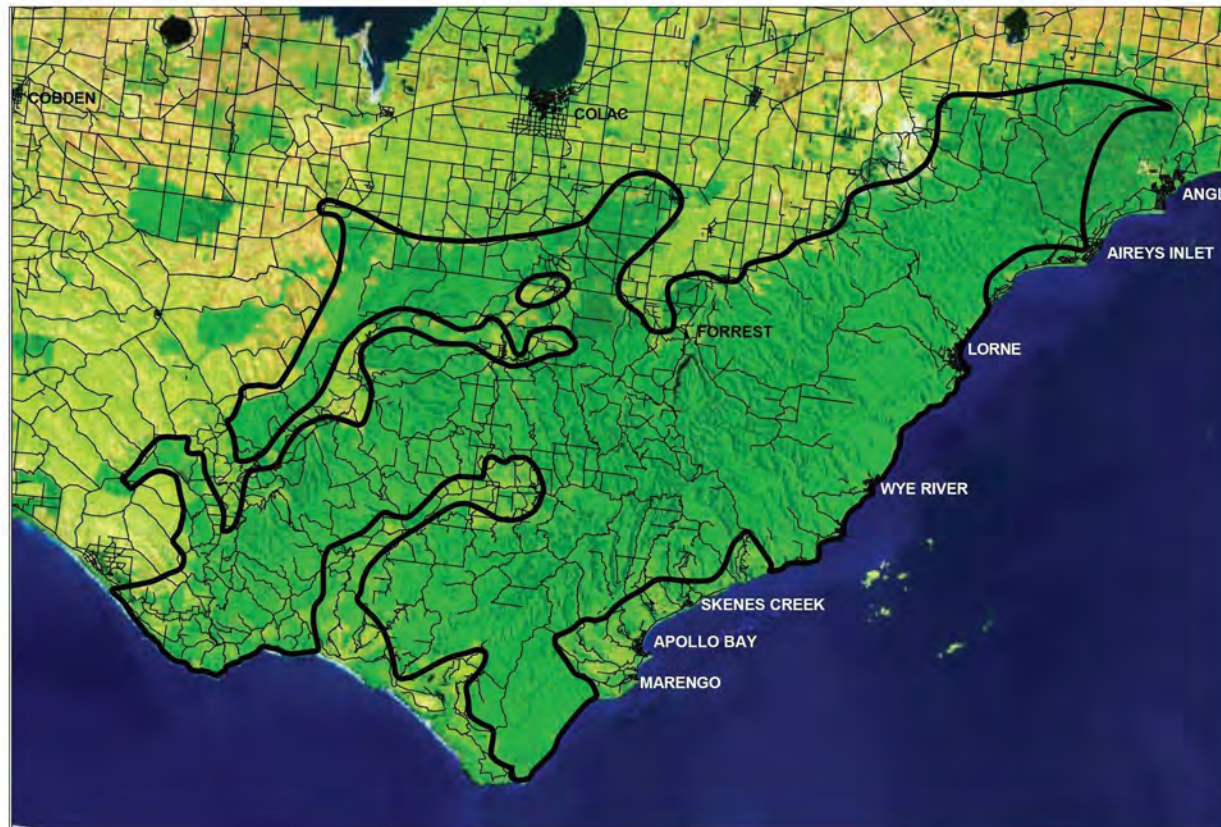
PRECINCT ANALYSIS  
PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST  
FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003





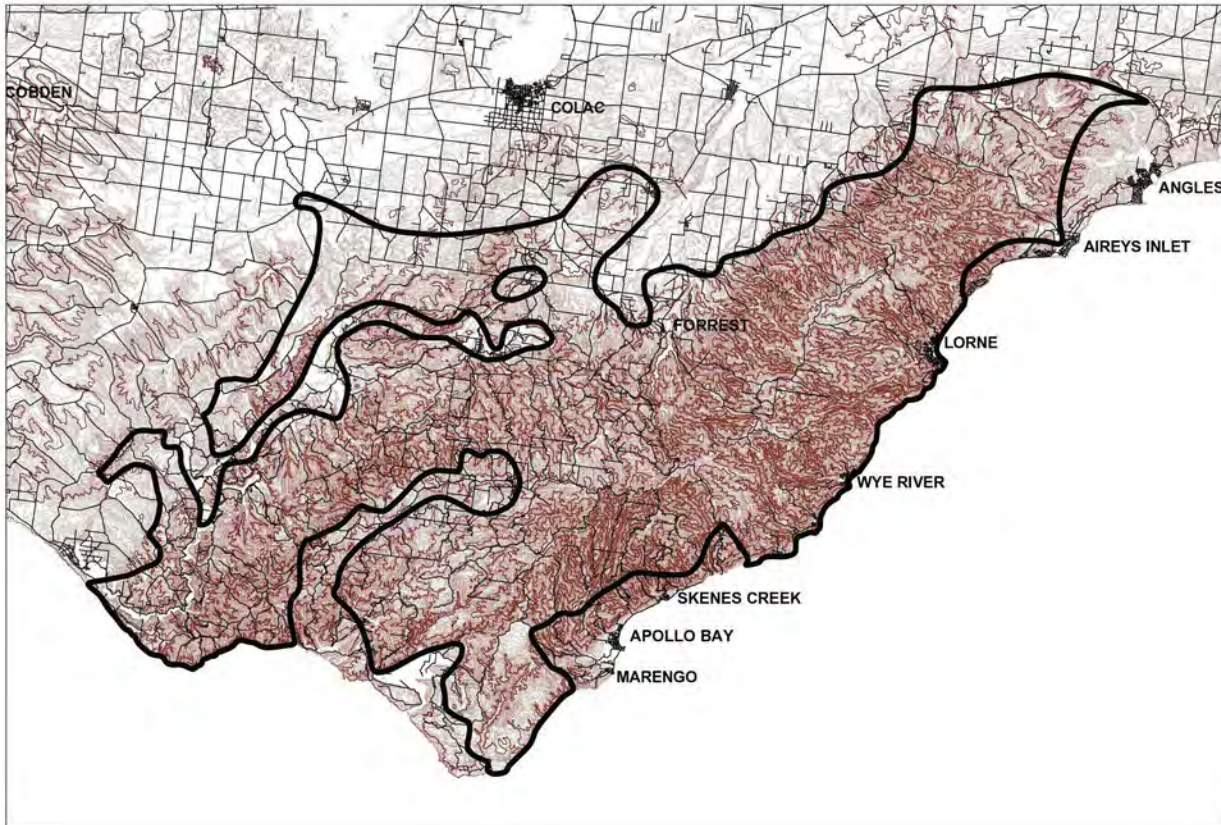
# PRECINCT ANALYSIS MAPS

PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST



## SATELLITE PHOTO

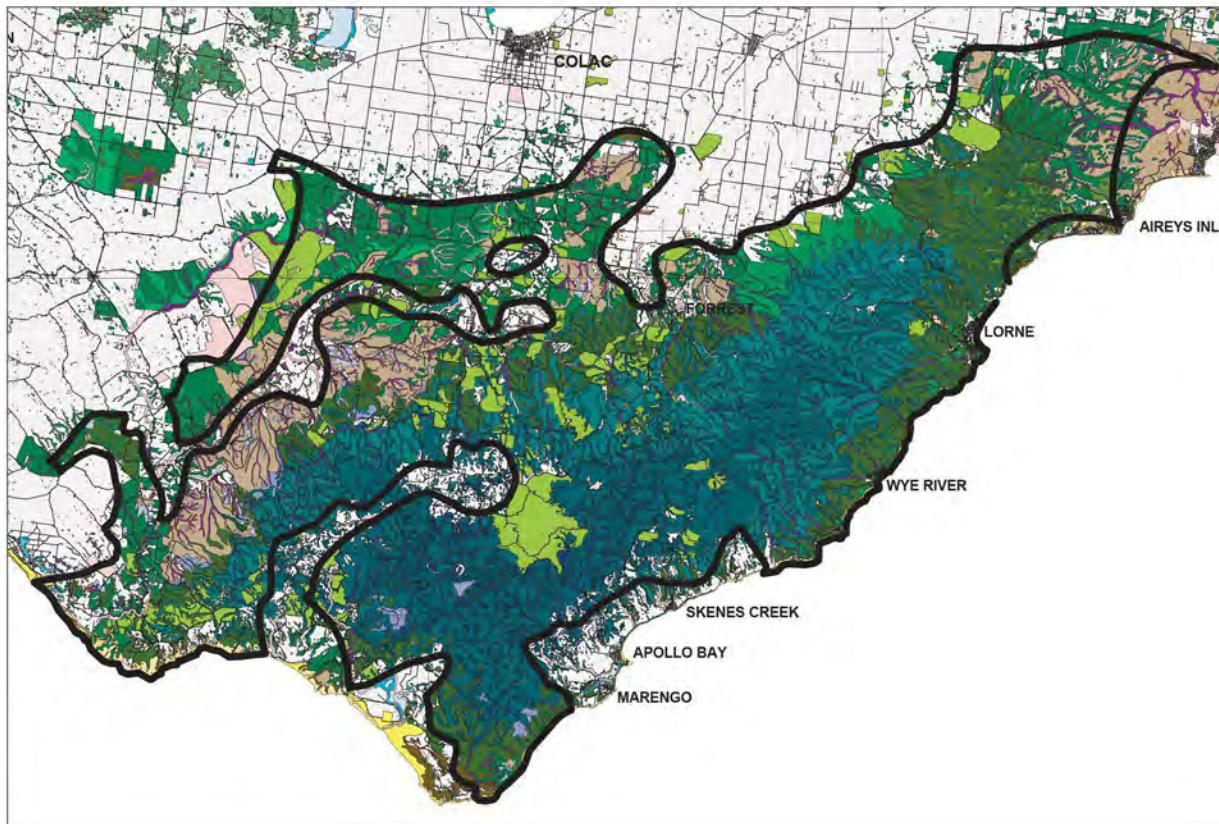
The satellite photo reveals the transition from the wet forest surrounds to a dry forest, and often cleared landscape within the precinct.



### CONTOUR MAP

The contour map shows the precinct as a series moderately steep valleys and hills within steeper surrounds.



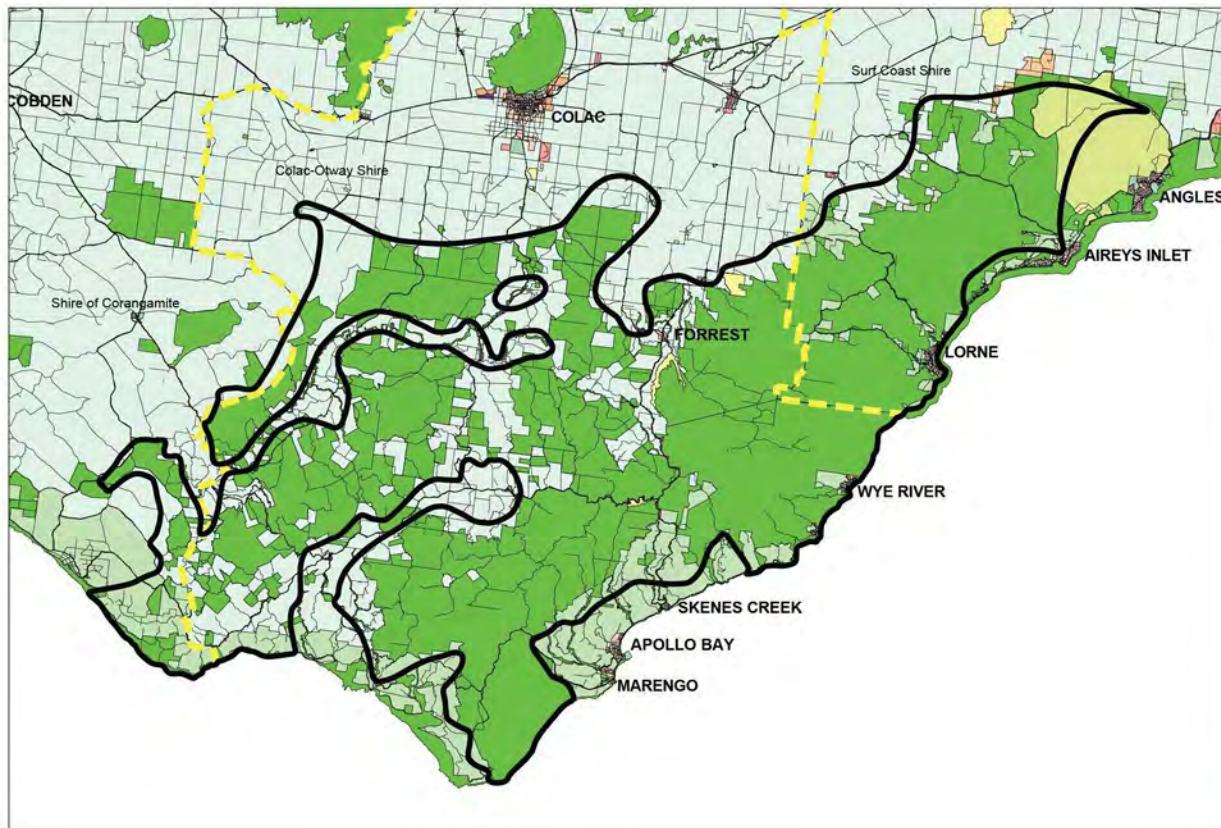


## ECOLOGICAL VEGETATION CLASSES

The ecological vegetation classes map indicates a variety of wet and dry forested areas throughout the precinct. Within the core of the precinct, vegetation classes are Cool Temperate Rainforest with Wet Forest classes in the river and creek valleys. In the outlying areas of the precinct, vegetation classes graduate to Shrubby Wet Forest, Shrubby Foothill Forest and Heathy Woodland in the north west and the east. There are a substantial number of plantations throughout the precinct, mostly amongst heavily forested areas.

