



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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

PRECINCT PACKAGE

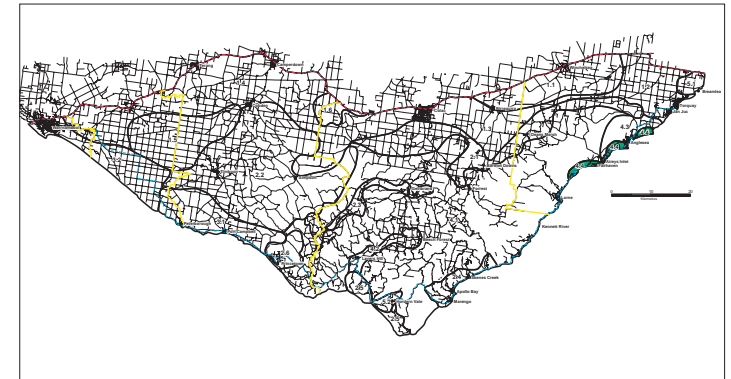
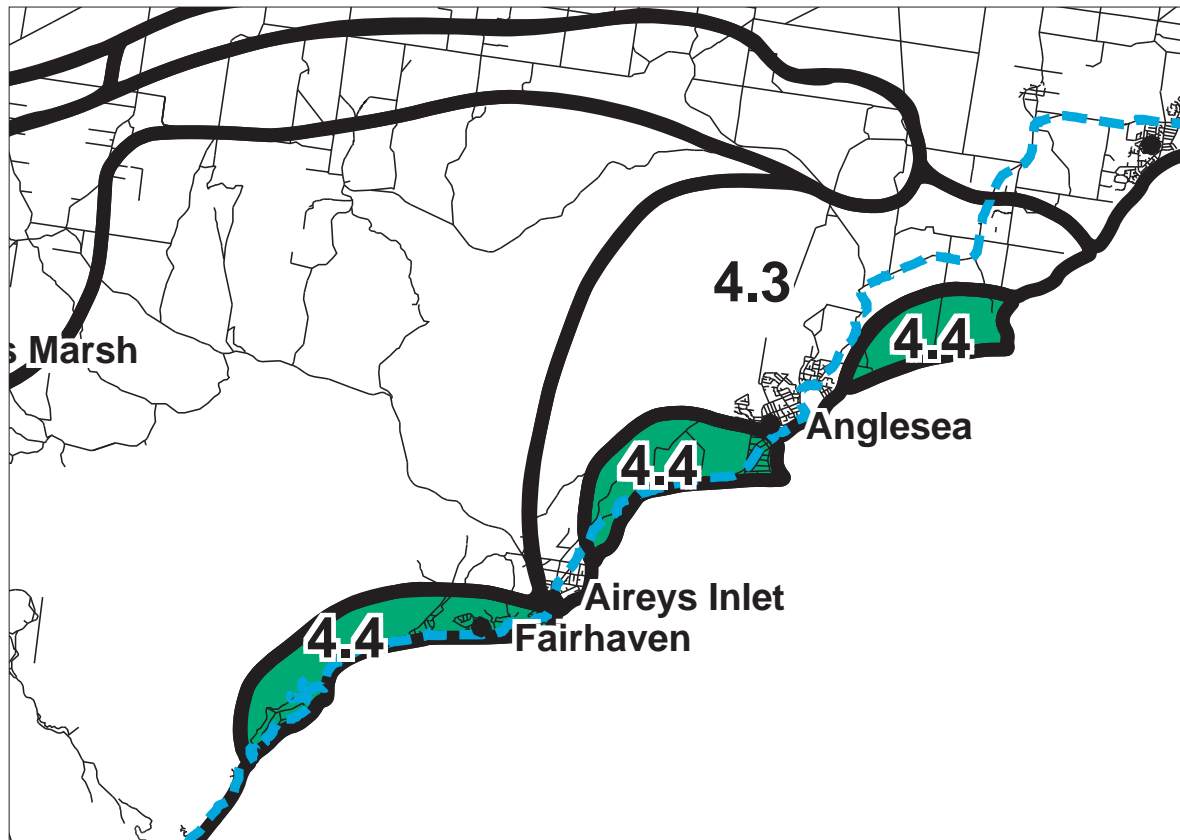
PRECINCT 4.4 | LOW COASTAL HEATH

