

ABOVE | Low point in the topography of Winchelsea where the Barwon River runs through the township.



ABOVE | Arriving at Winchelsea.

There are two major townships within the precinct: Winchelsea and Birregurra.

WINCHELSEA

Winchelsea is the largest settlement within the precinct and is set on a narrow grid either side of the Princes Highway. The Barwon River runs through the centre of the settlement, resulting in the town being located in a small gully. The western plains extend into the town from the north and south, with few tall trees resulting in a sense of exposure. The built form of the township is characterised by a mix of architectural styles, with low density residential development occurring in a scattered formation at its edges.

BIRREGURRA

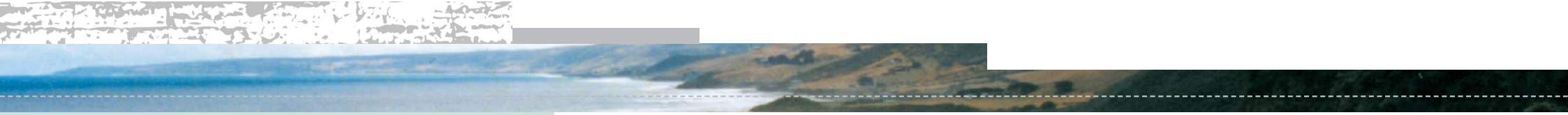
Birregurra is a small town with development largely contained within the original grid layout. Though the southern outskirts of the town are zoned to accommodate rural residential development, this edge is currently compact and defined. The northern edge of the town meets the western plains, with the landscape surrounding the town being cleared for grazing with many cypress shelter belts. To the south east of the town is the west branch of the Barwon River, forming a dramatic escarpment on the south eastern approach. The built form of the town is characterised by intact and restored Victorian timber cottages and shops, with a good canopy tree cover including reinstated avenues of plane trees.



THE GREAT OCEAN ROAD REGION
LANDSCAPE ASSESSMENT STUDY

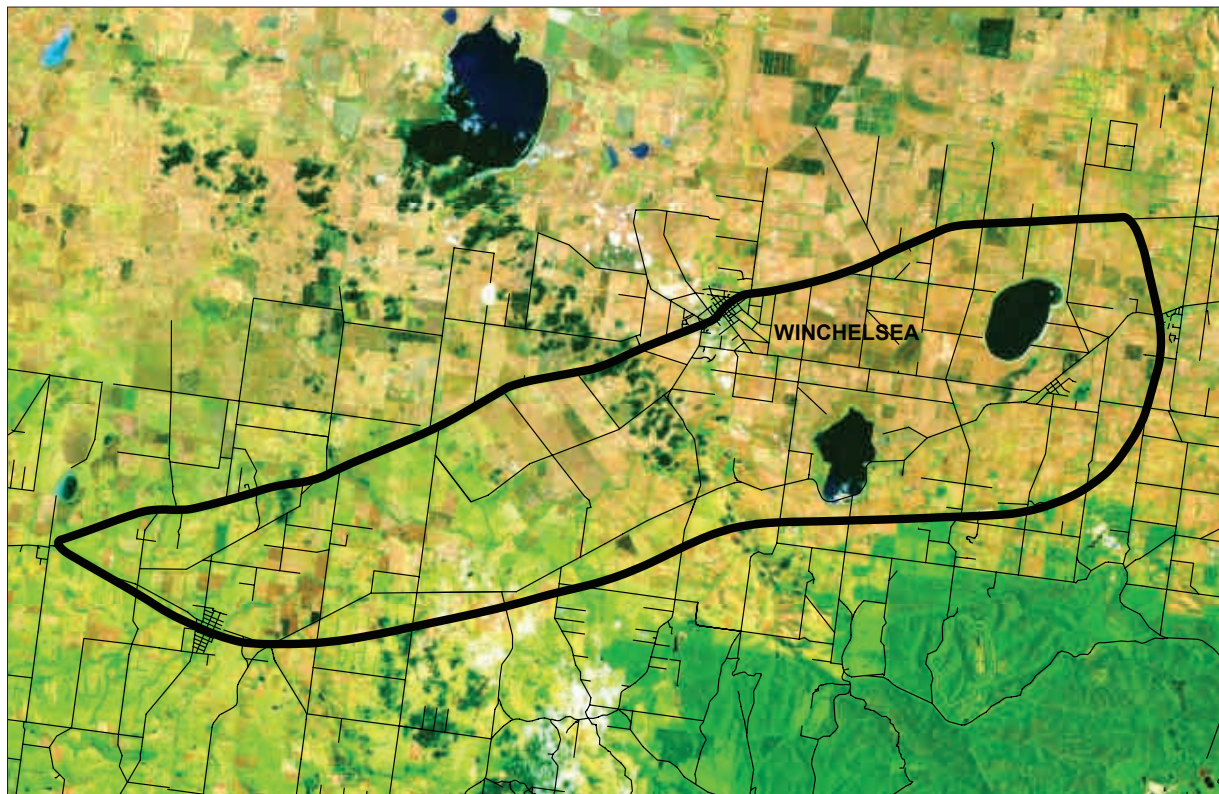
plān i'sphēre [urban strategy planners]

