



THE GREAT OCEAN ROAD REGION
LANDSCAPE ASSESSMENT STUDY

plān i'sphēre [// urban strategy planners]

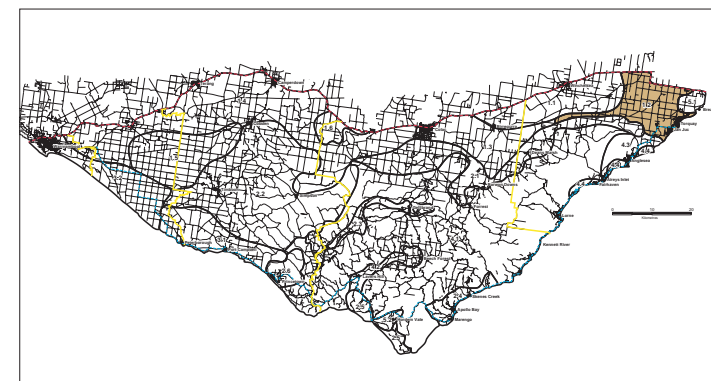
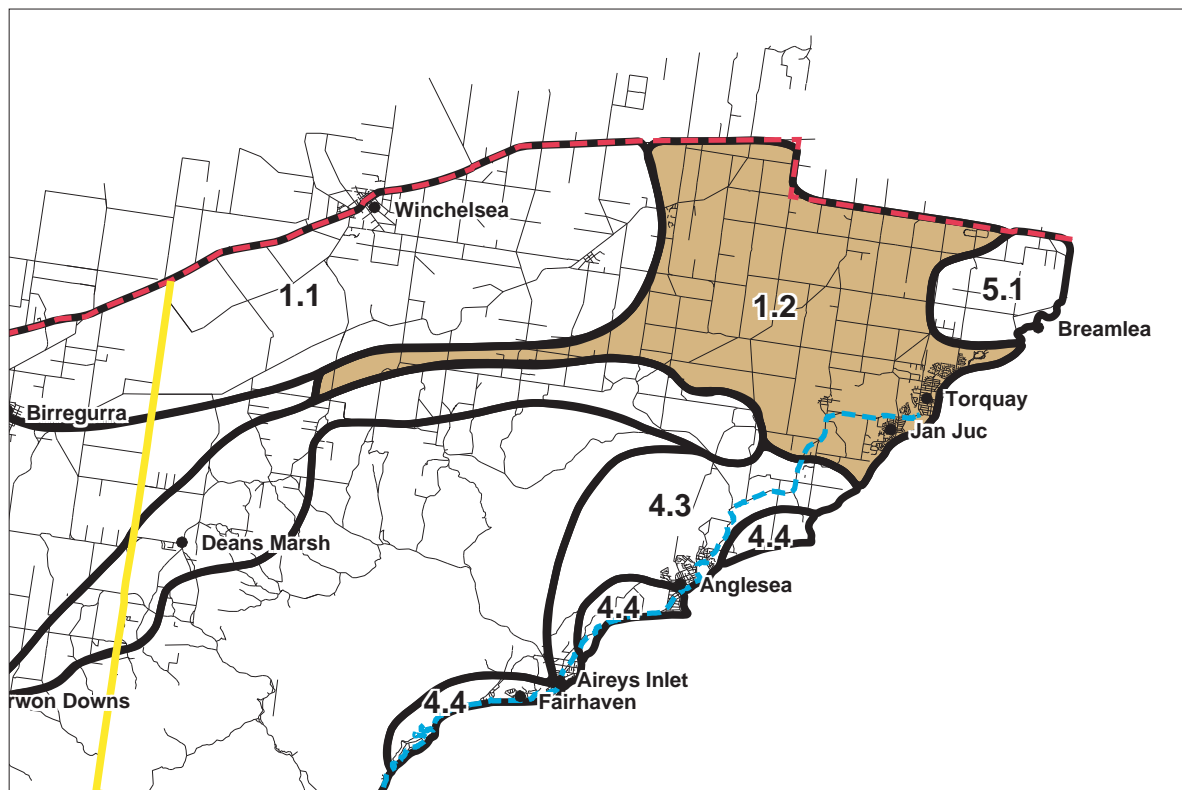
PRECINCT PACKAGE

PRECINCT 1.2 | UNDULATING MIXED FARMING

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

LOCALITY MAP

PRECINCT 1.2 | UNDULATING MIXED FARMING



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 1.2 | UNDULATING MIXED FARMING