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 4.4 | LOW COASTAL HEATH



**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 4.4 | LOW COASTAL HEATH



## PRECINCT DESCRIPTION

Precinct 4.4 is located in three areas along the coast, adjacent to the towns of Aireys Inlet and Anglesea. The landscape is characterised by coastal dunes and cliffs, interspersed with inlets. Inland from the coastal cliffs, the topography is hilly and exposed, with low, dense vegetation including stunted ti-tree and tussocks. Foliage is grey-green in colour and wind swept, and long range views are available in all directions. There is some scattered ribbon development in the precinct, mostly dwellings and holiday homes, and these are highly visible due to the low coastal heath and exposed landscape.

## 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 4.4 is distinctive for its rugged coastal scenery, much of it traversed by the Great Ocean Road. Where the road runs right next to the sea outstanding coastal and ocean panoramas are revealed, contributing to a landscape of state significance.

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



## KEY CHARACTERISTICS

- Long range views in all directions
- Low coastal vegetation
- High visibility of built form

## FUTURE DIRECTIONS

All development including infrastructure within this precinct is highly visible, but has the potential to be better integrated with the landscape, both in terms of siting and design.

## LANDSCAPE OBJECTIVES

- To protect the indigenous coastal heathland vegetation and ensure that it is the dominant feature of the landscape, particularly when viewed from the Great Ocean Road.
- To retain long range views, available in all directions, particularly from the Great Ocean Road.
- To ensure that buildings and structures are designed to a high standard, and are integrated with the landscape.
- To ensure that infrastructure such as access tracks, powerlines and signage does not dominate the landscape setting.

## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 4.4 | LOW COASTAL HEATH

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To protect the indigenous coastal heathland vegetation and ensure that it is the dominant feature of the landscape, particularly from the Great Ocean Road.	Retain existing indigenous coastal vegetation wherever possible and provide for the planting of new indigenous heathland vegetation in new development.	<i>Loss of indigenous coastal vegetation.</i>
SITING	To retain long range views, available in all directions, particularly from the Great Ocean Road.	Avoid development on the coastal side of the Great Ocean Road. If it cannot be avoided, site development to maximise retention of existing vegetation and views to the ocean.  Set development back substantial distances from the Great Ocean Road on the landward side, wherever possible.	<i>Coastal areas dominated by built form.</i>  <i>Loss of coastal views.</i>
DESIGN AND FINISHES	To ensure that buildings and structures are designed to a high standard, and are integrated with the landscape.	New buildings should be designed to respond to the characteristics of the site and locality, demonstrating a high standard of contemporary expression and finish.  Articulate buildings into separate elements, and avoid visually dominant elevations.  Utilise colours and finishes that complement those occurring naturally in the local area.  Design development to minimise need for earthworks on the site.  Utilise appropriate indigenous vegetation to further integrate the development with the landscape.	<i>Excessive cut and fill.</i>  <i>Buildings that have no relationship to the landform.</i>  <i>Loss of coastal vegetation.</i>

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
<p>INFRASTRUCTURE AND SIGNAGE</p>	<p>To ensure that large buildings and structures do not dominate the coastal landscape.</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 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>

# PRECINCT LANDSCAPE ELEMENTS

PRECINCT 4.4 | LOW COASTAL HEATH



ABOVE | Jagged coastal cliff edge at Point Addis



ABOVE | Coastal heath adjacent to the Great Ocean Road

## EDGES

The following 'landscape edges' exist within the precinct:

- The interface between settlements and the natural landscape
- Edges of the settlements with the national park and hill faces beyond the current built form limit
- Coastal edge - cliffs and dunes
- The edge created by the Great Ocean Road corridor, and development adjacent to the corridor

## CORRIDORS

The following, taken from field survey notes, is a sequence description of the journey from Torquay to Aireys Inlet along the Great Ocean Road:

... Road travels inland through newly developed areas on the outskirts of Torquay and Jan Juc to open farmland - roadside vegetation scrubby, remnant bushes and trees - turn onto the Great Ocean Road - winds through open farmland and heathland with occasional signs to rural accommodation - Anglesea - leaving Anglesea over the headland - open heathland with the road travelling along the coast line - then inland to Airey's Inlet through open farmland with occasional houses - down into Aireys Inlet to the floodplain of Painkalac Creek....