Vegetation Classes	
Aquatic Herbland	Lowland Forest
Aquatic Herbland/Plains Sedgy Wetland Mosaic	Mangrove Shrubland
Bird Colony Shrubland	Not assessed to date - Formerly Not Applicable/ Not Within Victoria
Calcarenite Dune Woodland	Permanent Saline
Cane Grass-Lignum Halophyllic Herbland	Plains Brackish Sedge Wetland
Cinder Cone Woodland	Plains Freshwater Sedge Wetland
Clay Heathland	Plains Grassland
Cleared Severely Disturbed	Plains Grassland/Plains Grassy Woodland Mosaic
Coast Gully Thicket	Plains Grassy Wetland
Coastal Dune Scrub	Plains Grassy Woodland
Coastal Dune Scrub Mosaic	Plains Sedgy Wetland
Coastal Headland Scrub	Plains Swampy Woodland
Coastal Headland Scrub/	Plantation (undefined)
Headland Coastal Tussock Grassland Mosaic	Private Land No Tree Cover
Coastal Landfill / Sand Accretion	Reed Swamp
Coastal Saltmarsh	Riparian Forest
Coastal Tussock Grassland	Riparian Scrub Complex
Cool Temperate Rainforest	Riparian Woodland
Creekline Grassy Woodland	Riparian Woodland / Escarpment Shrubland
Damp Heath Scrub	Sand Heathland
Damp Heath Scrub/Heathy Woodland Complex	Scoria Cone Woodland
Damp Heathland / Damp Heathy Woodland	Seasonally-inundated Sub-saline Herbland
Damp Sands Herb-rich Woodland	Sedgy Riparian Woodland
Damp Sands Herb-rich Woodland /	Shallow Freshwater Marsh
Damp Heathland / Damp Heathy Woodland	Shrubby Dry Forest
Deep Freshwater Marsh	Shrubby Foothill Forest
Estuarine Wetland	Shrubby Wet Forest
Floodplain Riparian Woodland	Stoney Rises Herb-rich Woodland
Freshwater Meadow	Stony Knoll Shrubland / Plains Grassy Woodland /
Grassy Dry Forest	Plains Grassy Wetland
Grassy Forest	Swamp Scrub
Grassy Woodland	Swamp Scrub / Aquatic Herbland
Heathy Woodland	Swampy Riparian Woodland
Heathy Woodland/Sand Heath Mosaic	Water Body - Natural or man made
Herb-rich Foothill Forest	Wet Forest
Herb-rich Foothill Forest/	Wet Heathland
Shrubby Foothill Forest Complex	Wet Forest
Lignum Wetland	Wet Sands Thicket



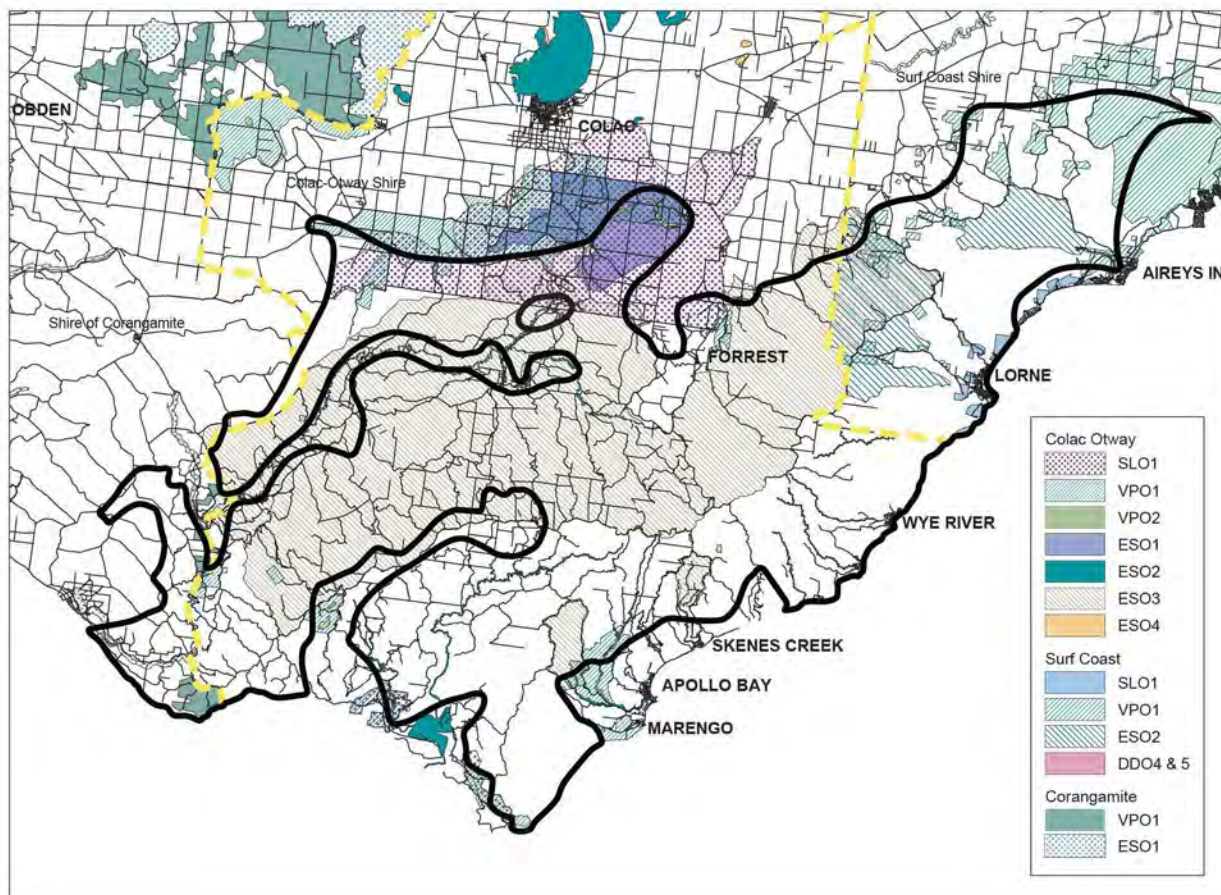


### ZONING MAP

Zoning within the precinct is mostly Public Conservation and Resource, there is Rural zoning more inland and Environmental Rural zoning closer to the coast line. There are several townships within the precinct which include Residential, Low Density Residential and some Business zones.

Zones	
[Light Purple Box]	B1Z
[Medium Purple Box]	B2Z
[Dark Purple Box]	B4Z
[Light Green Box]	ERZ
[Orange Box]	IN1Z
[Red Box]	LDRZ
[Dark Green Box]	PCRZ
[Light Green Box]	PPRZ
[Yellow Box]	PUZ
[Light Yellow Box]	PUZ4
[Light Blue Box]	R1Z
[Pink Box]	RDZ1
[Light Blue Box]	RUZ
[Light Green Box]	SUZ1
[Pink Box]	TZ
[Dashed Yellow Line]	Municipal Boundary





## RELEVANT OVERLAYS MAP

The precinct includes numerous overlays relevant to landscape character, across three municipalities. Within the Colac-Otway Shire, the Significant Landscape Overlay for the protection and enhancement of the landscape character of Otway Ranges Foothills and coastal areas, the volcanic cones, basalt plains, lava flows and other sites of geological significance, applies. Several Environmental Significance Overlays apply, the Proclaimed Water Catchments Schedule is the most dominant, three others protect lakes, wetlands and streams, habitat, and the Barongarook High and other groundwater areas. There are Vegetation Protection Overlays for significant and remnant vegetation and also roadside vegetation.

The dominant overlays within the Surf Coast Shire include the Environmental Significance Overlay for protection of water supply catchment areas and the Vegetation Protection Overlay for significant native vegetation. The Design and Development Overlays are more localised, and aim to improve and enhance the image and appearance of the Lorne Commercial areas, and industrial areas. The Significant Landscape Overlay aims to protect and enhance the scenic and environmental quality of the Great Ocean Road and Coastal Environs.

The relevant overlays within the Shire of Corangamite include the Vegetation Protection Overlay for significant and remnant vegetation, and the Environmental Significance Overlay for the protection of watercourses, water bodies, and wetlands.



# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

## PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
4.1  Proposed SLO	Colac Otway	<p><i>National significance: Coastal landscape from Lorne to west of Kennett River</i></p> <ul style="list-style-type: none"> <li>• Comprises cliff, bay, hills and forest landscape</li> <li>• Iconic GOR coastline views, mostly unspoiled</li> <li>• Visible and accessible only from GOR</li> <li>• The GOR itself is part of the landscape experience</li> <li>• High visitation</li> </ul> <p><i>State significance: Remainder of coastal landscape</i></p> <ul style="list-style-type: none"> <li>• Eastern side of Cape Otway comprises forest meeting rugged sea coast</li> <li>• Scarce natural environment</li> <li>• Not visible, but accessible in part from GOR</li> <li>• Low visitation</li> </ul> <ul style="list-style-type: none"> <li>• East of western municipal boundary comprises coastal scrub meeting high sea cliffs</li> <li>• Mostly natural environment</li> <li>• Not visible, but accessible in part from GOR</li> <li>• Low visitation</li> </ul> <p><i>State significance: Otway Ranges landscape (part)</i></p> <ul style="list-style-type: none"> <li>• Comprises coastal and coastal hinterland landscape; parts of the forest visible from the Great Ocean Road, other main roads or forest drives and from main walking tracks; and accessible features such as waterfalls, picnic reserves etc.</li> <li>• (These generally include National Parks, National Features Reserves, Nature Reserves, Conservation Reserves and State Parks.)</li> <li>• Moderate visitation</li> </ul> <p><i>The remaining areas of the Otway Ranges have Regional significance.</i></p>	<p>Development Types:</p> <ul style="list-style-type: none"> <li>• Pressure focussed along coast</li> <li>• Accommodation and commercial development aimed at tourists</li> <li>• Residential development and holiday homes</li> <li>• Tourism and directional signage</li> <li>• Plantations</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>• Higher density of buildings</li> <li>• Bulky buildings with a large footprint</li> <li>• Buildings and signage too close to the roadside</li> <li>• Buildings in prominent view lines</li> <li>• Excessive excavation</li> <li>• Poorly sighted infrastructure such as access tracks and power lines</li> </ul>	<p>Zoning:</p> <p>PCRZ primarily throughout the Otway Ranges</p> <p>RUZ</p> <p>ERZ behind Apollo Bay etc.</p> <p>R1Z and LDRZ in and on the fringes of Wye River, Kennett River, and Forrest</p> <p>Overlays:</p> <p>SL01 Coastal, Otway and Plains Landscapes - part</p> <p>VP01 Significant and Remnant Vegetation</p> <p>VP02 Roadside Vegetation</p> <p>ES01 Barongarook High and other Groundwater Areas</p> <p>ES02 Lakes, Wetlands and Streams</p> <p>ES03 Proclaimed Water Catchments</p> <p>ES04 Habitat Protection</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p> <p>22.05 Coastal and Otway Ranges Townships</p>	<p>Priority area:</p> <ul style="list-style-type: none"> <li>• East of Ryan Den municipal boundary to Johanna - may extend into Precinct 2.5</li> <li>• Well known coastal area of the Great Ocean Road Region</li> <li>• Private land with the exception of that immediately adjacent to the coast</li> <li>• Development pressure focussed along coast</li> </ul> <p>Assessment tools / policy in relation to landscape generally lacking</p> <p>Plantations in the Rural Zone</p> <p>Existing SL01 [large 'Otway foothills SLO' partially in this Precinct] covers three different landscape types:</p> <ul style="list-style-type: none"> <li>• Schedule requires re-structuring</li> <li>• Landscape character is not really defined</li> <li>• Permit Requirements contain statements more like Decision Guidelines</li> <li>• Decision Guidelines are too broad</li> <li>• Separate detailed Schedules required for each landscape type</li> </ul>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review MSS in relation to townships in the landscape, particularly 21.01-04 and 21.04-03 Settlement Patterns and Rural Living</p> <p>Also review MSS 21.04-10 relating to smaller communities</p> <p>Introduce new Local Policy including Development Principles for Precinct 4.1</p> <p>Review/strengthen all relevant Local Policies</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Restructure and rewrite existing SL01 for each landscape type</p> <p>Apply SLO to private land within coastal landscape area of precinct [Moonlight Head / Johanna Coast]</p> <p>[Also refer to Municipal Toolkit for description / discussion]</p>



## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
4.1	Surf Coast	<p><i>National significance: Coastal landscape from Lorne to west of Kennett River</i></p> <ul style="list-style-type: none"> <li>• Comprises cliff, bay, hills and forest landscape</li> <li>• Iconic GOR coastline views, mostly unspoiled</li> <li>• Visible and accessible only from GOR</li> <li>• The GOR itself is part of the landscape experience</li> <li>• High visitation</li> </ul> <p><i>State significance: Otway Ranges landscape (part)</i></p> <ul style="list-style-type: none"> <li>• Comprises coastal and coastal hinterland landscape; parts of the forest visible from the Great Ocean Road, other main roads or forest drives and from main walking tracks; and accessible features such as waterfalls, picnic reserves etc.</li> <li>• (These generally include National Parks, National Features Reserves, Nature Reserves, Conservation Reserves and State Parks.)</li> <li>• Moderate visitation</li> </ul> <p><i>The remaining areas of the Otway Ranges have Regional significance.</i></p>	<p>Development Types:</p> <ul style="list-style-type: none"> <li>• Pressure focussed along coast</li> <li>• Accommodation and commercial development aimed at tourists</li> <li>• Residential development and holiday homes</li> <li>• Tourism and directional signage</li> <li>• Plantations</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>• Higher density of buildings</li> <li>• Bulky buildings with a large footprint</li> <li>• Buildings and signage too close to the roadside</li> <li>• Buildings in prominent view lines</li> <li>• Excessive excavation</li> <li>• Poorly sighted infrastructure such as access tracks and power lines</li> </ul>	<p>Zoning:</p> <p>PCRZ primarily throughout the Otway Ranges</p> <p>RUZ more inland</p> <p>ERZ</p> <p>R1Z in the township of Lorne</p> <p>SUZ at the Alcoa Mine</p> <p>Overlays:</p> <p>ES02 Special Water Supply Catchment Areas</p> <p>VP01 Significant Native Vegetation</p> <p>SL01 Great Ocean Road and Coastal Environs</p> <p>DD04 Lorne Commercial Tourist Accommodation Precincts</p> <p>DD05 Industrial Areas</p>	<p>22.01 Coastal Development</p> <p>22.02 Rural and Environmental Development Policy</p> <p>22.03 Fire Safety</p> <p>22.05 Surf Coast Design and Colours</p> <p>22.06 Streetscape and Landscaping</p>	<p>Good strategic basis for landscape protection and enhancement</p> <p>Alternative 'landscape units' identified in MSS</p> <p>Comprehensive suite of local policies, but Local Policy specific to landscape required</p> <p>SLO over much of coastline requires permits for most developments</p> <p>SLO over coastal towns requires permits for developments of significant height and site coverage</p> <p>DD0 over precincts with specific design requirements</p> <p>40 hectare permit trigger in place for timber production in the Schedules to the Rural Zone in Surf Coast</p> <p>Buffer requirement needed</p> <p>Permit trigger in place for development within 100 metres of RDZ1</p> <p>Key issue is ribbon development and development at township edges – decision guidelines required</p>	<p>Review MSS [strengthen if required]:</p> <p>21.04 Environment and Landscape, and Housing and Settlement (particularly Lorne)</p> <p>Review MSS Clause 21.06 Landscape and Culture Strategy; review/amend landscape units, descriptions and objectives</p> <p>Review/strengthen MSS as it relates to townships within the landscape, especially Clause 21.11 for Lorne</p> <p>Introduce new Local Policy including Development Principles for Precinct 4.1</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review relevant Local Policies for inconsistencies</p>

## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
4.1  Proposed SLO	Corangamite	<p><i>State significance: Coastal landscape</i></p> <ul style="list-style-type: none"> <li>West of eastern municipal boundary comprises coastal scrub meeting high sea cliffs</li> <li>Mostly natural environment</li> <li>Not visible, but accessible in part from GOR</li> <li>Low visitation</li> </ul> <p><i>State significance: Otway Ranges landscape (part)</i></p> <ul style="list-style-type: none"> <li>Comprises coastal and coastal hinterland landscape, parts of the forest visible from the Great Ocean Road, other main roads or forest drives and from main walking tracks; and accessible features such as waterfalls, picnic reserves etc.</li> <li>[These generally include National Parks, National Features Reserves, Nature Reserves, Conservation Reserves and State Parks.]</li> <li>Moderate visitation</li> </ul> <p><i>The remaining areas of the Otway Ranges have <u>Regional</u> significance.</i></p>	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Pressure focussed along coast</li> <li>Accommodation and commercial development aimed at tourists</li> <li>Residential development and holiday homes</li> <li>Tourism and directional signage</li> <li>Plantations</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Higher density of buildings</li> <li>Bulky buildings with a large footprint</li> <li>Buildings and signage too close to the roadside</li> <li>Buildings in prominent view lines</li> <li>Excessive excavation</li> <li>Poorly sighted infrastructure such as access tracks and power lines</li> </ul>	<p>Zoning:</p> <p>ERZ</p> <p>PCRZ</p> <p>Overlays:</p> <p>VPO1 Significant and Remnant Vegetation</p> <p>ES01 Watercourse, Waterbody, and Wetland Protection Overlay</p>	<p><u>22.02 Environment:</u></p> <p>22.02-1 Catchment and Land Protection</p> <p>22.02-2 Wildfire Management</p> <p>22.02-5 Natural and Cultural Heritage</p> <p><u>22.03 Economic Development:</u></p> <p>22.03-2 Horticulture</p> <p>22.03-3 Timber and Timber Processing Industries</p> <p>22.03-4 Tourist Use and Development</p> <p><u>22.04 Particular Use and Development:</u></p> <p>22.04-1 Building Lines and Height</p> <p>22.04-3 Highway Development</p> <p>22.04-6 Sheds and Outbuildings</p>	<p>Strategic direction and assessment tools could be strengthened</p> <p>Plantations adjacent to main roads</p> <p>Priority area:</p> <ul style="list-style-type: none"> <li>East of Princetown Beach to Ryan Den municipal boundary</li> <li>Well known coastal area of the Great Ocean Road Region</li> <li>Private land with the exception of that immediately adjacent to the coast</li> <li>Development pressure focussed along coast</li> </ul> <p>Zoned ERZ</p>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.04-2 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 4.1</p> <p>Review Local Policy 22.03 Economic Development in relation to 22.03-3 Timber and Timber Processing Industries</p> <p>Local Policy [Clause 22.03-3] to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Apply SLO to private land within coastal landscape in precinct</p> <p>[Also refer to Municipal Toolkit for description / discussion]</p>





THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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PRECINCT PACKAGE

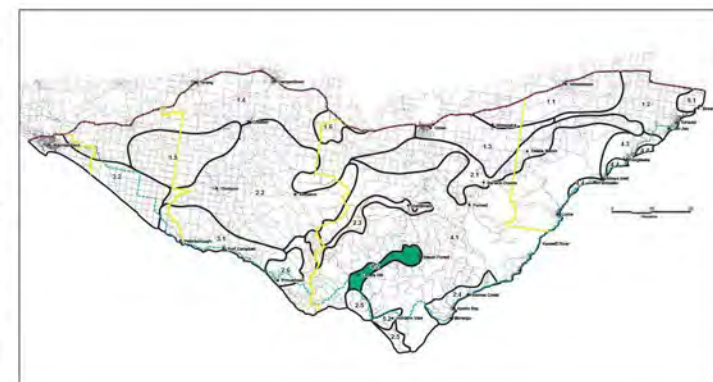
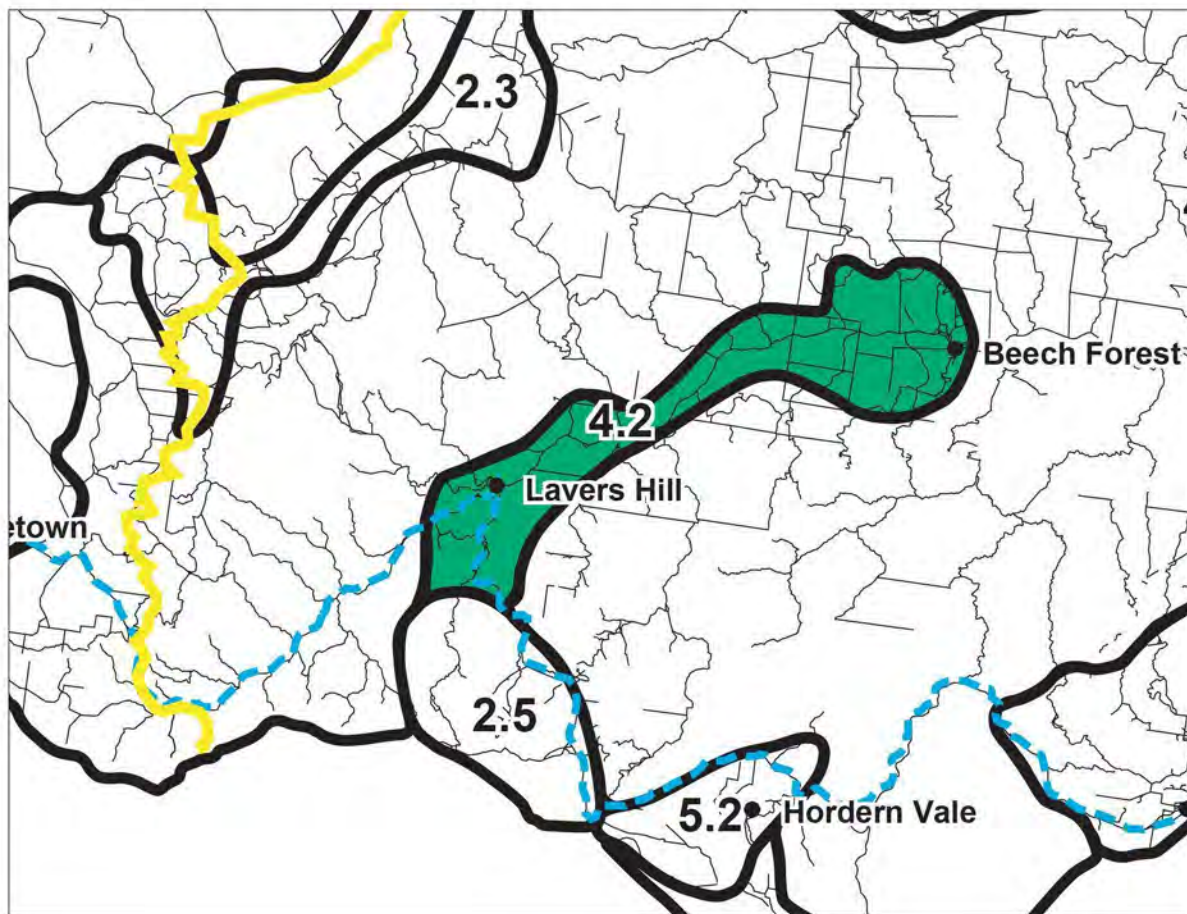
PRECINCT 4.2 | CLEARED UPLANDS AND HILLTOPS

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 4.2 | CLEARED UPLANDS AND HILLTOPS



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands



## PRECINCT QUALITIES AND OBJECTIVES

### PRECINCT 4.2 | CLEARED UPLANDS AND HILLTOPS



### PRECINCT DESCRIPTION

Precinct 4.2 covers the long ridge that extends from Lavers Hill to Beech Forest. The Colac - Lavers Hill Road meanders along the ridge top, providing elevation above the surrounding landscape and long-range views over the Otway Ranges. Immediate views are of lush agricultural slopes, with some forested reserves and timber plantations. A lack of built form generally, but particularly adjacent to the road corridor, provides a sense of clear, uncluttered openness, with the sides of the ridge top sloping steeply down to the valleys below.