PRECINCT ANALYSIS
PRECINCT 1.1 | WINCHELSEA WESTERN PLAINS
FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



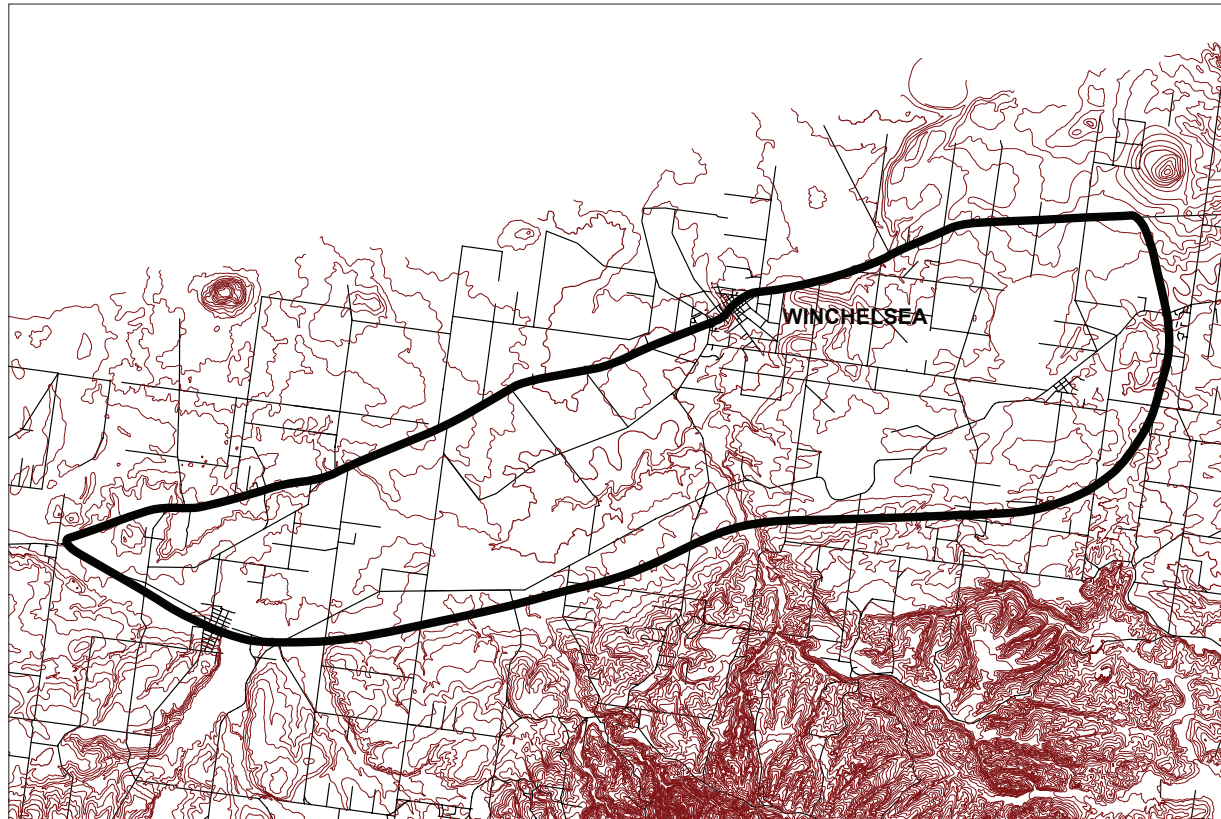
PRECINCT ANALYSIS MAPS

PRECINCT 1.1 | WINCHELSEA WESTERN PLAINS



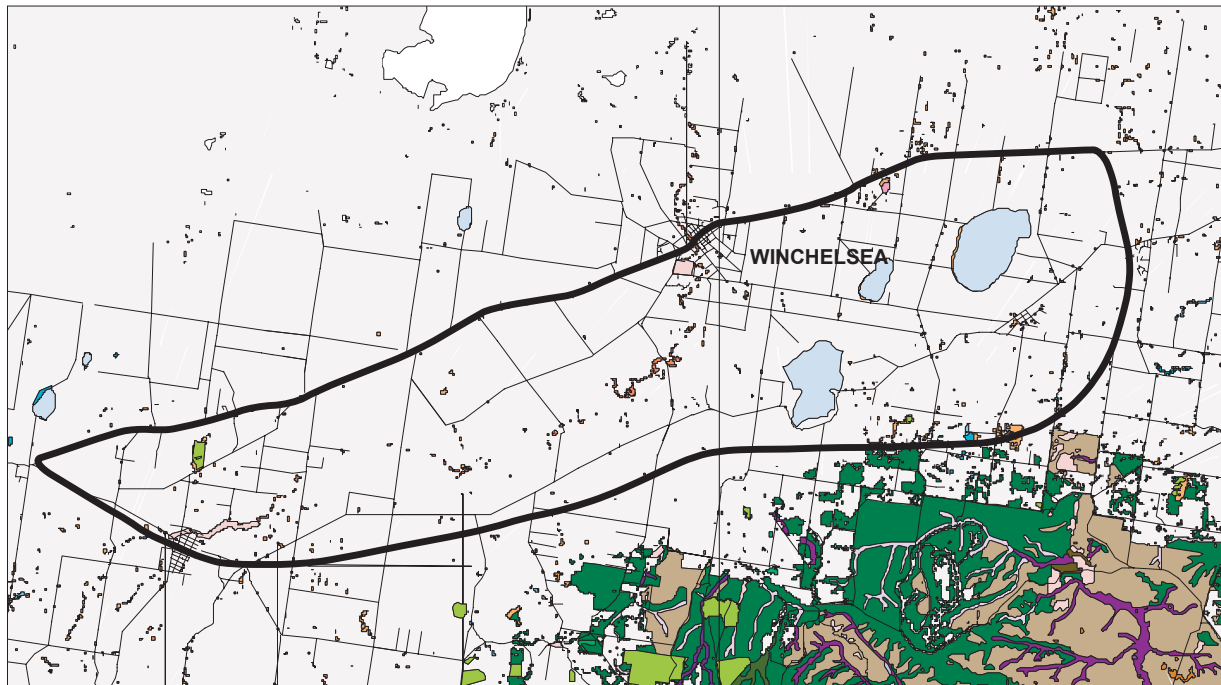
SATELLITE PHOTO

The satellite image shows a lack of vegetation, particularly in the eastern half of the precinct, with denser vegetation occurring generally in the river corridors. The two water masses of Lake Modewarre and the Wurdiboluc Reservoir are dominant, as is the division of the land into large paddocks.



CONTOUR MAP

The contours map highlights the generally flat landscape of the precinct, with steeper topography adjacent to river corridors.



ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows a majority of the precinct as private land with no tree cover. Floodplain Riparian Woodlands and Grassy Woodlands are evident along the creek corridors and other parts of the precinct.