ABOVE | Dwellings among low coastal heath near Moggs Creek

There are two small settlements that extend along the Great Ocean Road: Fairhaven and Moggs Creek.

## FAIRHAVEN AND MOGGS CREEK

The dramatic cliff face along Fairhaven is extensively developed with several unusual buildings including the highly identifiable pole building. The dwellings are all highly exposed and visible, rising above the low coastal heath. The Great Ocean Road continues past the Moggs Creek settlement which is only occasionally visible from the road, hidden behind small sand dunes.



ABOVE | View east from Point Addis



ABOVE | View to Lorne from Cinema Point

The key viewing locations within the precinct are Point Addis, Urquart Bluff and Cinema Point.

## POINT ADDIS

The Point Addis lookout is located at the end of Point Addis road, between Jan Juc and Anglesea. This marine park area provides extensive views along the coast, from Point Lonsdale to Lorne, including spectacular cliff faces and coastal vegetation. The lookout is accessed via a long board walk and due to its remoteness, evokes a sense of wild, coastal isolation.

## URQUART BLUFF

Urquart Bluff lookout is located at Urquart Bluff, south of Anglesea. The lookout has an informal parking bay and a walking trail but no beach access. There are medium to long distance views to Anglesea and Point Roadknight, and views of the beach and low coastal heath in the foreground. Views to Aireys Inlet are available to the west along the coastline, which is covered in indigenous coastal heath. The environment of the bluff itself is a sandy landscape atop an orange coloured bluff.

## CINEMA POINT

The Cinema Point lookout is located at Big Hill on the coastal side of the Great Ocean Road. The lookout is located at a bend in the road and has limited car parking, but provides extensive long distance views to Aireys Inlet, Eastern View Beach, and Lorne. There is no access to the beach from the lookout, and some housing can be seen on the track below.