PRECINCT DESCRIPTION

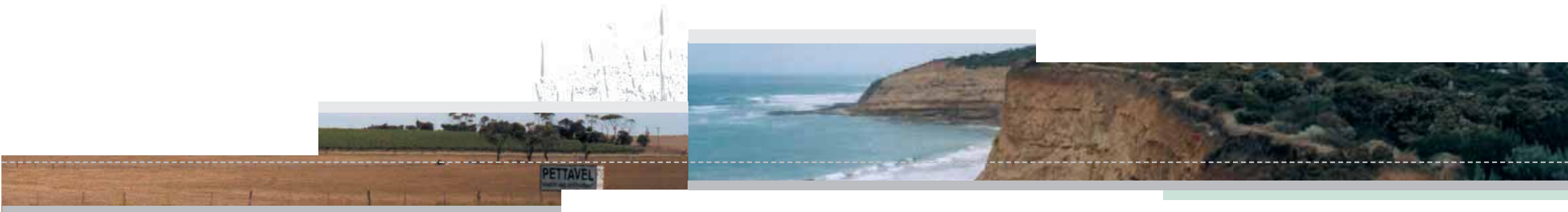
Precinct 1.2 is an area of undulating, cleared pastoral land that meets the sea at Torquay. The hinterland landscape has become increasingly occupied by smaller allotments such as hobby farms, horse paddocks, vineyards and tourist accommodation. It is criss-crossed by shelter belts, with older conifers 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.

PRECINCT DEVELOPMENT PRINCIPLES

PRECINCT 1.2 | UNDULATING MIXED FARMING

| LANDSCAPE ELEMENT | OBJECTIVE | DESIGN RESPONSE | AVOID |
|---|--|---|--|
| 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. | <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 to maximise retention of existing 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>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 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 exits to townships.</i></p> |
| VEGETATION SITING, DESIGN AND FINISHES | 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. | <p>Retain existing trees and understorey wherever possible and provide for the planting of new indigenous vegetation.</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>Loss of vegetation.</i></p> <p><i>Excessive cut and fill.</i></p> <p><i>Large building footprints.</i></p> <p><i>Sheer, visually dominant buildings.</i></p> |

| LANDSCAPE ELEMENT | OBJECTIVE | DESIGN RESPONSE | AVOID |
|----------------------------|---|--|---|
| SITING SHELTER BELTS | To retain a rural outlook from inland road corridors within the precinct. | 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. | <i>Loss of rural outlook from main road corridors.</i> <i>Loss of shelter belts.</i> |
| HEIGHT AND SITING | To emphasise the sense of enclosure in the hinterland landscape. To encourage the discreet placement of simple structures within the hinterland landscape. | 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. | <i>Loss of intimacy and enclosure in the landscape.</i> <i>Visually dominant, bulky buildings.</i> <i>Buildings that protrude above the tree canopy height.</i> |
| INFRASTRUCTURE AND SIGNAGE | To minimise the visual impact of development, particularly in coastal areas, hill faces and ridges. | 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. | <i>Loss of vegetation.</i> <i>Landscape 'scarring' through loss of vegetation in visually prominent areas.</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 the Great Ocean Road, Princes Highway and other Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understory. | <i>Visibility of timber plantations from main road corridors.</i> |

PRECINCT LANDSCAPE ELEMENTS

PRECINCT 1.2 | UNDULATING MIXED FARMING



ABOVE | The sprawling eastern edge of Torquay



ABOVE | View of flat to rolling pastures along Surf Coast Road

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 - topogarchy 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...



ABOVE | Torquay retail centre



ABOVE | Residential development on the hills of Torquay

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.



ABOVE | View of Jan Juc from the Bird Rock Lookout

There are two well known viewing locations within the precinct: Bells Beach South and Bird Rock Lookout.

