THE GREAT OCEAN ROAD REGION
LANDSCAPE ASSESSMENT STUDY

PRECINCT PACKAGE
PRECINCT 1.2 | UNDULATING MIXED FARMING

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003
PRECINCT DESCRIPTION

Precinct 1.2 is an area of undulating, cleared pastoral land that meets the sea at Torquay. The hinterland landscape has become increasingly occupied by smaller allotments such as hobby farms, horse paddocks, vineyards and tourist accommodation. It is criss-crossed by shelter belts, with older conifers planted in strong lineal arrangements, and more recent planting in less formalised arrangements of native trees. The landscape is dotted with simple rural buildings such as small farmhouses and sheds, many of which are located near to the roadside. The topography becomes hillier approaching the coastline at Jan Juc, with undulations in the landform further emphasised when roads drape across them. Here, the quantity of vegetation increases and becomes more coastal in character. However, this character has been eroded in places by hilltop residential estates that are dominated by large dwellings with very little vegetation. The precinct ends in a line of limestone sea cliffs and sandy surf beaches.

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 1.2 is distinctive for the patchwork of smaller undulating pastures, with the sense of enclosure heightened by strong, lineal shelter belt planting. This contrasts with the hillier, more dramatic landforms at the coastline, including sea cliffs and beachy inlets. This is the only precinct within the Western Plains Cones and Lakes character area that stretches from the rural hinterland to the ocean. The cliff and bay landscape of the coastline has state significance, and the Bells Beach coastal landscape has national significance as an accessible part of the Great Ocean Road coastline, one that attracts international interest for its association with surfing.

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

- Sense of enclosure in the hinterland
- Shelter belt planting
- Discreet placement of simple structures among the vales and trees
- A rural outlook from road corridors inland
- Indigenous coastal heath in coastal areas
- Sea cliffs and surf beaches
- Coastal townships

FUTURE DIRECTIONS

The sense of intimacy and enclosure in the hinterland should be further emphasised with additional shelter belt and indigenous planting. Re-introduction and protection of vegetation would also improve the appearance of more recently established hilltop residential estates on the outskirts of Torquay. The Great Ocean Road travels through this precinct, and there is the potential to strengthen the outlook from the road by re-emphasising the indigenous coastal landscape, between townships.

LANDSCAPE OBJECTIVES

- To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly when viewed from the Great Ocean Road.
- To improve the appearance of residential and other development located on the fringes of townships, particularly on hill faces and ridges.
- To retain a rural outlook from inland main road corridors within the precinct.
- To emphasise the sense of enclosure in the hinterland landscape.
- To encourage the discreet placement of simple structures within the hinterland landscape.
- To minimise the visual impact of signage and other infrastructure, particularly in coastal areas, hill faces and ridges.
- To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.
To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road. 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. Locate signage away from entrances and exits to townships wherever possible.

Loss of indigenous vegetation. Buildings that have no relationship to the landform. Ribbon development. Unclear edges to townships. Signage clutter at entrances and exists to townships.

To improve the appearance of rural living, low density residential and other development located on the fringes of townships, particularly on hill faces and ridges.

Retain existing trees and understorey wherever possible and provide for the planting of new indigenous vegetation. Articulate buildings into separate elements, and avoid visually dominant elevations. Design development to minimise need for earthworks on the site. Utilise colours and finishes that complement those occurring naturally in the local area. Use permeable surfacing for unbuilt areas to minimise surface run-off and to support vegetation.