### DISTINCTIVE QUALITIES

The Otway Forests and Coast landscape character type consists of the main area of the Otway Ranges and coast, containing large areas of dense, tall forest cover in hilly terrain, extending to the sea with high, rugged cliffs in places. In some coastal locations the vegetation is sparser and smaller in scale. This landscape character type also includes areas of plantation timber and clearings set among the forest.

Within this landscape character type, precinct 4.2 is distinctive for its openness and spaciousness, and long range views to the Otway Ranges. The sense of floating above the landscape when travelling along the ridgeline is a unique experience in the region.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.



## KEY CHARACTERISTICS

- Openness
- Elevation above the landscape
- Long distance views across the forest
- Spaciousness
- Indigenous planting emphasising features

## FUTURE DIRECTIONS

The sense of spaciousness and openness in the precinct should be protected, particularly from the main road corridor. This could be achieved through the appropriate siting of buildings and structures to avoid clutter and enclosure.

## LANDSCAPE OBJECTIVES

- To increase the use of indigenous vegetation to emphasise landscape features.
- To ensure that buildings and structures do not clutter the landscape or dominate the outlook from the ridge top road corridor.
- To protect long range views to the Otway Ranges from the ridge top.
- To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.



## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 4.2 | CLEARED UPLANDS AND HILLTOPS

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To increase the use of indigenous vegetation to emphasise landscape features.	Retain existing indigenous and native trees and understorey wherever possible and provide for the planting of new indigenous vegetation, particularly to emphasise landform features.	<i>Lack of indigenous vegetation, particularly in or adjacent to landform features.</i>
HEIGHT AND DESIGN	To ensure that buildings and structures do not clutter the landscape or dominate the outlook from the ridge top road corridor.  To protect long range views to the Otway Ranges from the ridge top.	Keep development below the dominant tree canopy height.  Locate development sparsely in the landscape, maximising space available between buildings and structures for retention and planting of vegetation.  Utilise materials and colours that complement those that occur naturally in the landscape, with consideration as to how the materials will weather over time.  Set buildings back substantial distances from the Colac-Lavers Hill Road wherever possible.	<i>Buildings that protrude above the tree canopy height.</i>  <i>Visually dominant building forms.</i>  <i>Loss of openness.</i>
TIMBER PLANTATIONS INFRASTRUCTURE	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations and large buildings and structures.	Screen commercial timber plantations that are located adjacent to Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.  Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise their visibility from Category 1 Roads and key viewing locations.	<i>Visibility of timber plantations from main road corridors.</i>  <i>Landscape 'scarring'.</i>  <i>Highly visible infrastructure.</i>
TOWNSHIPS AND SETTLEMENTS	To maintain the dominance of the natural landscape from main road corridors outside townships.	Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.  Locate signage away from entrances and exits to townships wherever possible.	<i>Ribbon development.</i>  <i>Unclear edges to townships.</i>  <i>Signage clutter at entrances and exits to townships.</i>

## PRECINCT LANDSCAPE ELEMENTS

PRECINCT 4.2 | CLEARED UPLANDS AND HILLTOPS



ABOVE | Pine plantations in the landscape



ABOVE | Dense, native roadside vegetation

### EDGES

The following 'landscape edges' exist within the precinct:

- Intersection of topographical / landscape edges: Cleared ridge with forested slopes below
- Edges of townships abutting the natural landscape
- Edge created by the road corridor through the landscape
- Plantation edges

### CORRIDORS

The following, taken from field survey notes, is a sequence description of the journey from Ferguson to Lavers Hill on Colac – Lavers Hill Road:

... From pine and native forest - Ferguson high elevation – cleared with blackwood and bush - some potatoes among pasture for dairy herd - pass through stretches of vegetation and cleared paddocks along ridge - extensive long distant views - Weeaprounah - massive tree trunk in paddock - Lavers Hill - entry views are marred by poor design of service buildings, signs and siting on steep slopes...





ABOVE | Tourism accommodation in Lavers Hill

ABOVE | Simple timber dwellings along the roadside

There are two townships within the precinct: Lavers Hill and Beech Forest.

## LAVERS HILL

Lavers Hill is located on a ridge at the intersection of three roads. Development at the junction consists mostly of motel style accommodation, kiosks and tea rooms and associated tourism signage. Residential development is located further out from the junction, in a ribbon formation along the roads. In contrast to development at the intersection, the residential dwellings are set among vegetation, and partially screened. Expansive views are available from the town to the forested slopes below.

## BEECH FOREST

Beech Forest is settled on a cleared ridge top and is surrounded by forested slopes. Old weatherboard houses are ribboned along the roadside, which follows the ridgeline. Forestry services and mobile telephone towers are dominant features of the landscape.



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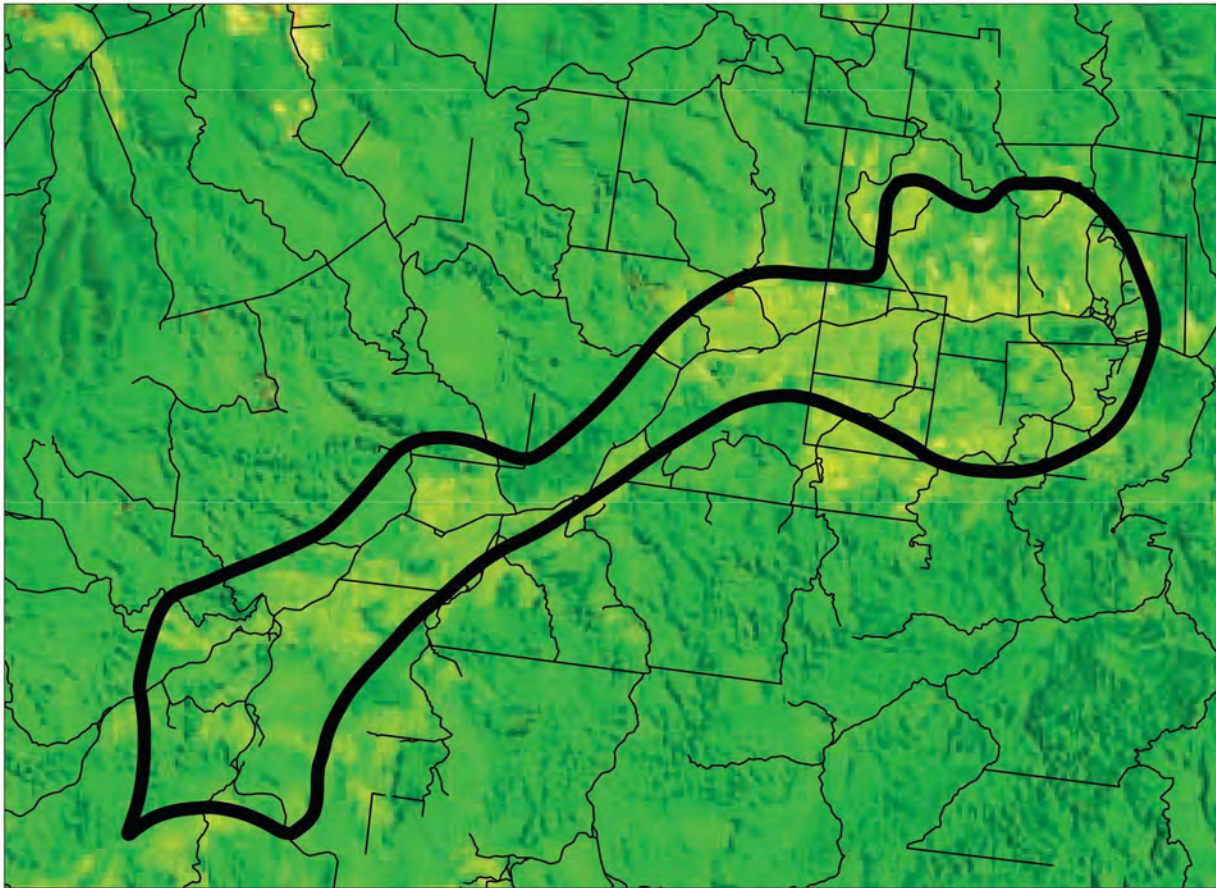
PRECINCT ANALYSIS  
PRECINCT 4.2 | CLEARED UPLANDS AND HILLTOPS  
FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003





## PRECINCT ANALYSIS MAPS

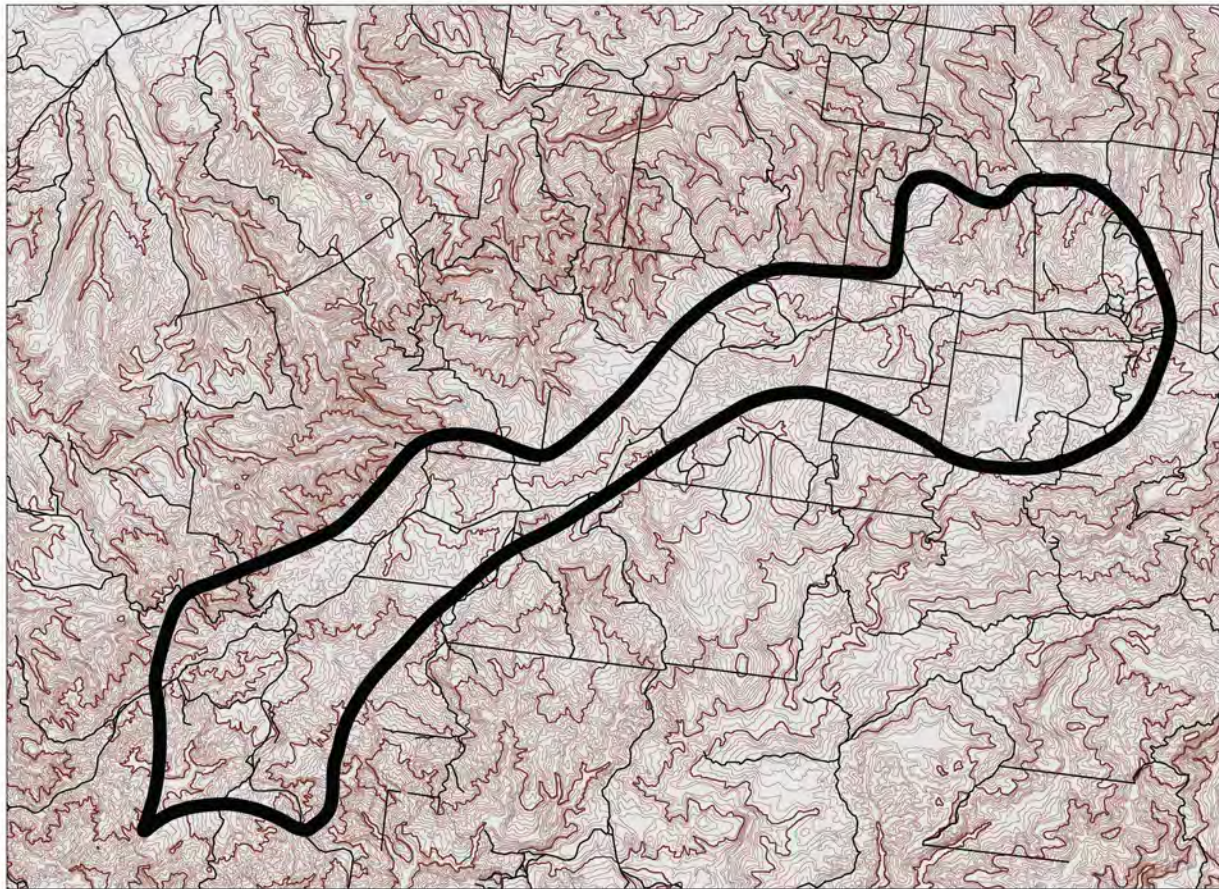
PRECINCT 4.2 | CLEARED UPLANDS AND HILLTOPS



### SATELLITE PHOTO

The satellite photo reveals the heavily forested Otway Ranges with its many steep ridges and valleys.