BELLS 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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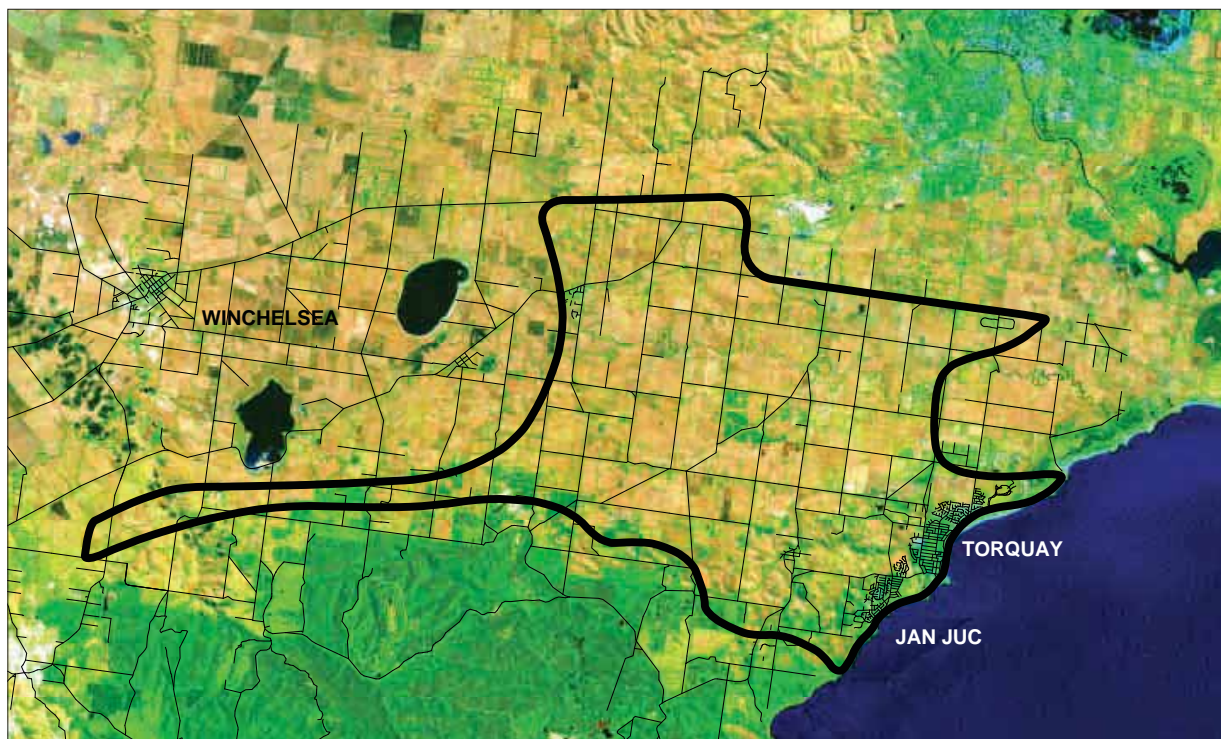
PRECINCT ANALYSIS

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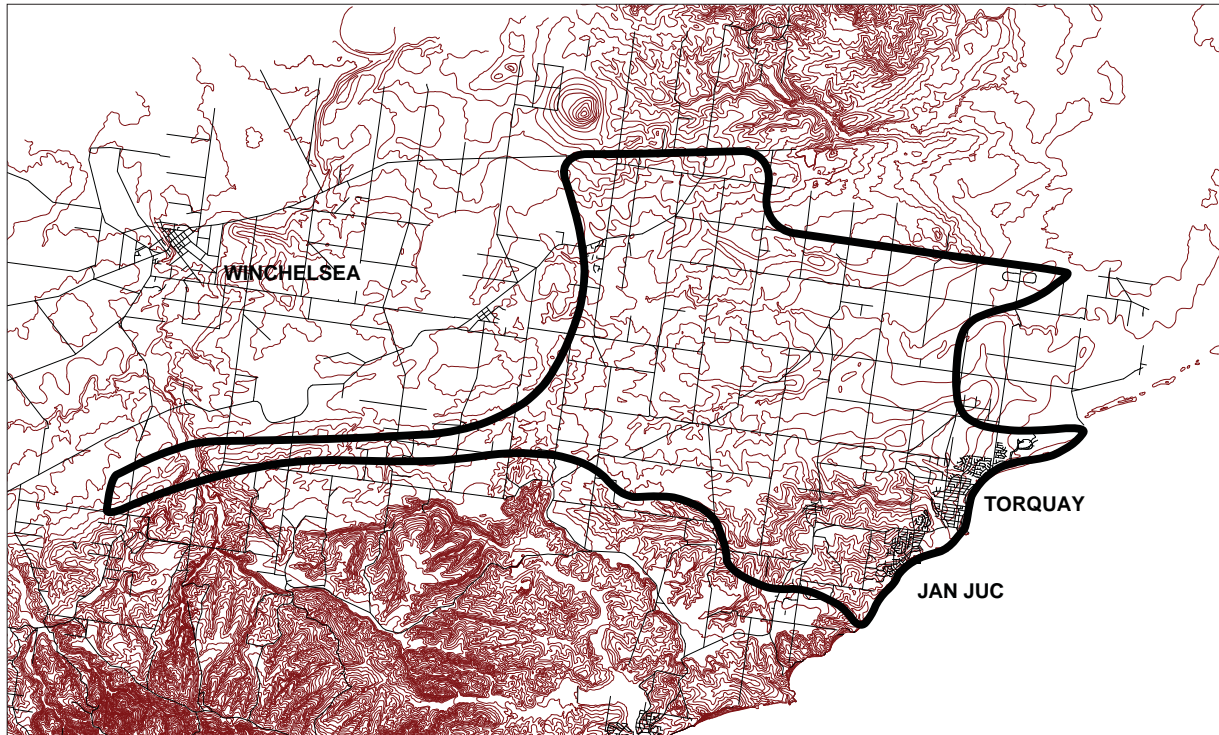
PRECINCT ANALYSIS MAPS