<table>
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<tr>
<th>LANDSCAPE ELEMENT</th>
<th>OBJECTIVE</th>
<th>DESIGN RESPONSE</th>
<th>AVOID</th>
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<tr>
<td>SITING SHELTER BELTS</td>
<td>To retain a rural outlook from inland road corridors within the precinct.</td>
<td>Site large buildings and structures a substantial distance from the Princes Highway and other Category 1 Roads, with the exception of built form which has been traditionally located adjacent to the road eg small dairying structures. Retain existing shelter belts wherever possible. Replace lost shelter belt trees with the same species or an alternative species, suitable to the local area.</td>
<td>Loss of rural outlook from main road corridors. Loss of shelter belts.</td>
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<td>HEIGHT AND SITING</td>
<td>To emphasise the sense of enclosure in the hinterland landscape. To encourage the discreet placement of simple structures within the hinterland landscape.</td>
<td>Utilise low scale building forms, tucked into the landscape. Keep development below the dominant tree canopy height. Site development sparsely in the hinterland, retaining maximum space for vegetation between buildings.</td>
<td>Loss of intimacy and enclosure in the landscape. Visually dominant, bulky buildings. Buildings that protrude above the tree canopy height.</td>
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<td>INFRASTRUCTURE AND SIGNAGE</td>
<td>To minimise the visual impact of development, particularly in coastal areas, hill faces and ridges.</td>
<td>On the coastal side of the Great Ocean Road, infrastructure such as powerlines and other utility services should be underground wherever possible. Avoid brightly coloured signage and infrastructure, particularly on the coastal side of the Great Ocean Road. Group signage at particular locations to minimise visual impact on large areas of the landscape, and to maintain views.</td>
<td>Loss of vegetation. Landscape 'scarring' through loss of vegetation in visually prominent areas.</td>
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<tr>
<td>TIMBER PLANTATIONS</td>
<td>To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.</td>
<td>Screen commercial timber plantations that are located adjacent to the Great Ocean Road, Princes Highway and other Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.</td>
<td>Visibility of timber plantations from main road corridors.</td>
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EDGES

The following ‘landscape edges’ exist within the precinct:
- Coastal cliff edge
- Interface of coastal strip with hinterland landscape
- Natural features such as incised valleys as edges
- Interface of development with the coast
- Development at the edges of townships
- The Great Ocean Road as an edge in the landscape
- Interface of development with major road corridors

CORRIDORS

The following, taken from field survey notes, is a description of the journey along the Princes Highway, from Mt Moriac, to the eastern edge of study area:

... Mt Moriac - sweeping views to the south and west - views to east obscured by powerlines - Princes Highway traverses the hilly country - hobby farms and some relatively dense settlement - views to You Yangs and Bellarine Peninsula - further east - cement plant on Anglesea Road rises up from hills – eastern edge - Pettavel Winery and vineyard perched on the hilltop...

The following is a description of the journey along Surf Coast Road from Mount Duneed to the northern edge of Torquay:

... Mount Duneed - topography falls - views over flat to rolling pastures - median planting with native vegetation - roadside shelter belts - few roadside enterprises - impression of a clean landscape - Torquay northern edge - new suburban development...
There are two major settlements within the precinct: Torquay and Jan Juc.

TORQUAY
The town of Torquay extends from the highway, with its entrance of large retail stores and food outlets, on undulating land to the coast. Land around the township is largely cleared farming properties with occasional dwellings. Buildings within the town are a mixture of typical coastal suburban styles, with more intensive development nearer the coast and shopping centre. Coastal native vegetation is interspersed within the older residential areas.

JAN JUC
Jan Juc is located on land that is slightly more hilly than the adjoining Torquay and was generally developed more recently. Buildings sit within the land that slopes towards the coast from the main road, with some native vegetation remaining in pockets. The most dramatic aspect of the township is the newly developed area on the inland side of the main road, on a south-facing hillside. Development on this hillside is visible from a distance and is intensive, predominantly two storey and buildings are eclectic in style. There is little pace for vegetation, and few trees or substantial shrubs.
There are two well known viewing locations within the precinct: Bells Beach South and Bird Rock Lookout.

BELL S BEACH SOUTH

The Bells Beach South lookout is located at the southern end of Bells Beach. The lookout provides wide bay views of orange bluffs to the south, with views to the north being partially obscured. There are views to rolling hills behind, sometimes cleared with houses. The lookout is fairly formalised with viewing platforms, a large sealed car park, information boards, and basic amenities including the Koori painted toilet block. There are steep steps down to surf beach and a walking track continues along the coastal cliff top.