## CONTOUR MAP

The contour map highlights steepness of the complex hill and valley systems of the Otway Ranges.





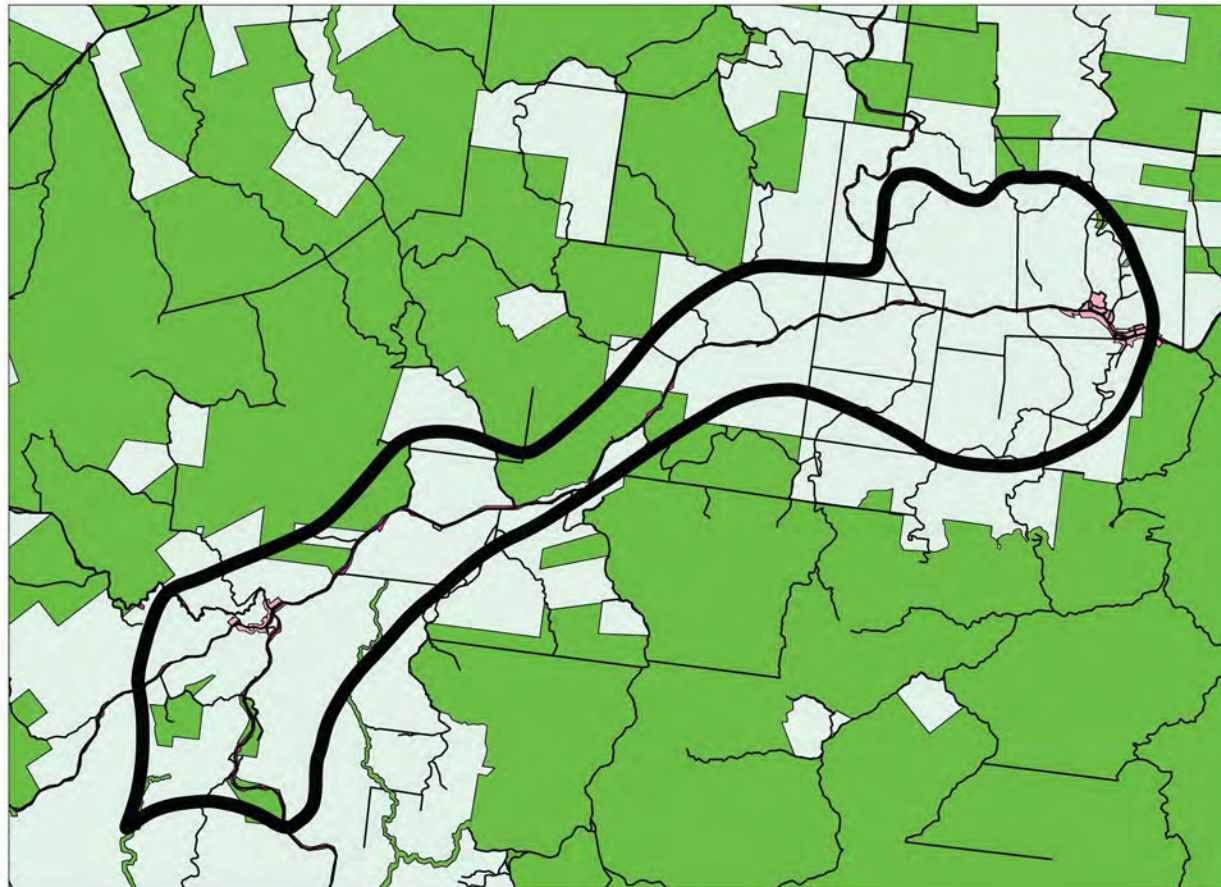
## ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map indicates that a large proportion of the precinct is private land with no tree cover, fingers of Wet Forest, Cool Temperate Rainforest and Shrubby Wet Forest follow tributaries and permeate the cleared land.

### Vegetation Classes











<ul style="list-style-type: none"> <li>Aquatic Herbland</li> <li>Aquatic Herbland/Plains Sedgy Wetland Mosaic</li> <li>Bird Colony Shrubland</li> <li>Calcarenite Dune Woodland</li> <li>Cane Grass-Lignum Halophyllic Herbland</li> <li>Cinder Cone Woodland</li> <li>Clay Heathland</li> <li>Cleared Severely Disturbed</li> <li>Coast Gully Thicket</li> <li>Coastal Dune Scrub</li> <li>Coastal Dune Scrub Mosaic</li> <li>Coastal Headland Scrub</li> <li>Coastal Headland Scrub/</li> <li>Headland Coastal Tussock Grassland Mosaic</li> <li>Coastal Landfill / Sand Accretion</li> <li>Coastal Saltmarsh</li> <li>Coastal Tussock Grassland</li> <li>Cool Temperate Rainforest</li> <li>Creekline Grassy Woodland</li> </ul>	<ul style="list-style-type: none"> <li>Damp Heath Scrub</li> <li>Damp Heath Scrub/Heathy Woodland Complex</li> <li>Damp Heathland / Damp Heathy Woodland</li> <li>Damp Sands Herb-rich Woodland</li> <li>Damp Sands Herb-rich Woodland /</li> <li>Damp Heathland / Damp Heathy Woodland</li> <li>Deep Freshwater Marsh</li> <li>Estuarine Wetland</li> <li>Floodplain Riparian Woodland</li> <li>Freshwater Meadow</li> <li>Grassy Dry Forest</li> <li>Grassy Forest</li> <li>Grassy Woodland</li> <li>Healthy Woodland</li> <li>Healthy Woodland/Sand Heath Mosaic</li> <li>Herb-rich Foothill Forest</li> <li>Herb-rich Foothill Forest/</li> <li>Shrubby Foothill Forest Complex</li> <li>Lignum Wetland</li> </ul>	<ul style="list-style-type: none"> <li>Lowland Forest</li> <li>Mangrove Shrubland</li> <li>Not assessed to date - Formerly Not Applicable/</li> <li>Not Within Victoria</li> <li>Permanent Saline</li> <li>Plains Brackish Sedgy Wetland</li> <li>Plains Freshwater Sedgy Wetland</li> <li>Plains Grassland</li> <li>Plains Grassland/Plains Grassy Woodland Mosaic</li> <li>Plains Grassy Wetland</li> <li>Plains Grassy Woodland</li> <li>Plains Sedgy Wetland</li> <li>Plains Swampy Woodland</li> <li>Plantation (undefined)</li> <li>Private Land No Tree Cover</li> <li>Reed Swamp</li> <li>Riparian Forest</li> <li>Riparian Scrub Complex</li> <li>Riparian Woodland</li> </ul>	<ul style="list-style-type: none"> <li>Riparian Woodland / Escarpment Shrubland</li> <li>Sand Heathland</li> <li>Scoria Cone Woodland</li> <li>Seasonally-inundated Sub-saline Herbland</li> <li>Sedgy Riparian Woodland</li> <li>Shallow Freshwater Marsh</li> <li>Shrubby Dry Forest</li> <li>Shrubby Foothill Forest</li> <li>Shrubby Wet Forest</li> <li>Stoney Rises Herb-rich Woodland</li> <li>Stony Knoll Shrubland / Plains Grassy Woodland /</li> <li>Plains Grassy Wetland</li> <li>Swamp Scrub</li> <li>Swamp Scrub / Aquatic Herbland</li> <li>Swampy Riparian Woodland</li> <li>Water Body - Natural or man made</li> <li>Wet Forest</li> <li>Wet Heathland</li> <li>Wet Sands Thicket</li> </ul>
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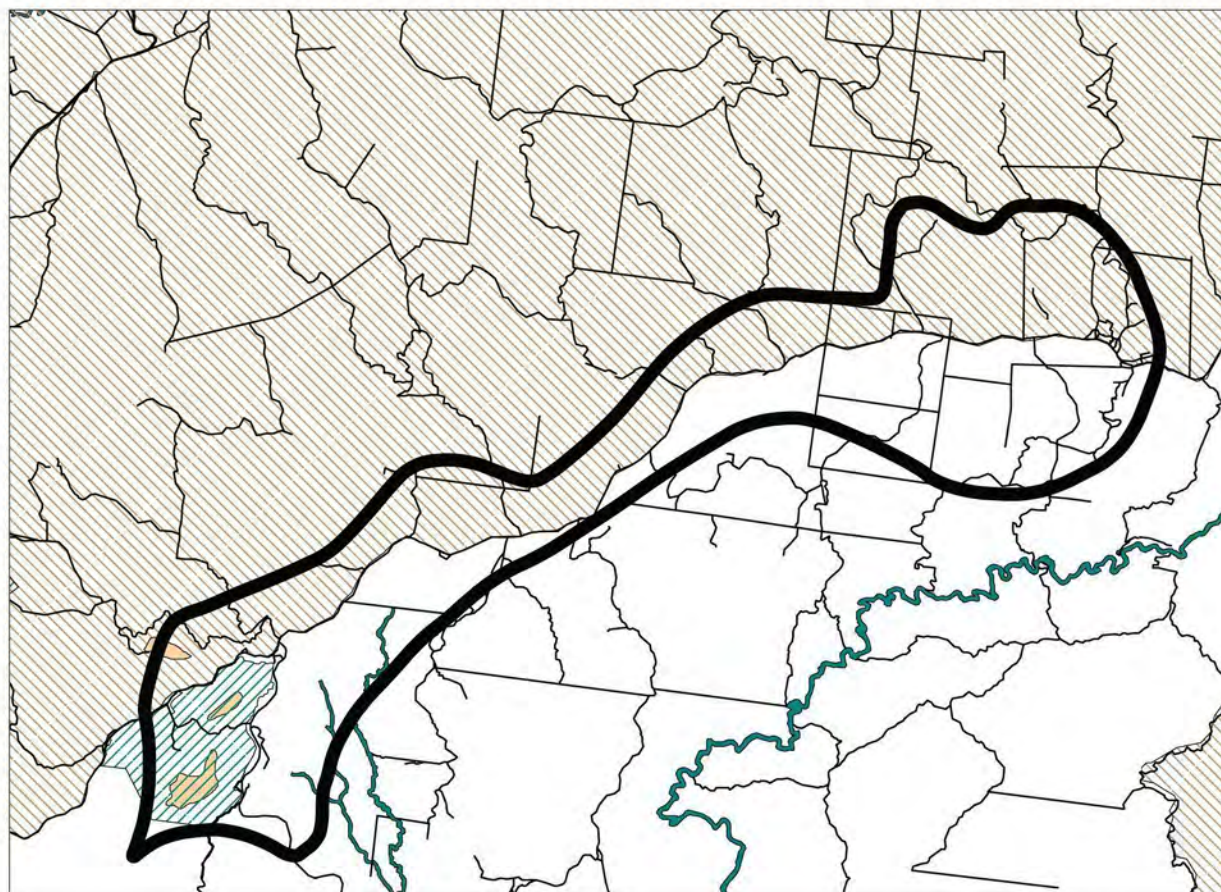


## ZONING MAP

The precinct includes mostly Rural Zoned land with Public Conservation and Resource zoning on the fringes. The townships include Residential and Low Density Residential zones.

Zones	
	ERZ
	LDRZ
	PCRZ
	PPRZ
	PUZ
	R1Z
	RDZ1
	RUZ
	SUZ1
	TZ





## RELEVANT OVERLAYS MAP

The overlays relevant to landscape character include the Significant Landscape Overlay which applies to the northern part of the precinct and aims to protect and enhance the landscape character of Otway Ranges Foothills, the volcanic cones, lava flows and other sites of geological significance. Several Environmental Significance Overlays apply, which aim to protect Lakes, Wetlands and Streams, Proclaimed Water Catchments and Habitat. The Vegetation Protection Overlay for the protection Significant and Remnant Vegetation a small section of land in the south of the precinct.