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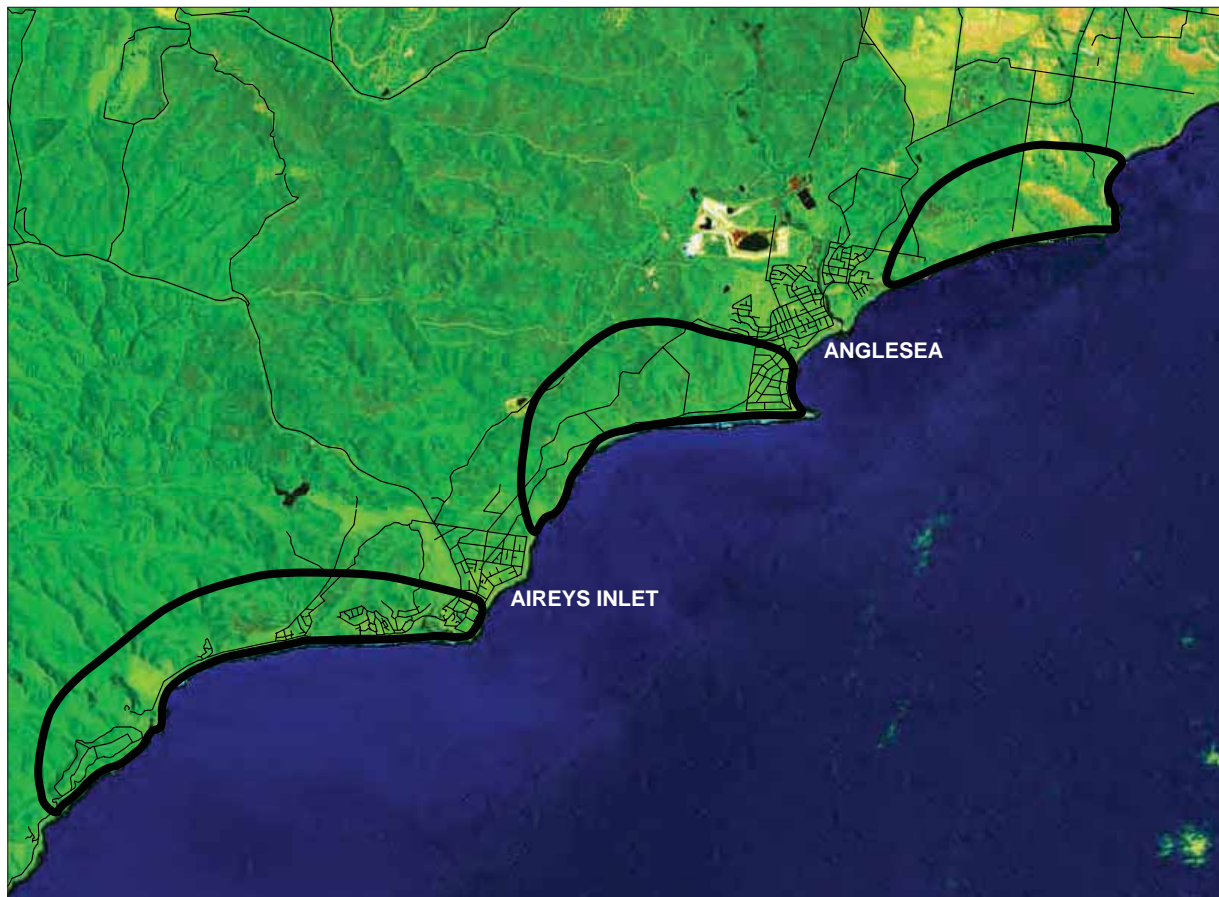
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PRECINCT ANALYSIS  
PRECINCT 4.4 | LOW COASTAL HEATH

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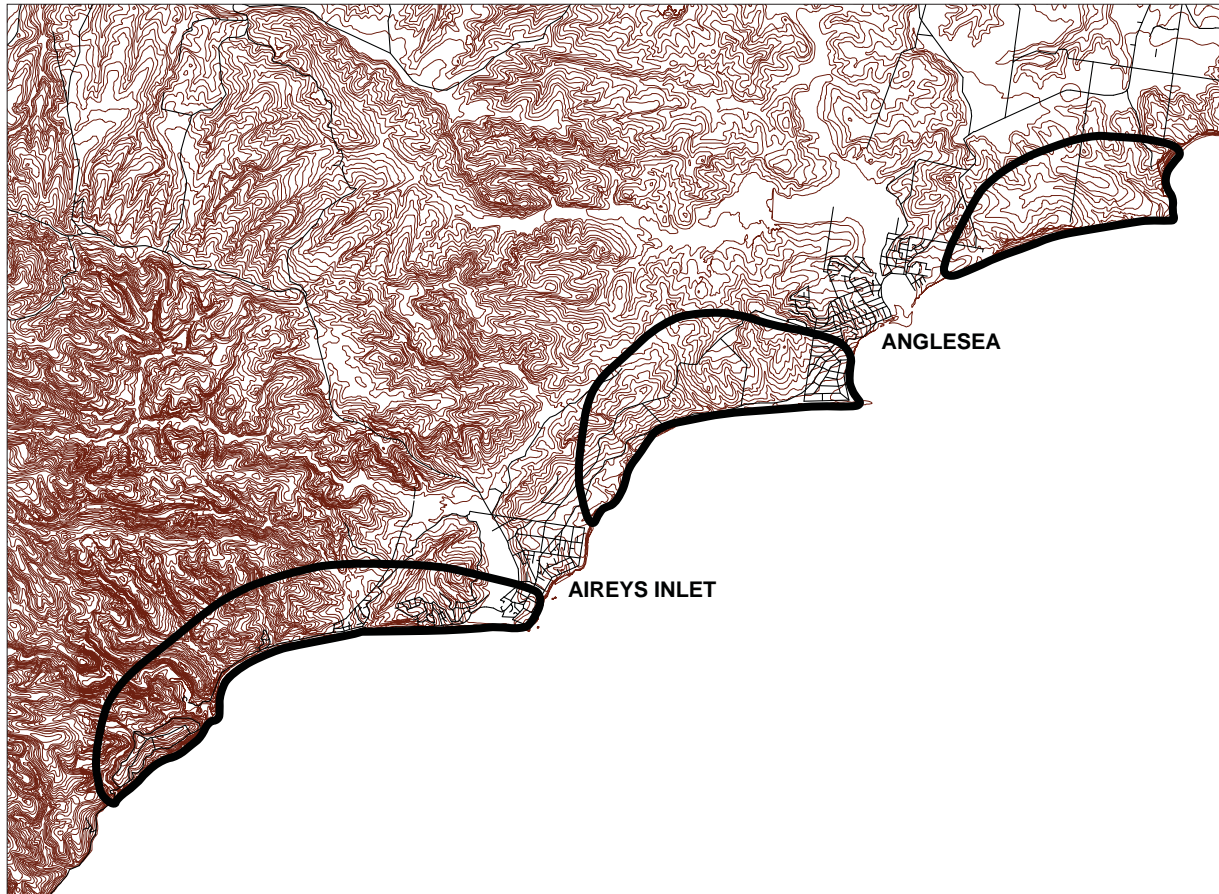
## PRECINCT ANALYSIS MAPS

