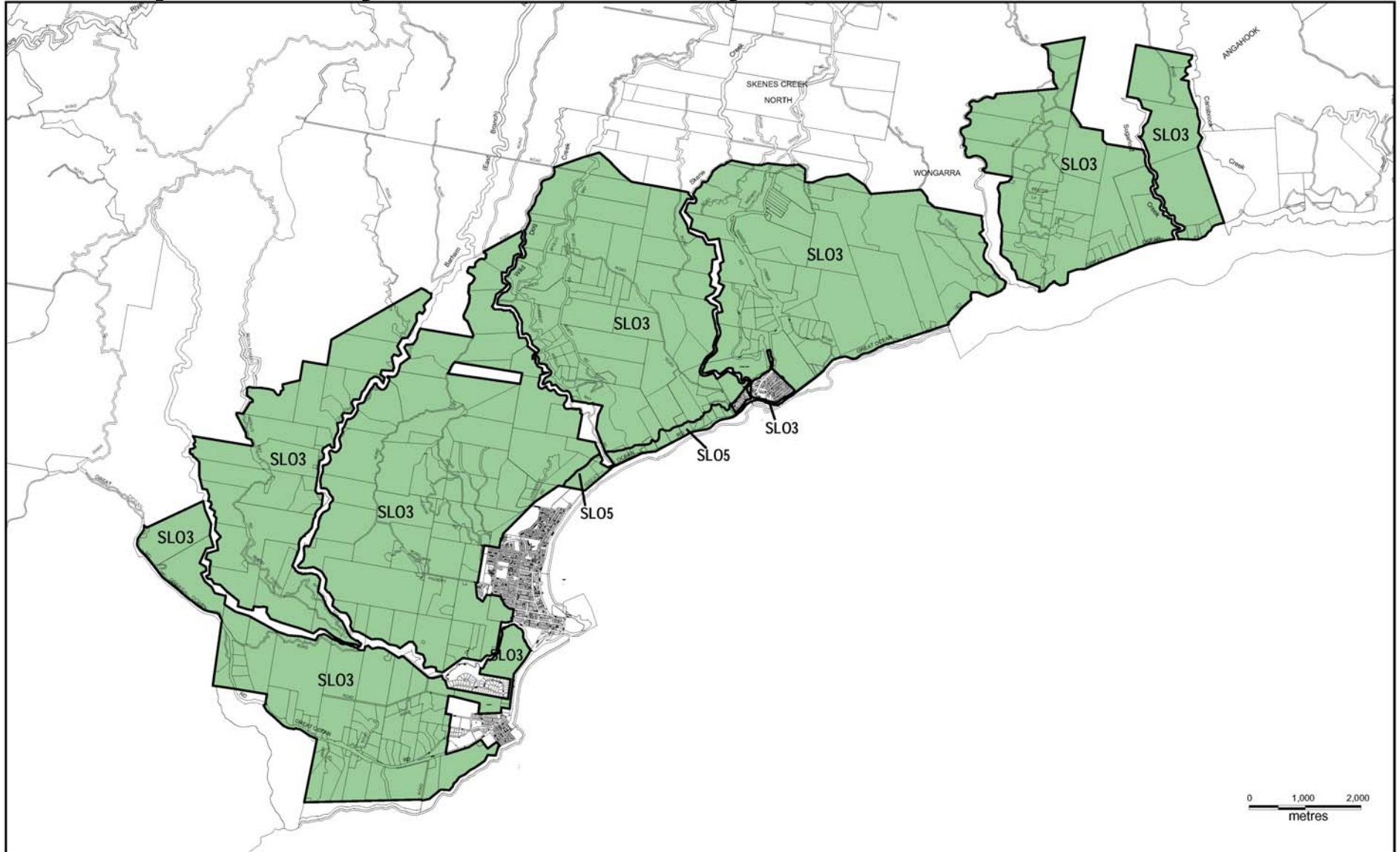


**Apollo Bay Coastal Valley and Hills
Precinct
Development
Principles
Incorporated Plan**

Apollo Bay Coastal Valleys and Hills - SLO3



LEGEND

-  SLO3 SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3
-  SLO5 SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 5

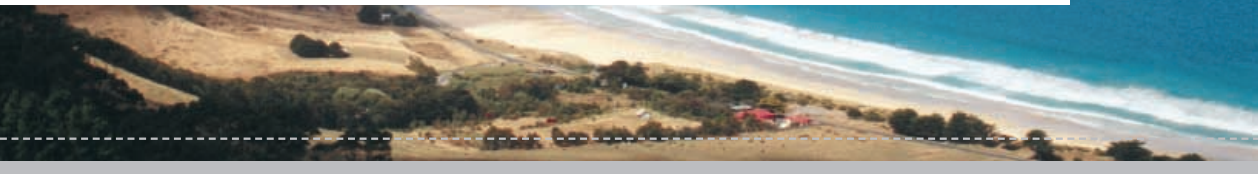
Part of Planning Scheme Maps 21SLO, 22SLO, 26SLO, 27SLO, 28SLO, 29SLO & 30SLO

PREPARED BY INFORMATION SERVICES
Geographical Information System
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT



PRECINCT QUALITIES AND OBJECTIVES

PRECINCT 2.4 | APOLLO BAY COASTAL VALLEYS AND HILLS



PRECINCT DESCRIPTION

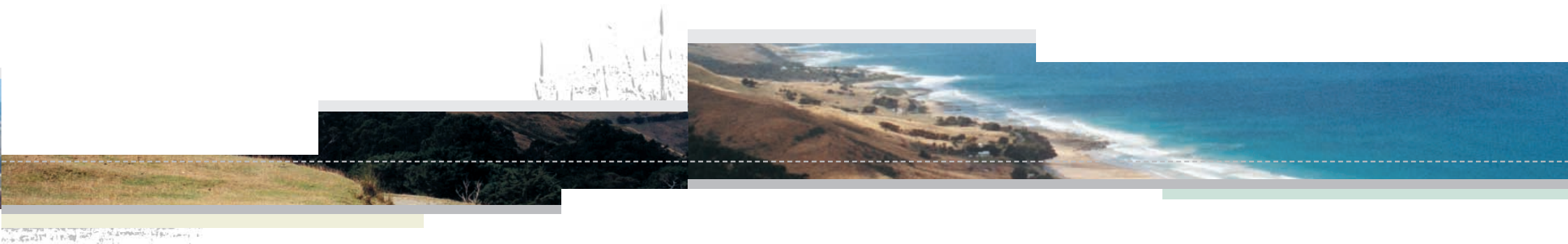
Precinct 2.4 is characterised by a backdrop of tall, steep rugged hills, at the foot of which is gently rolling land, sloping down to the coast. The wide sandy beach at Apollo Bay curves around to Wild Dog Creek, with grassy dunes and low bluffs behind. The hills that encase the precinct are predominantly 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"> - Locate development sparsely to avoid loss of vegetation, where it exists. - 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. <p>In circumstances where development can not be avoided on ridge tops:</p> <ul style="list-style-type: none"> - Locate development to avoid the loss of vegetation, where it exists. - Use lighter colours and finishes to minimise visibility against the sky. 	<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.