PRECINCT 1.2 | UNDULATING MIXED FARMING



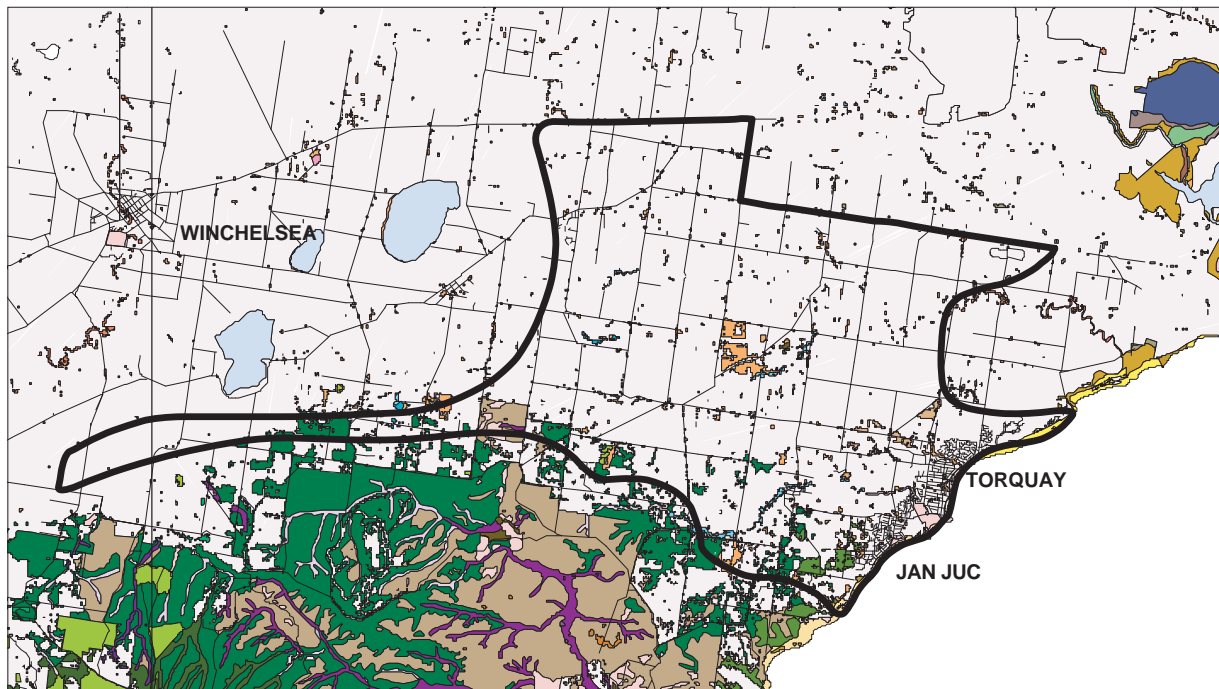
SATELLITE PHOTO

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.



CONTOUR MAP

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 Barroool Hills to the north and the Anglesea Heath State Forest to south west.