BIRD ROCK LOOKOUT

The Bird Rock Lookout is located at Jan Juc. The lookout provides medium range views of coastal bluffs to the south and views back to the townships of Torquay and Breamlea. The views are dominated by orange coloured, sandstone cliffs, which drop dramatically to the surf below. Views to Jan Juc from this area are dominated by vegetation giving the impression of a residential settlement tucked into the hills. There are constructed viewing platforms, with formalised access to viewing points, and the car park is asphalted with well vegetated surrounds.
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The satellite photo reveals a lack of vegetation throughout much of the precinct with denser vegetation along the creek lines also within and surrounding the townships of Torquay and Jan Juc. A gridded network of paddocks is evident, as is the proximity of Anglesea Heath State Forest to the south west.
The contour map shows the moderately flat landscape of the precinct, with steeper topography within and surrounding the township of Jan Juc. Outside of the precinct, the topography is more dramatic, with the Barrobool Hills to the north and the Anglesea Heath State Forest to south west.
The Ecological Vegetation Classes map reveals the precinct as mostly private land with no tree cover. There are scatterings of grassy woodland and Heathy Woodland/Sand Heath Mosaic throughout, further north, Plains Grasslands classes are evident. Lowland Forest and Shrubby Dry Forest classes are found at the edges of the Anglesea Heath, in the south west part of the precinct. At the coastal edge, coastal dune scrub mosaic and coastal headland scrub classes are dominant.
ZONING MAP

Much of the precinct is zoned Rural, the townships of Torquay and Jan Juc include Residential, Low Density Residential, Business and Industrial Zones. Strips of Public Conservation and Recreation zones are located along the coast.
The overlays within this precinct relevant to landscape include the Significant Landscape Overlay, for the protection of scenic values and environmental qualities within viewsheds of the Great Ocean Road, and the Design and Development Overlay that aims to protect and enhance the coastal township character of Torquay and Jan Juc. Other relevant overlays include the Environmental Significance Overlay for wetland and habitat protection used along creek lines, and the Vegetation Protection Overlay for protection of significant native vegetation which covers areas closer to Anglesea Heath.
**PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS**

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<th>Landscape Character Significance</th>
<th>Development Pressures Relevant Planning Controls</th>
<th>Local Policies</th>
<th>Issues and Priority Areas</th>
<th>Key Planning Scheme Recommendations</th>
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<tr>
<td>1.2 Surf Coast</td>
<td>National significance: Bells Beach coastal landscape</td>
<td>• Comprises cliff, bay and beach landscape • Accessible from GOR • GOR landmark destination (Bells Beach) • High visitation</td>
<td>Development Types: • Ribbon development between towns • Residential development on township edges • Development on highly visible and/or steep slopes • Infrastructure such as telecommunication towers and associated clearance of vegetation • Development within towns, including large tourist facilities • Pressure focussed on coast Potential Threats: • Loss of remnant vegetation • Proliferation of tourism signage • Inappropriate new subdivisions in highly visible locations</td>
<td>Zoning: RUZ PCRZ Coastal areas ERZ Southern part Townships Torquay and Jan Juc are primarily zoned R1Z with some Business and Industrial zones and LDRZ on the outskirts Overlays: SLO1 Great Ocean Road and Coastal Environments DDO1 Torquay / Jan Juc Coastal Townscape Character ESO1 Wetland and Associated Dryland Habitat Protection VPO1 Significant Native Vegetation SLO2 Coastal Township Character</td>
<td>22.01 Coastal Development 22.02 Rural and Environmental Development Policy 22.03 Fire Safety 22.05 Surf Coast Design and Colours 22.06 Streetscape and Landscaping</td>
<td>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 SLO over much of coastline requires permits for most developments SLO over coastal towns requires permits for developments of significant height and site coverage DDO over precincts with specific design requirements 40 hectare permit trigger in place for timber production in the Schedules to the Rural Zone in Surf Coast Buffer requirement needed Permit trigger in place for development within 100 metres of RDZ1 Key issue is ribbon development and low density residential development at township edges</td>
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