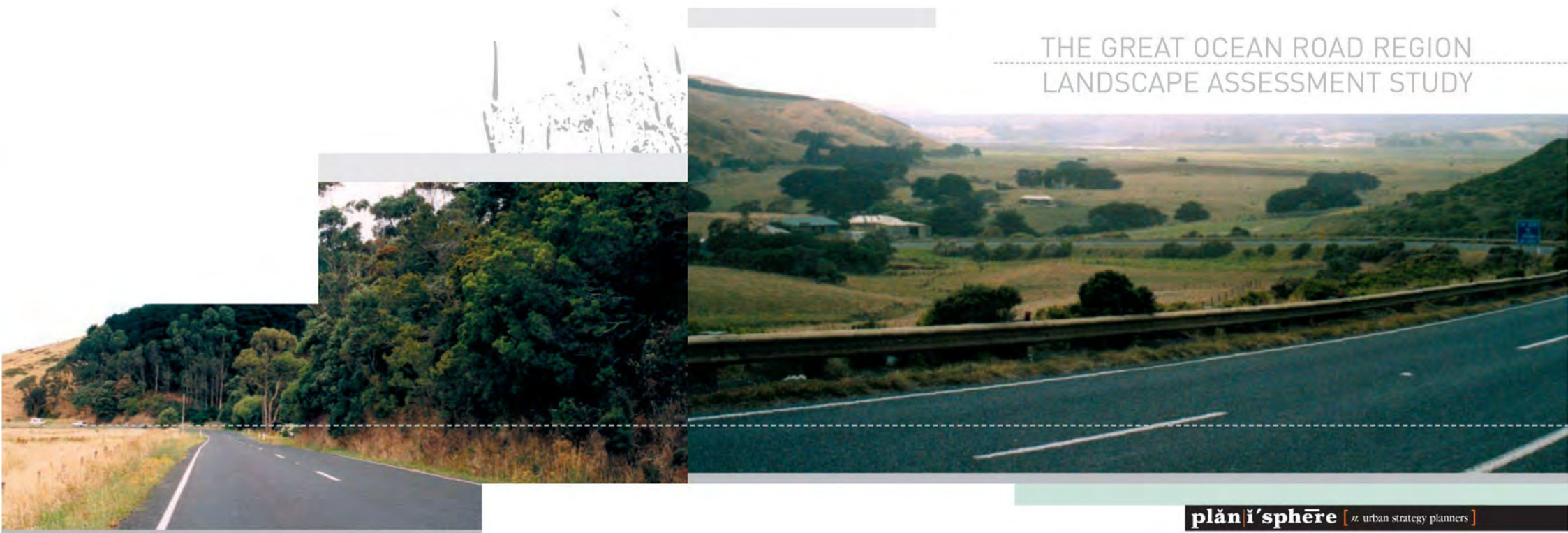
Colac-Otway	
	SLO1
	VPO1
	ESO2
	ESO3
	ESO4

# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 4.2 | CLEARED UPLANDS AND HILLTOPS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
4.2	Colac Otway	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Rural buildings and houses</li> <li>Tourism development, including motels etc</li> <li>Plantations</li> <li>Signage</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Buildings and signage close to the roadside</li> <li>Buildings in prominent view lines</li> <li>Loss of pockets of vegetation</li> <li>Signage clutter</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ on the fringes</p> <p>TZ in Lavers Hill and Beech Forrest</p> <p>Overlays:</p> <p>SL01 Coastal, Otway and Plains Landscapes</p> <p>VP01 Significant and Remnant Vegetation</p> <p>ES02 Lakes, Wetlands and Stream</p> <p>ES03 Proclaimed Water Catchments</p> <p>ES04 Habitat Protection</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p> <p>22.05 Coastal and Otway Ranges Townships</p>	<p>Permit trigger exists for development within 100 metres of RDZ1</p> <p>Assessment tools could be strengthened</p> <p>Plantations adjacent to RDZ1</p> <p>SL01 covers small, northern portion of isolated precinct 4.2</p> <p>[Note previous issues re Colac Otway SLO Schedule]</p> <p>Other appropriate overlays in place in Lavers Hill ridge top area</p>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review MSS in relation to townships in the landscape, particularly 21.01-04 and 21.04-03 Settlement Patterns and Rural Living</p> <p>Also review MSS Clause 21.04-10 in relation to smaller communities</p> <p>Review/strengthen all relevant Local Policies</p> <p>Introduce new Local Policy including Development Principles for Precinct 4.2</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [perhaps amend 22.01] to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Restructure and rewrite SL01 for each landscape type</p>





THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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PRECINCT PACKAGE

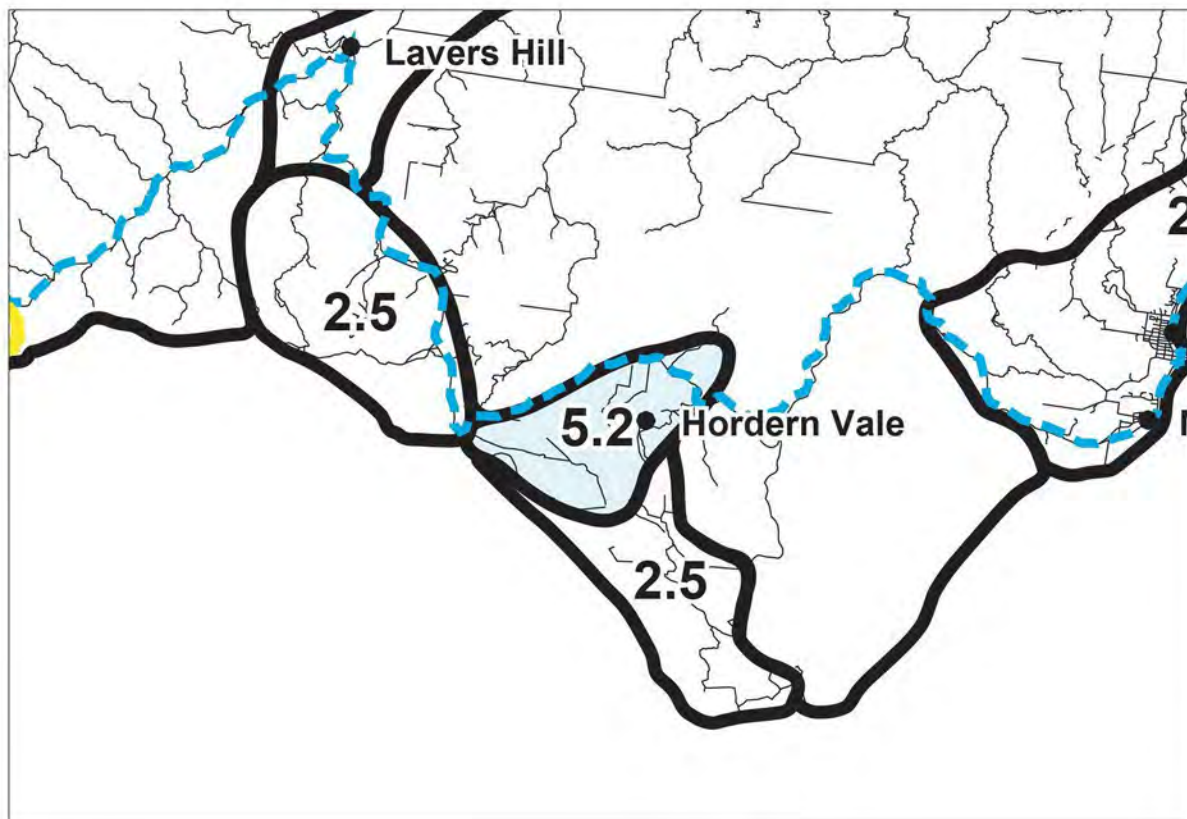
PRECINCT 5.2 | AIRE VALLEY MARSHES

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 5.2 | AIRE VALLEY MARSHES



**Legend**

- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**Landscape Character Types and Precincts**

- 1.1 - 1.6 Western Plains, Cones and Lakes
- 2.1 - 2.6 Otway Foothills, Valleys and Uplands
- 3.1 - 3.2 Western Coastal Cliffs
- 4.1 - 4.4 Otway Forests and Coast
- 5.1 - 5.2 Localised Flatlands



## PRECINCT QUALITIES AND OBJECTIVES

PRECINCT 5.2 | AIRE VALLEY MARSHES



### PRECINCT DESCRIPTION

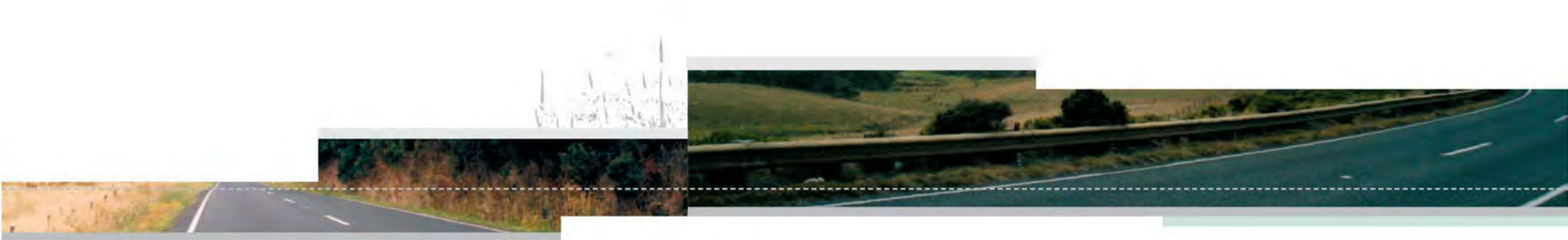
Precinct 5.2 is a flat, estuarine inlet into a partly cleared area of the Otways. The meandering river winds through marshes, wetlands, pastures and fields of vegetables, eventually flowing between grassy dunes to an outlet through sandy Glenaire Beach. Vegetation includes exotic shelter belts and coastal shrubs on lower slopes near the coast edge, plus tea-tree and reeds. The surrounding hills, which are only partly vegetated, drop steeply to the inlet, and almost completely enclose it. Small, simple rural buildings nestle into the slopes and gullies of the hillsides. The precinct provides an unexpectedly flat and open landscape after the hilly, forested sections of Great Ocean Road to the east.

### DISTINCTIVE QUALITIES

The Localised Flatlands landscape character type consists of flat, predominantly open and isolated areas associated with the lakes and saltmarshes behind Breamlea and the Aire River estuary.

Within this landscape character type, precinct 5.2 is distinctive for its flat and open appearance with low, wetland vegetation. The hinterland area's contrast with the steep, enclosed landscape of the Otway Forest, and its visibility from the Great Ocean Road, contribute to its regional significance. The Aire Valley marshes coastal landscape itself has state significance.

A full explanation of the level of significance attributed to the landscape character is contained in the Regional Toolkit.



## KEY CHARACTERISTICS

- Unexpectedly flat and open landscape
- Meandering river in partly cleared area of Otway Forest
- Lushness
- Enclosure by surrounding hills
- Simple, rural buildings

## FUTURE DIRECTIONS

The low lands are currently free of development and this natural character should extend to the edge of the road, remaining uninterrupted by signs or other evidence of development. The contrast between the open, flat estuary, and the steep vegetated slopes of the enclosing hills should be retained.

## LANDSCAPE OBJECTIVES

- To protect the complex mix of vegetation types in the estuarine inlet.
- To protect the low lands of the river valley from development.
- To ensure that minimal development on the slopes and gullies of the hillsides is not dominant.
- To retain the sense of enclosure by the surrounding hills.



## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 5.2 | AIRE VALLEY MARSHES

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To protect the complex mix of vegetation types in the estuarine inlet.	Retain estuarine vegetation wherever possible and provide for the planting of new indigenous vegetation.	<i>Loss of indigenous vegetation.</i>
SITING	To protect the low lands of the river valley from development.	Keep the flat, low land areas clear of development wherever possible.  Where it cannot be avoided, locate development sparsely, siting buildings and structures to avoid the loss of existing vegetation, and set development back substantial distances from the Great Ocean Road.	<i>Development, and particularly visually dominant development, on the valley floor.</i>
SITING AND DESIGN INFRASTRUCTURE	To ensure that minimal development on the slopes and gullies of the hillsides is not dominant.  To retain the sense of enclosure by the surrounding hills.	In circumstances where development can not be avoided on hill faces: <ul style="list-style-type: none"> <li>- Locate development sparsely to avoid loss of vegetation.</li> <li>- Design buildings to follow the contours or step down the site.</li> <li>- Articulate buildings into separate elements, and avoid visually dominant elevations.</li> <li>- Use darker colours and finishes that are less prominent visually, particularly roofs.</li> </ul>	<i>Light colours or highly reflective finishes on hill faces.</i>  <i>Dark colours and finishes on ridge tops.</i>  <i>Excessive cut and fill.</i>  <i>Large building footprints.</i>  <i>Loss of vegetation in visually prominent locations.</i>

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SITING AND DESIGN INFRASTRUCTURE [Cont.]		<p>In circumstances where development can not be avoided on ridge tops:</p> <ul style="list-style-type: none"> <li>- Locate development to avoid the loss of vegetation.</li> <li>- Use lighter colours and finishes to minimise visibility against the sky.</li> </ul> <p>Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise their visibility from Category 1 Roads and key viewing locations.</p> <p>Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development.</p>	



## PRECINCT LANDSCAPE ELEMENTS

PRECINCT 5.2 | AIRE VALLEY MARSHES



ABOVE | Aire Valley from the Great Ocean Road

### EDGES

The following 'landscape edges' exist within the precinct:

- Edge at interface of flatlands and steep encasing hills
- Natural features such as the river itself as an edge in the landscape
- Interface of flatlands with adjacent precincts of contrasting character
- Edge created by the road corridor through the landscape

### CORRIDORS

The following, taken from field survey notes, is a description of the journey from Glenaire to the intersection of the Great Ocean Road and Lighthouse Road:

- ...Glenaire - Castle Cove - views to Cove / Bass Strait and over Aire Valley and Horden Vale - free of roadside tourist attractions apart from one farmhouse café
- rainforest - through dry forests of tall eucalypts...



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

**plān i'sphēre** [urban strategy planners]

PRECINCT ANALYSIS  
PRECINCT 5.2 | AIRE VALLEY MARSHES

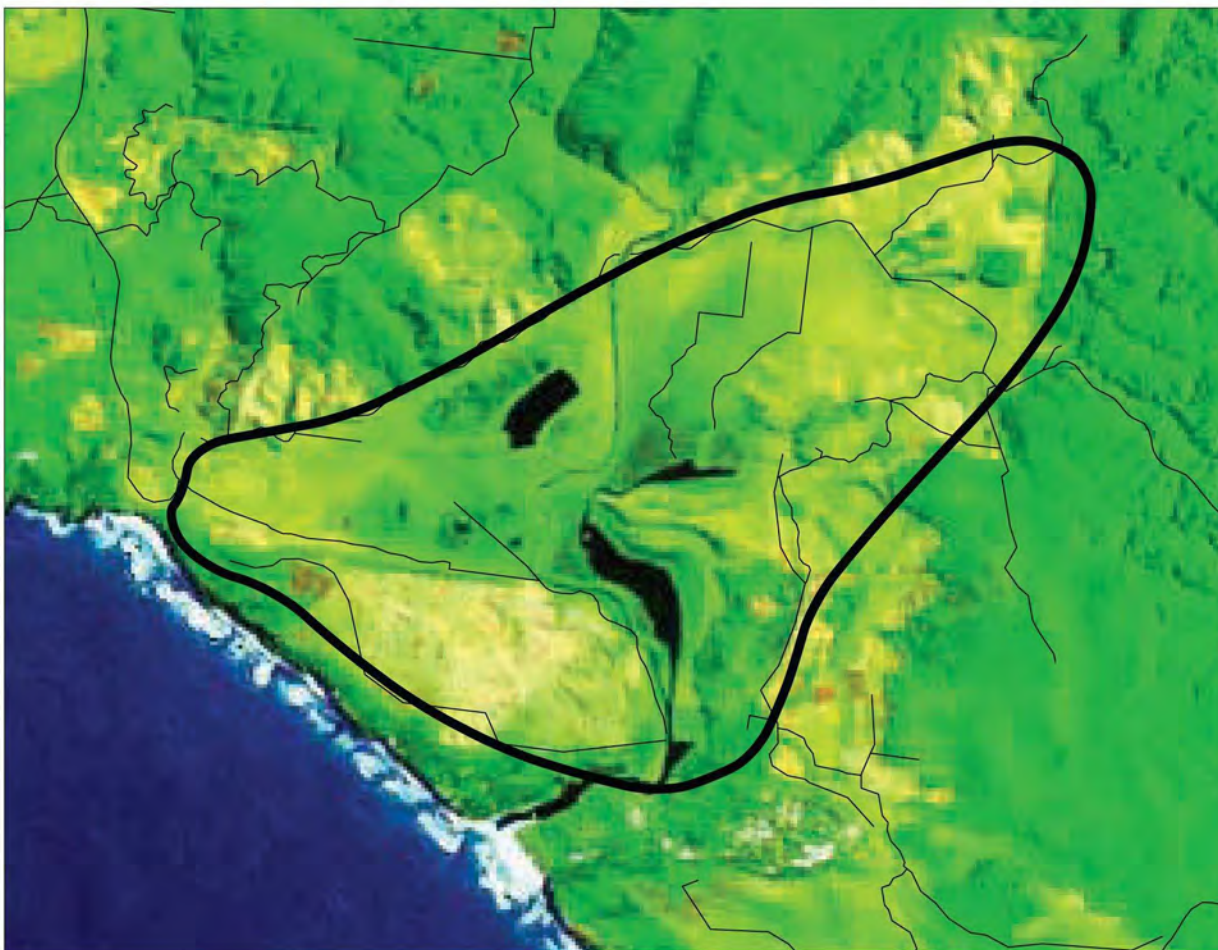
FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003





## PRECINCT ANALYSIS MAPS

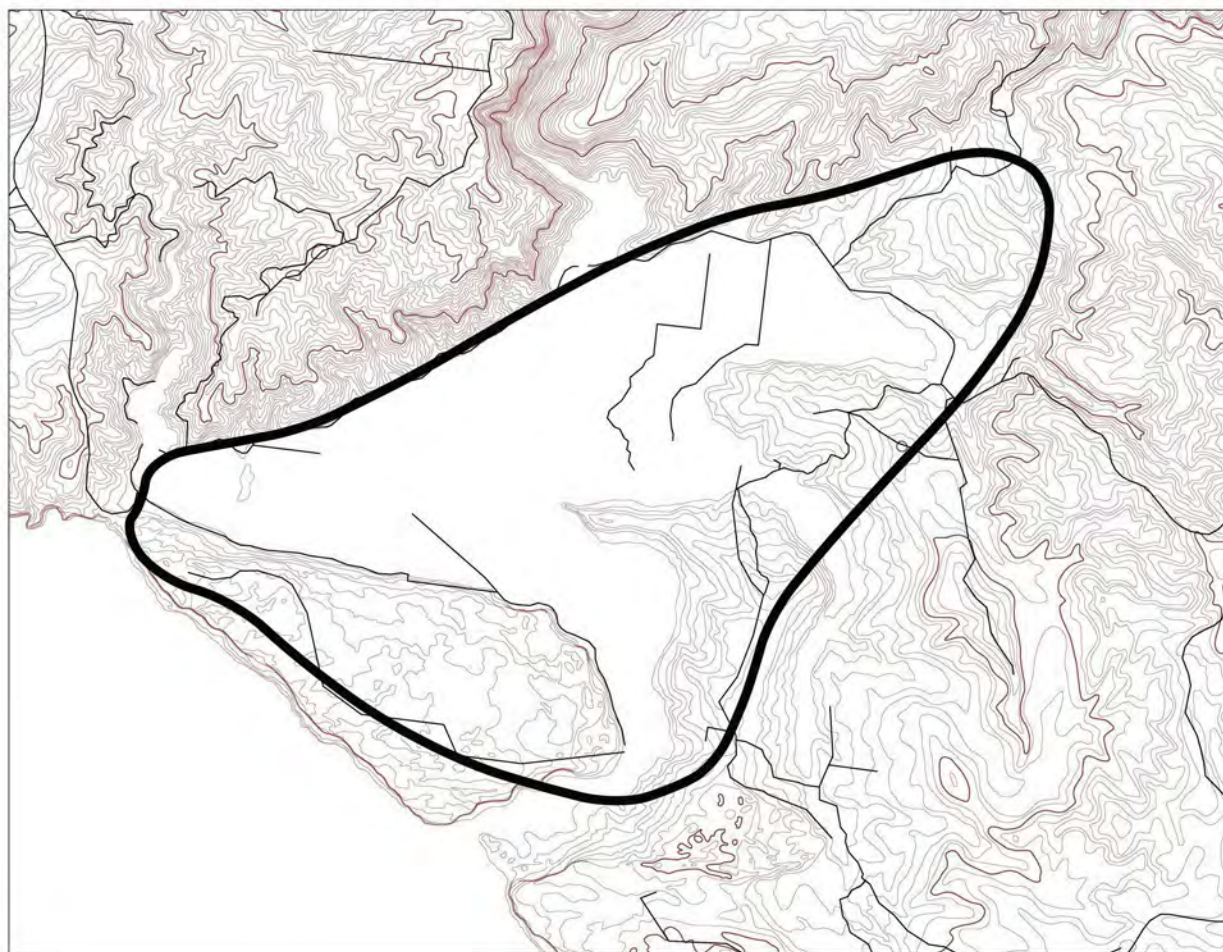
PRECINCT 5.2 | AIRE VALLEY MARSHES



### SATELLITE PHOTO

The satellite photo reveals an inlet combining pastures, wetlands, and rivers, surrounded by the steep hills and valleys of the Otway Ranges.

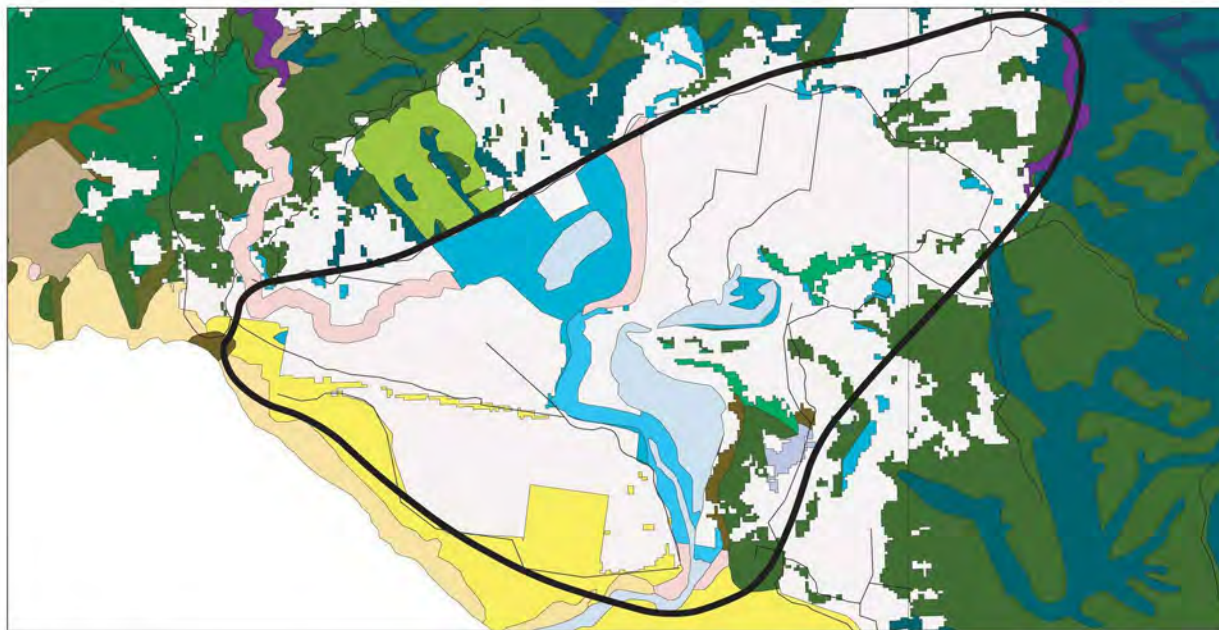




## CONTOUR MAP

The contour map highlights the contrast between the flatness of the precinct and the often steep, surrounding hills.