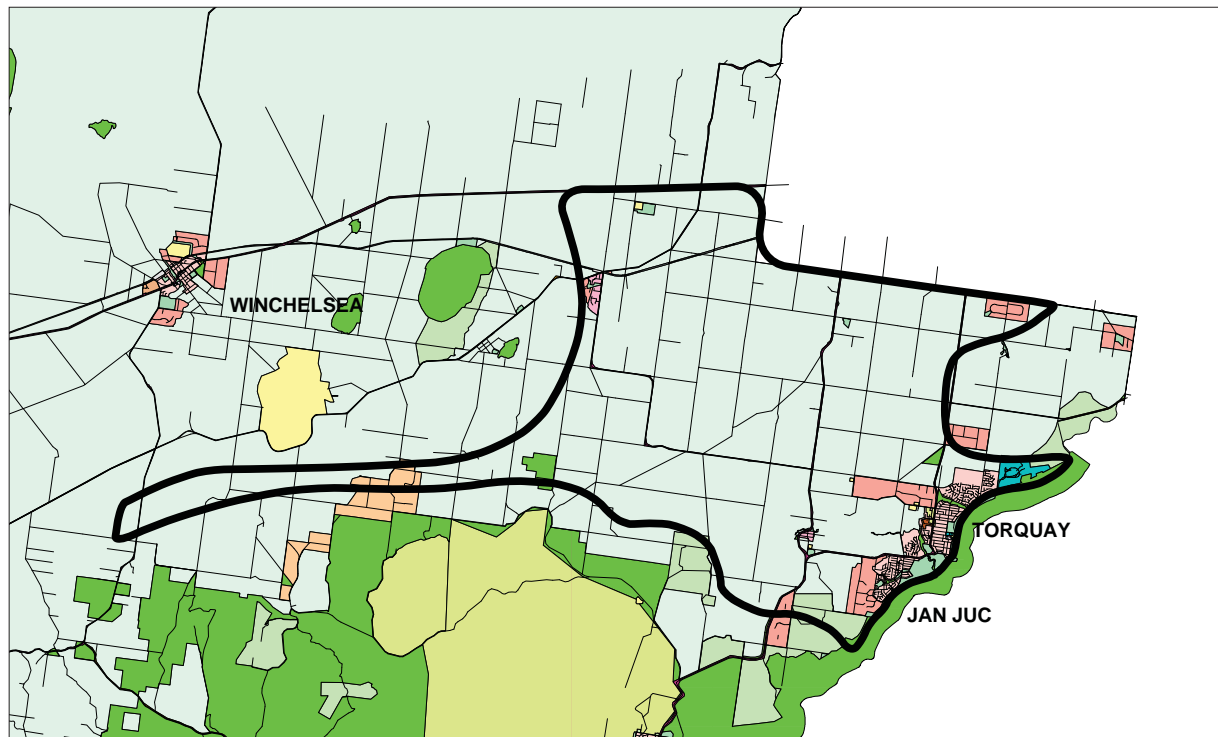


ECOLOGICAL VEGETATION CLASSES

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.
