PRECINCT 4.4 | LOW COASTAL HEATH



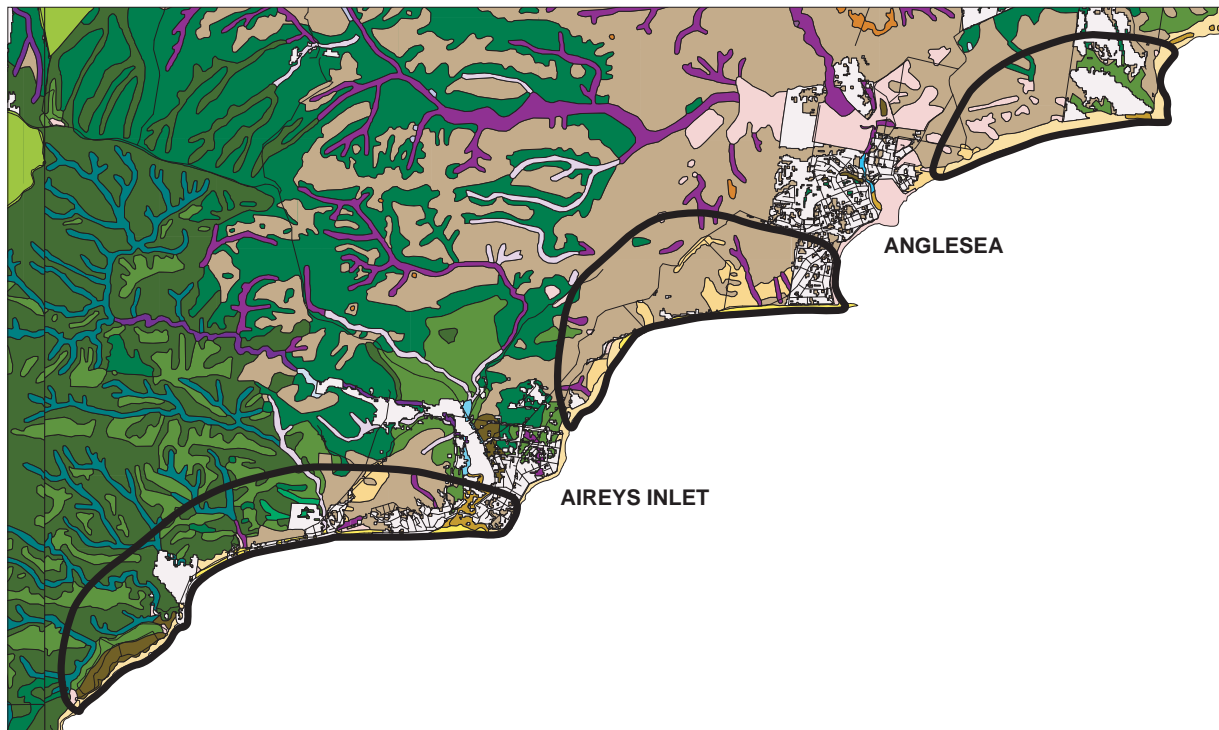
### SATELLITE PHOTO

The satellite photo reveals a dense vegetation cover throughout the precinct with some cleared land in the most eastern area. The ridges and valleys of the Otway Ranges are clearly delineated and permeate the western area of the precinct, the relief in the central and eastern areas is less dramatic.



## CONTOUR MAP

The contour map highlights the steep ridges and valleys in the western area of the precinct that taper to moderately sloped hills in the central and eastern areas. The topography slopes steeply at the coastline indicating dunes in most parts, in other areas a sharp cliff face meets the water.

