PRECINCT DESCRIPTION

Precinct 5.1 is a lonely expanse of flat, open land set behind coastal dune systems. Much of the area is marshy or subject to seasonal inundation, and the rest is grassland with few trees. Coastal vegetation covers the banks of the dunes, which cut the area off from views of the sea. There are very few buildings in the precinct, but it is traversed by stretches of long, straight road.

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 5.1 is distinctive for its open expanse of flat, marshy land, set behind a dune system. The absence of development and the sense of isolation, in a location so close to townships and settlements, are a particular feature of the landscape character 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 isolation
- Flat, marshy land
- Dunes
- Long, straight roads
- Containment of built form to township

FUTURE DIRECTIONS

Presently, built form is contained to the township of Breamlea, and this should continue. The precinct should remain free of any evidence of commercialisation that flourishes in nearby coastal towns.

LANDSCAPE OBJECTIVES

- To retain existing vegetation, particularly that which is indigenous to the local area.
- To retain the sense of isolation and removal from nearby tourist routes and towns.
- To prevent development in the flat, low land areas.
- To ensure that development is largely confined to existing townships, and in other areas is not highly visible.
- To protect the open outlook from road corridors through the precinct.
## PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 5.1  |  LAKES AND SALTMARSHES

<table>
<thead>
<tr>
<th>LANDSCAPE ELEMENT</th>
<th>OBJECTIVE</th>
<th>DESIGN RESPONSE</th>
<th>AVOID</th>
</tr>
</thead>
<tbody>
<tr>
<td>VEGETATION</td>
<td>To retain existing vegetation, particularly that which is indigenous to the local area.</td>
<td>Retain existing indigenous vegetation and provide for the planting of new indigenous vegetation wherever possible.</td>
<td>Loss of indigenous vegetation.</td>
</tr>
<tr>
<td>INFRASTRUCTURE</td>
<td>To retain the sense of isolation and removal from nearby tourist routes and towns.</td>
<td>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. Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development. Avoid brightly coloured signage and infrastructure.</td>
<td>Signage clutter. Visually dominant infrastructure.</td>
</tr>
<tr>
<td>SITING TOWNSHIPS AND SETTLEMENTS</td>
<td>To prevent development in the flat, low land areas. To ensure that development is largely confined to existing townships, and in other areas is not highly visible.</td>
<td>Keep the flat, low land areas clear of development wherever possible. Where it cannot be avoided, locate development outside townships sparsely, siting buildings and structures to avoid the loss of existing vegetation. Locate signage away from entrances and exits to townships wherever possible.</td>
<td>Development on the flat, low land areas. Visually dominant development. Ribbon development.</td>
</tr>
<tr>
<td>FORM AND FINISHES</td>
<td>To protect the open outlook from main road corridors through the precinct.</td>
<td>Set development back substantial distances from Blackgate Road and other Category 1 Roads. Use simple building details. Utilise colours and finishes that complement those occurring naturally in the local area.</td>
<td>Visually dominant building forms. Loss of openness.</td>
</tr>
</tbody>
</table>
EDGES

The following ‘landscape edges’ exist within the precinct:
- The edge created by roads through the precinct, and development adjacent to these edges
- The interface of the flatlands of the precinct with adjacent landscape types
- Interface of dunes with flatlands behind
- Coastal edge

CORRIDORS

The following, taken from field survey notes, is a sequence description of the journey from outside Torquay travelling into the precinct on the Surf Coast Highway:

... Large expanse of new and large residential development on eastern edge of Torquay - leads into farm land that is relatively flat and open - salt marsh is lower lying and surrounded by nearby sand dunes - farming land to north...
The satellite photo reveals a mostly dry and flat landscape with a dense vegetation cover behind the dunes of the coastline. There are strips of vegetation along fence lines and roadways, and a corridor of vegetation along Armstrong Creek.
CONTOUR MAP

The contour map highlights the flat landscape of the precinct with steeper topography indicating the coastal dunes.
The Ecological Vegetation Classes map shows a majority of the precinct as private land with no tree cover. At the coastline Coastal Dune Scrub Mosaic classes are dominant, graduating to Coastal Saltmarsh classes further inland. Throughout the precinct there are dots of Grassy Woodlands and Plains Grassland classes. There is one stream with Floodplain Riparian Woodland vegetation classes.
Much of the precinct is zoned rural, there is some Low Density Residential, and Environmental Rural zoning closer to the coast.
RELEVANT OVERLAYS MAP
The Environmental Significance Overlay for the Protection of Wetlands and associated Dryland Habitat applies.
## PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

### PRECINCT 5.1 | LAKES AND SALTMARSHES

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Municipality</th>
<th>Landscape Character</th>
<th>Significance</th>
<th>Development Pressures</th>
<th>Relevant Planning Controls</th>
<th>Local Policies</th>
<th>Issues and Priority Areas</th>
<th>Key Planning Scheme Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td>Surf Coast</td>
<td>N/A</td>
<td></td>
<td>Development Types:</td>
<td>Zoning:</td>
<td>22.01 Coastal Development</td>
<td>Good strategic basis for landscape protection and enhancement</td>
<td>Review MSS [strengthen if required]: 21.04 Environment and Landscape</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Some residential development, including holiday homes</td>
<td>RUZ ERZ close to the coast</td>
<td>22.02 Rural and Environmental Development Policy</td>
<td>Alternative ‘landscape units’ identified in MSS</td>
<td>Review MSS Clause 21.06 Landscape and Culture Strategy; review/amend landscape units, descriptions and objectives</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Some isolated dwellings</td>
<td>LDRZ in two sections</td>
<td>22.03 Fire Safety</td>
<td>Comprehensive suite of local policies, but Local Policy specific to landscape required</td>
<td>Review/strengthen MSS Clause 21.09 Rural Residential Strategy for LDRZ and RLZ areas</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Potential Threats:</td>
<td>Overlays:</td>
<td>22.05 Surf Coast Design and Colours</td>
<td>40 hectare permit trigger in place for timber production in the Schedules to the Rural Zone in Surf Coast</td>
<td>Introduce new Local Policy including Development Principles for Precinct 5.1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Enclosure of landscape with dense vegetation</td>
<td>ESO1 Wetland and Associated Dryland Habitat Protection</td>
<td></td>
<td>Buffer requirement needed</td>
<td>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Roadside development</td>
<td></td>
<td></td>
<td>Permit trigger in place for development within 100 metres of RDZ1</td>
<td>Review relevant Local Policies for inconsistencies</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Loss of indigenous vegetation</td>
<td></td>
<td></td>
<td>Appearance of low density residential development in the landscape an issue</td>
<td></td>
</tr>
</tbody>
</table>