Vegetation Classes

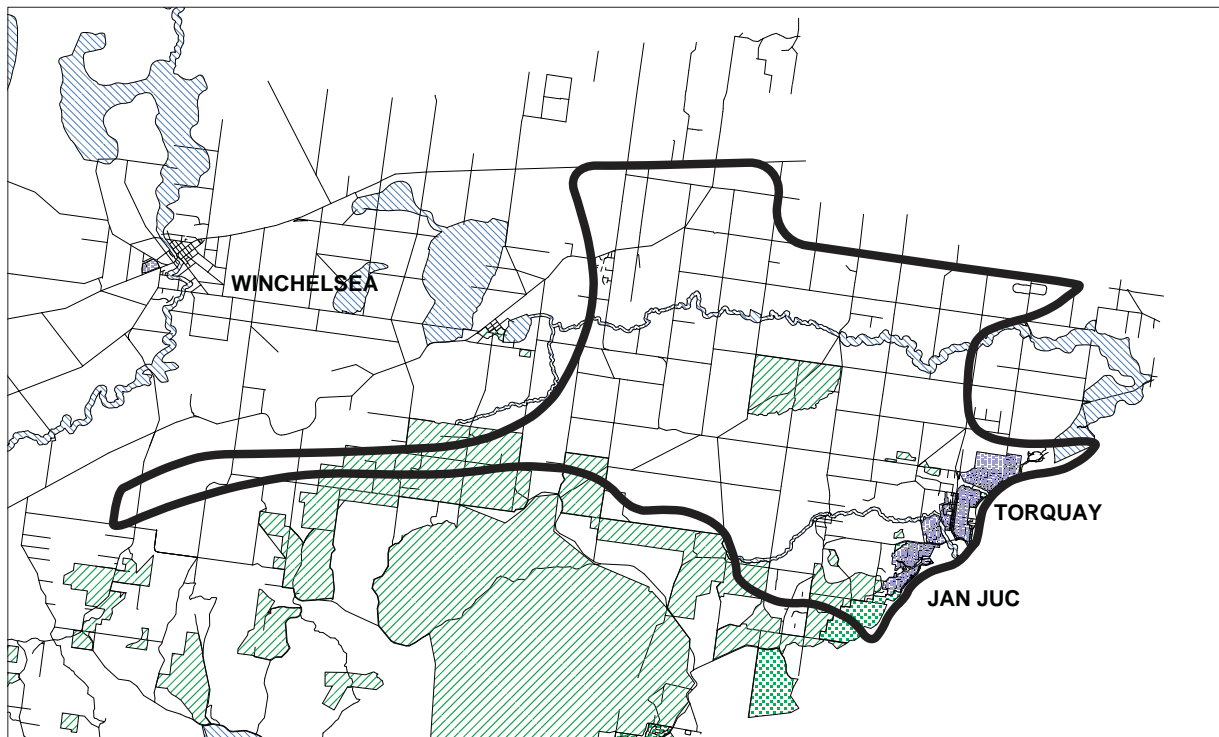
| | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> □ Aquatic Herbland □ Aquatic Herbland/Plains Sedgy Wetland Mosaic □ Bird Colony Shrubland □ Calcarentine Dune Woodland □ Cane Grass-Lignum Halophyllc Herbland □ Cinder Cone Woodland □ Clay Heathland □ Cleared Severely Disturbed □ Coast Gully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



ZONING MAP

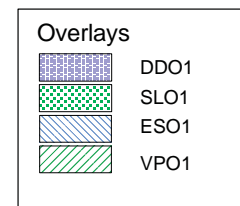
Much of the precinct is zoned Rural, the townships of Torquay and Jan Juc include Residential, Low Density Residential, Business and Industrial Zones. Strips of Public Conservation and Recreation zones are located along the coast.

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



RELEVANT OVERLAYS MAP

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

PRECINCT 1.2 | UNDULATING MIXED FARMING

| Precinct | Municipality | Landscape Character Significance | Development Pressures | Relevant Planning Controls | Local Policies | Issues and Priority Areas | Key Planning Scheme Recommendations |
|----------|--------------|---|---|---|---|--|--|
| 1.2 | Surf Coast | <p><i>National significance: Bells Beach coastal landscape</i></p> <ul style="list-style-type: none"> Comprises cliff, bay and beach landscape Accessible from GOR GOR landmark destination (Bells Beach) High visitation <p><i>State significance: Remainder of coastal landscape</i></p> <ul style="list-style-type: none"> Comprises mixed coastal landscape, including cliffs, bay, beach and sandhills Visible and accessible from GOR Partly in an urbanised area High visitation | <p>Development Types:</p> <ul style="list-style-type: none"> 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 <p>Potential Threats:</p> <ul style="list-style-type: none"> Loss of remnant vegetation Proliferation of tourism signage Inappropriate new subdivisions in highly visible locations | <p>Zoning:</p> <p>RUZ</p> <p>PCRZ Coastal areas</p> <p>ERZ Southern part</p> <p>Townships Torquay and Jan Juc are primarily zoned R1Z with some Business and Industrial zones and LDRZ on the outskirts</p> <p>Overlays:</p> <p>SL01 Great Ocean Road and Coastal Environs</p> <p>DD01 Torquay / Jan Juc Coastal Townscape Character</p> <p>ES01 Wetland and Associated Dryland Habitat Protection</p> <p>VP01 Significant Native Vegetation</p> <p>SL02 Coastal Township Character</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>Review MSS/strengthen if required:</p> <p>21.04 Environment and Landscape, and Housing and Settlement Torquay-Jan Juc</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 21.10</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.2</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review relevant Local Policies and overlay Schedules for inconsistencies eg with Development Principles</p> <p>Review DD01 height limit trigger and reference Local Policy in decision guidelines</p> |