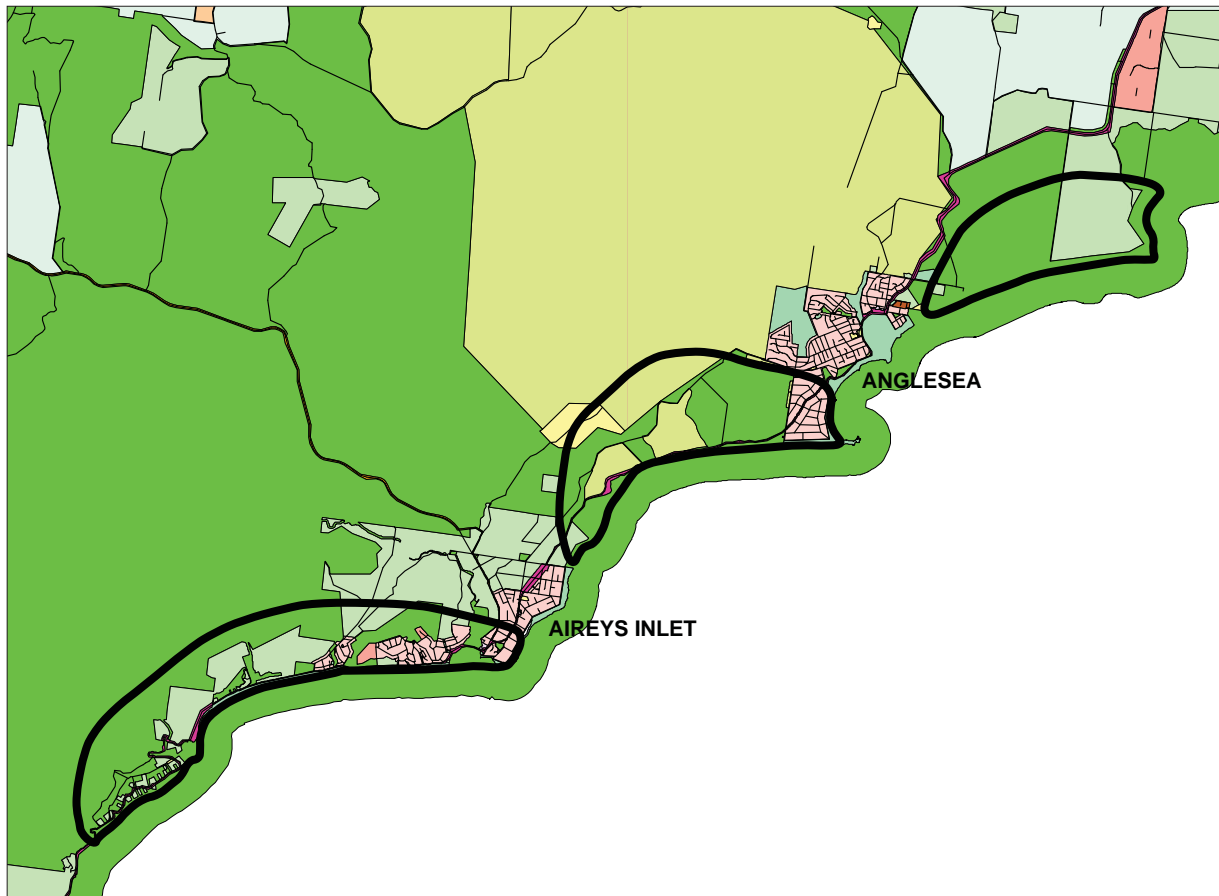


## ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows the precinct as dominated by Heathy Woodland Vegetation Classes. In the western part of the precinct, Shrubby Dry Forest, Shrubby Foothill Forest, and Shrubby Wet forest classes permeate from the Otway Ranges. Closer to the coastline, vegetation classes are dominated by Coastal Headland Scrub, Sand Heathland, Coastal Dune Scrub Mosaic, Damp Sands Herb-rich Woodland in the west. There are several large parcels of private land with no tree cover and a handful of river systems with Riparian Scrub Complex classes.

### Vegetation Classes

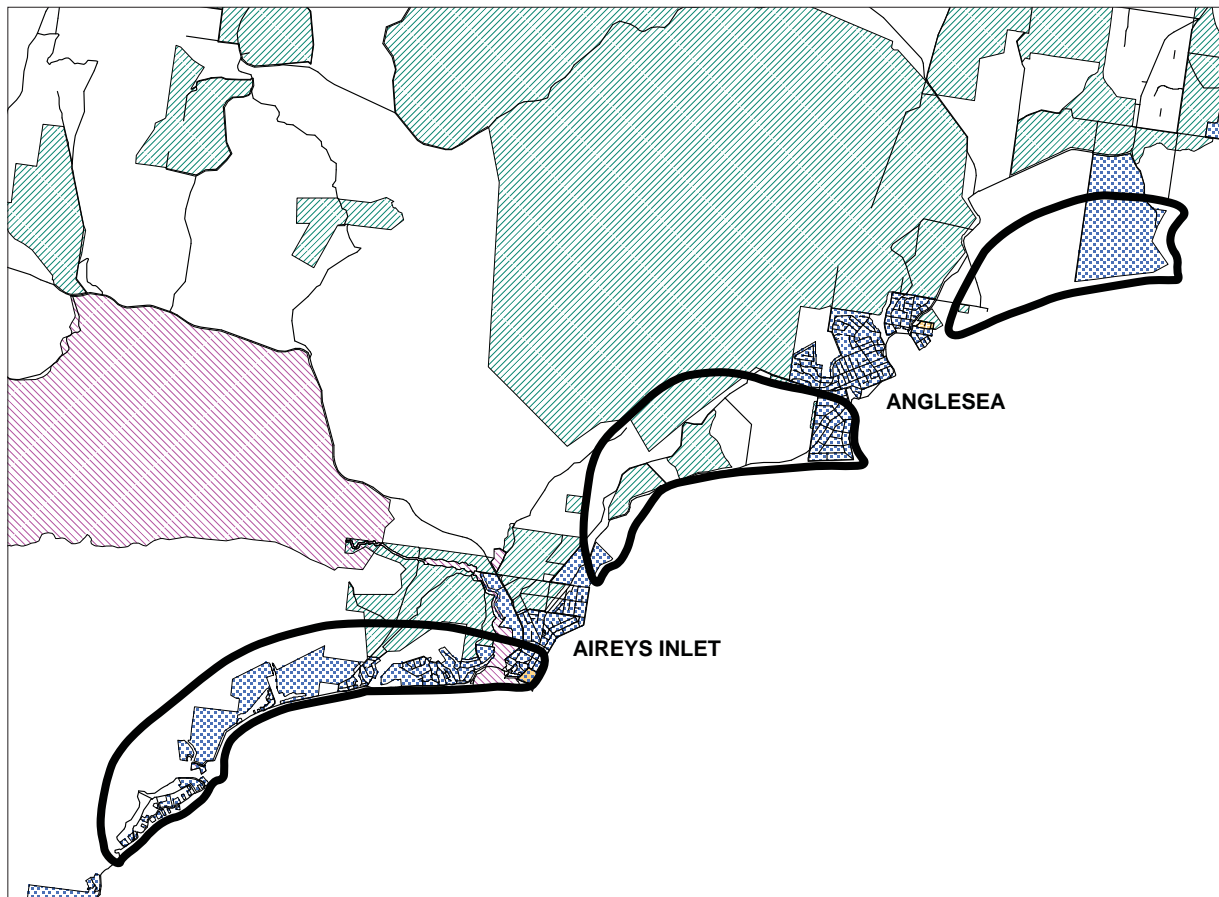
Aquatic Herbland	Damp Heath Scrub	Lowland Forest	Riparian Woodland / Escarpment Shrubland
Aquatic Herbland/Plains Sedge Wetland Mosaic	Damp Heath Scrub/Heathy Woodland Complex	Mangrove Shrubland	Sand Heathland
Bird Colony Shrubland	Damp Heathland / Damp Heathy Woodland	Not assessed to date - Formerly Not Applicable/ Not Within Victoria	Scoria Cone Woodland
Calcarene Dune Woodland	Damp Sands Herb-rich Woodland	Permanent Saline	Seasonally-inundated Sub-saline Herbland
Cane Grass-Lignum Halophyllous 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
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 zoning within the precinct varies with each section, the eastern section is mostly Public conservation and Resource with some Environmental Rural. The middle section is zoned Public Conservation and Resource, Special Use in the mine area, and Residential on the outskirts of Anglesea. Much of the western section is zoned Public Conservation and Resource, there is some Environmental Rural zoning and Residential and Low Density Residential in the townships of Aireys Inlet and Fairhaven.