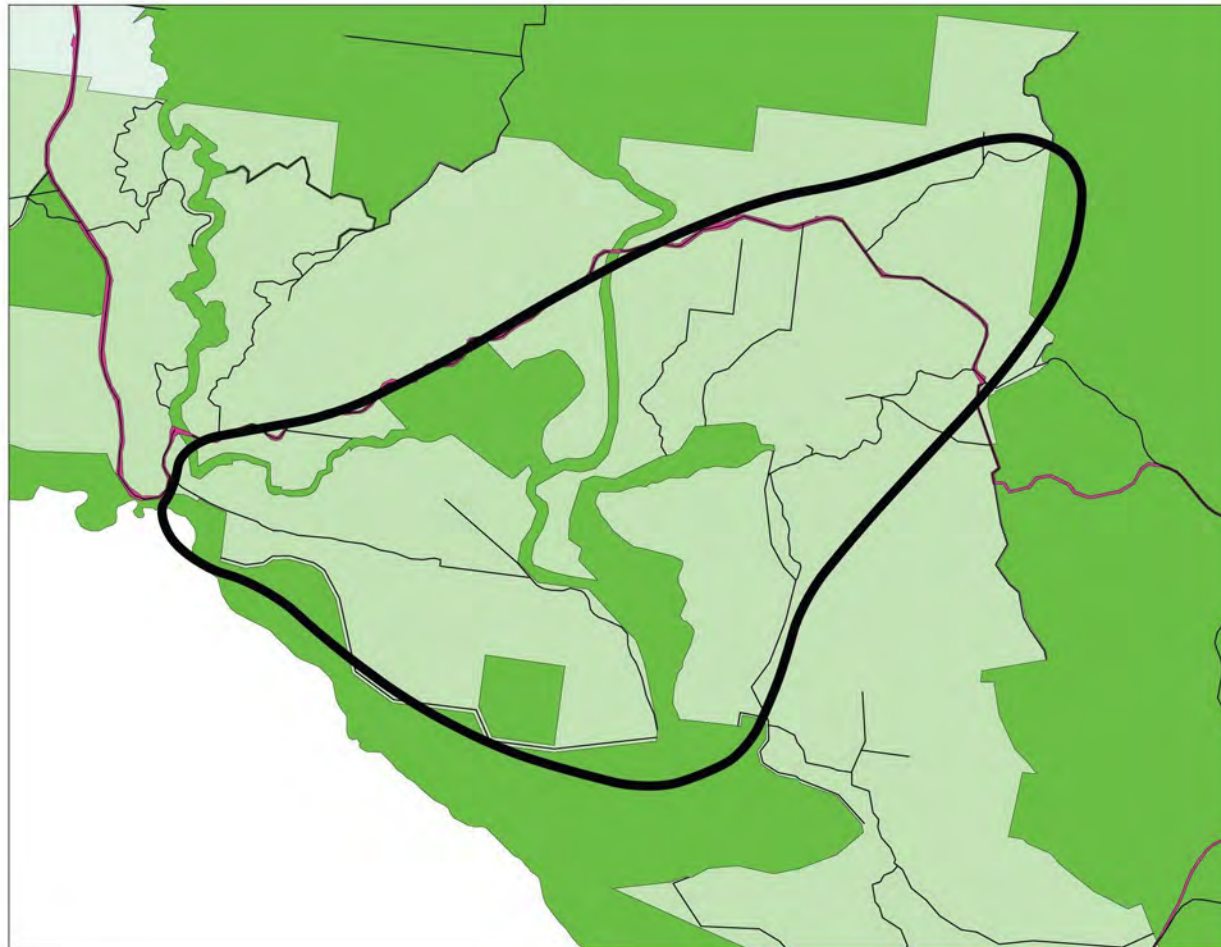


## ECOLOGICAL VEGETATION CLASSES

The ecological vegetation classes map shows a large proportion of the precinct as private land with no tree cover. There are Estuarine Wetland and Swamp Scrub vegetation classes that surround the inland waterways, and strips of Coastal Dune Scrub and Coastal Headland vegetation classes at the coastline.

### Vegetation Classes

Aquatic Herbland	Damp Heath Scrub	Lowland Forest	Riparian Woodland / Escarpment Shrubland
Aquatic Herbland/Plains Sedgy Wetland Mosaic	Damp Heath Scrub/Heathy Woodland Complex	Mangrove Shrubland	Sand Heathland
Bird Colony Shrubland	Damp Heathland / Damp Heathy Woodland	Not assessed to date - Formerly Not Applicable/ Not Within Victoria	Scoria Cone Woodland
Calcarentine Dune Woodland	Damp Sands Herb-rich Woodland	Permanent Saline	Seasonally-inundated Sub-saline Herbland
Cane Grass-Lignum Halophyllic Herbland	Damp Sands Herb-rich Woodland / Damp Heathland / Damp Heathy Woodland	Plains Brackish Sedge Wetland	Sedgy Riparian Woodland
Cinder Cone Woodland	Deep Freshwater Marsh	Plains Freshwater Sedge Wetland	Shallow Freshwater Marsh
Clay Heathland	Estuarine Wetland	Plains Grassland	Shrubby Dry Forest
Cleared Severely Disturbed	Floodplain Riparian Woodland	Plains Grassland/Plains Grassy Woodland Mosaic	Shrubby Foothill Forest
Coast Gully Thicket	Freshwater Meadow	Plains Grassy Wetland	Shrubby Wet Forest
Coastal Dune Scrub	Grassy Dry Forest	Plains Grassy Woodland	Stoney Rises Herb-rich Woodland
Coastal Dune Scrub Mosaic	Grassy Forest	Plains Sedge Wetland	Stony Knoll Shrubland / Plains Grassy Woodland / Plains Grassy Wetland
Coastal Headland Scrub	Grassy Woodland	Plains Swampy Woodland	Swamp Scrub
Coastal Headland Scrub/ Headland Coastal Tussock Grassland Mosaic	Heathy Woodland	Plantation (undefined)	Swamp Scrub / Aquatic Herbland
Coastal Landfill / Sand Accretion	Heathy Woodland/Sand Heath Mosaic	Private Land No Tree Cover	Swampy Riparian Woodland
Coastal Saltmarsh	Herb-rich Foothill Forest	Reed Swamp	Water Body - Natural or man made
Coastal Tussock Grassland	Herb-rich Foothill Forest/ Shrubby Foothill Forest Complex	Riparian Forest	Wet Forest
Cool Temperate Rainforest	Lignum Wetland	Riparian Scrub Complex	Wet Heathland
Creekline Grassy Woodland		Riparian Woodland	Wet Sands Thicket

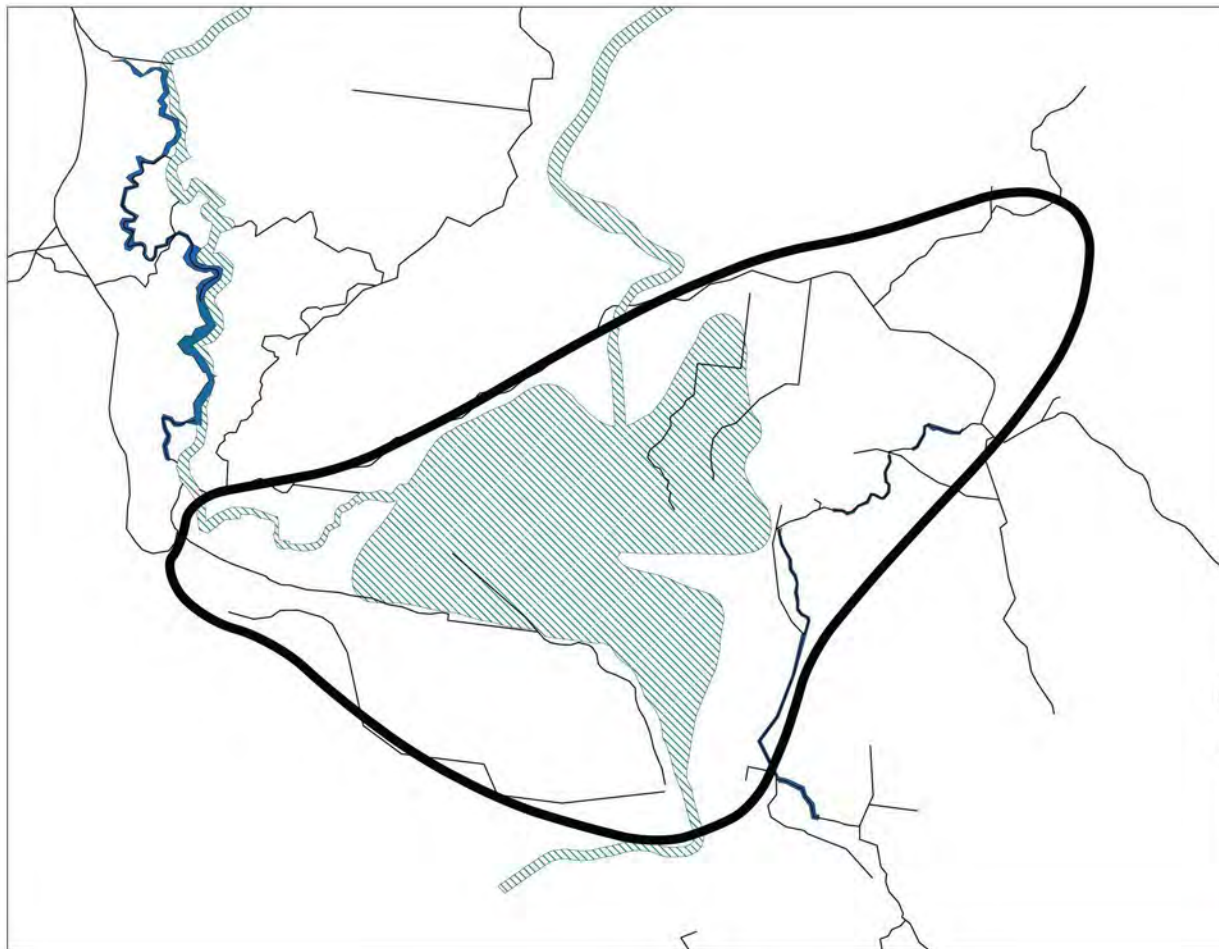


### ZONING MAP

The precinct is zoned mostly Environmental Rural with some Public Conservation and Resource zoning close to the coast and following watercourses and wetlands.







## RELEVANT OVERLAYS MAP

Overlays relevant to landscape character include the Environmental Significance Overlay which covers most of the precinct for the protection and enhancement of water entering lakes and wetlands, the Vegetation Protection Overlay for Significant Roadside Vegetation also applies.

Colac-Otway

ESO2

VPO2

# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 5.2 | AIRE VALLEY MARSHES

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
5.2	Colac Otway	<p><i>State significance:</i> <i>Aire Valley Marshes coastal landscape</i></p> <ul style="list-style-type: none"> <li>• <i>Estuarine marshland (part pastoral) between coast and hills</i></li> <li>• <i>Visible and accessible in part from GOR</i></li> <li>• <i>Low visitation</i></li> </ul> <p><i>The landscape setting of the remainder of the precinct is of <u>Regional significance</u></i></p>	<p>Development Types: (Minimal)</p> <ul style="list-style-type: none"> <li>• Houses</li> <li>• Outbuildings</li> <li>• Road side and interpretative signage</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>• Structures on marshy floor [unlikely]</li> <li>• Development on southern side of GOR blocking open views</li> <li>• Visible, bulky road side development</li> <li>• Clearing / excavation of hill faces and ridges</li> </ul>	<p>Zoning:</p> <p>ERZ</p> <p>PCRZ primarily along waterways and within wetlands</p> <p>Overlays:</p> <p>ES02 Lakes, Wetlands and Streams</p> <p>VPO2 Roadside Vegetation</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p>	<p>ES0 in place for majority of precinct</p> <p>Precinct is also significant for its environmental features, including the Aire River</p> <p>ERZ provides appropriate permit trigger, though development in this precinct is minimal due to wetland characteristics</p> <p>The Great Ocean Road travels across the northern boundary of this precinct, and land on the coastal side is not subject to development pressure and is covered by the ES0</p> <p>Decision framework / assessment tools could be strengthened</p>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review/strengthen all relevant Local Policies</p> <p>Introduce new Local Policy including Development Principles for Precinct 5.2</p>