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



## RELEVANT OVERLAYS MAP

The overlays relevant to landscape character include the Vegetation Protection Overlay for Significant Native Vegetation, the Environmental Significance Overlay for the protection of Wetland and associated Dryland Habitat. Other relevant overlays include the Significant Landscape Overlay, which aims to protect and enhance the scenic and environmental quality of the Great Ocean Road and Coastal Environs. The Significant Landscape Overlay to protect and enhance Coastal Townscape Character also applies as does the Design and Development Overlay that aims to ensure that adjacent development is sympathetic to the heritage and landscape values of the Split Point Lighthouse.

Overlays	
	SLO1 & SLO2
	VPO1
	DDO3
	ESO1



# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 4.4 | LOW COASTAL HEATH

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
4.4	Surf Coast	<p><i>State significance: Great Ocean Road coastal landscape</i></p> <ul style="list-style-type: none"> <li>• <i>Comprises cliff, bay and beach landscape</i></li> <li>• <i>Visible and accessible from GOR</i></li> <li>• <i>Iconic GOR coastline views, but partly urbanised</i></li> <li>• <i>High visitation</i></li> </ul>	<p>Development Types:</p> <ul style="list-style-type: none"> <li>• Tourist accommodation and commercial development</li> <li>• Residential development between townships</li> <li>• Tourism and directional signage</li> <li>• Pressure focussed along the coast</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>• Poorly designed buildings</li> <li>• Loss of heathland scrub</li> <li>• Excessive excavation</li> <li>• Poorly sighted infrastructure</li> <li>• Dense areas of development</li> <li>• Skyline dominated by built form</li> </ul>	<p>Zoning:</p> <p>PCRZ</p> <p>ERZ</p> <p>Special Use in the mine area</p> <p>R1Z and LDRZ in and on the fringes of the Aireys Inlet and Fairhaven townships</p> <p>R1Z at the edge of Anglesea</p> <p>Overlays:</p> <p>SL01 Great Ocean Road and Coastal Environs</p> <p>SL02 Coastal Townscape Character</p> <p>VP01 Significant Native Vegetation</p> <p>DD03 Split Point Lighthouse Protection Precinct</p> <p>ES01 Wetland and associated Dryland Habitat Protection</p> <p>DD03 Split Point Lighthouse Precinct Protection</p> <p>VPO2 Anglesea Heathland Vegetation</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 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, and Housing and Settlement [Anglesea to Eastern View]</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 21.12 and 21.13</p> <p>Introduce new Local Policy including Development Principles for Precinct 4.4</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review relevant Local Policies</p>