Vegetation Classes

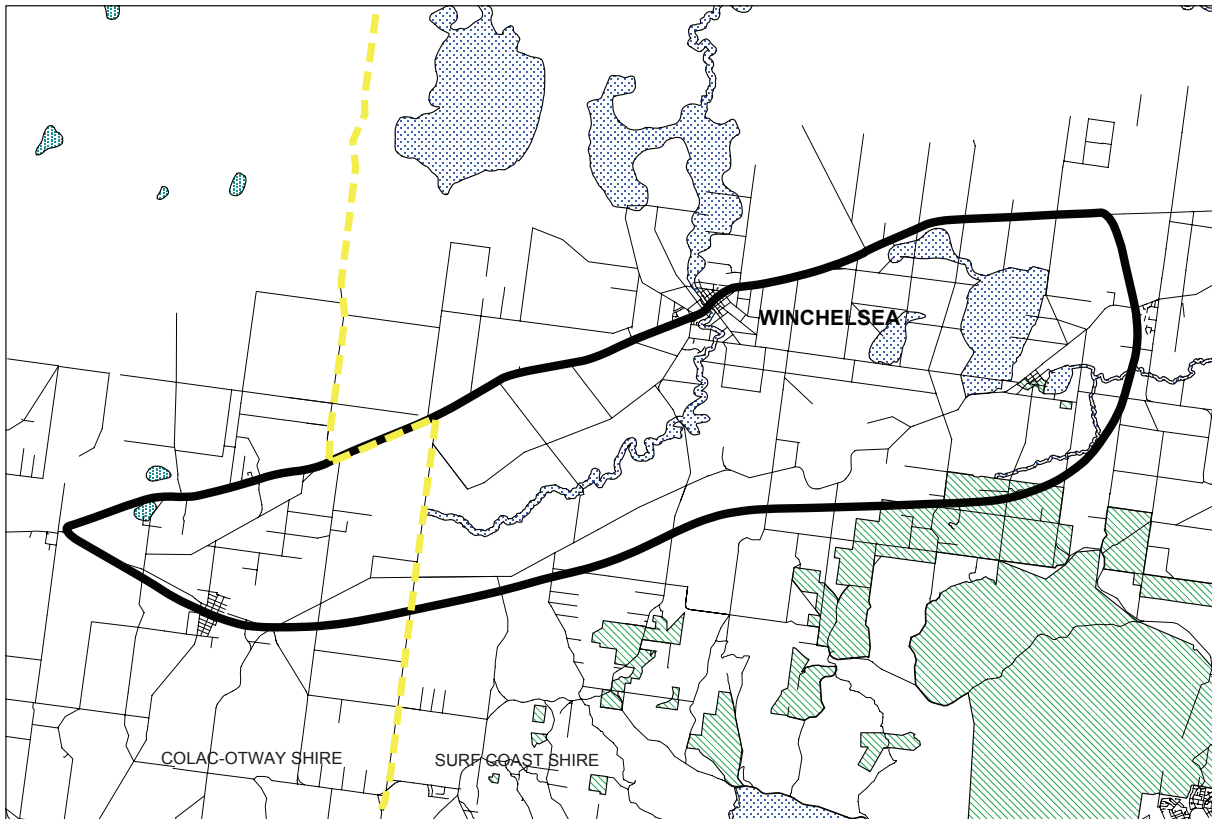
<ul style="list-style-type: none"> □ Aquatic Hermland □ Aquatic Hermland/Plains Sedgy Wetland Mosaic □ Bird Colony Shrubland □ Calcarente Dune Woodland □ Cane Grass-Lignum Halophyllic Hermland □ Cinder Cone Woodland □ Clay Heathland □ Cleared Severely Disturbed □ Coast Gully Thicket □ Coastal Dune Scrub □ 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 □ Creeklime 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 Hermland ■ 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 Hermland ■ Swampy Riparian Woodland ■ Water Body - Natural or man made ■ Wet Forest ■ Wet Heathland ■ Wet Sands Thicket
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ZONING MAP

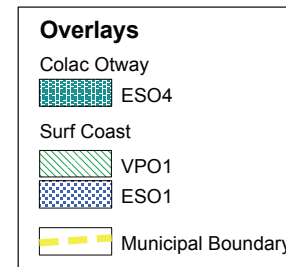
The zoning map shows that the majority of the precinct is zoned Rural with place specific use of the Public Conservation and Resource Zone (Lake Modewarre and other waterways) and Public Use Zone (Wurdiboluc Reservoir). The townships are generally zoned Residential 1, with the Low Density Residential and Rural Living Zones on the fringes.

Zones	
[Light Purple Box]	B1Z
[Medium Purple Box]	B2Z
[Dark Purple Box]	B4Z
[Light Green Box]	ERZ
[Orange Box]	IN1Z
[Red Box]	LDRZ
[Dark Green Box]	PCRZ
[Teal Box]	PPRZ
[Yellow Box]	PUZ
[Light Grey Box]	PUZ4
[Pink Box]	R1Z
[Magenta Box]	RDZ1
[Light Blue Box]	RUZ
[Light Green Box]	SUZ1
[Pink Box]	TZ
[Dashed Yellow Line]	Municipal Boundary



RELEVANT OVERLAYS MAP

The overlays within the precinct related to landscape character include the Environmental Significance Overlay for protection of significant habitats and the Vegetation Protection Overlay for the protection of significant native vegetation.



PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 1.1 | WINCHELSEA WESTERN PLAINS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.1	Colac Otway	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> Minimal development pressure Pressure focused on fringes and within townships <p>Potential Threats:</p> <ul style="list-style-type: none"> Creation of smaller lots Loss of shelter belts Ribbon development along the road corridors Lack of delineation of township edges 	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ primarily along waterways</p> <p>Birregurra primarily zoned TZ with LDRZ on the outskirts</p> <p>Overlays:</p> <p>ES04 Habitat Protection</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p>	<p>Assessment tools lacking generally</p> <p>Areas visible from Princes Highway a particular issue</p> <p>Permit trigger in place; decision guidelines required</p> <p>Plantations adjacent to main roads</p>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review MSS in relation to townships in the landscape, particularly 21.01-04 and 21.04-03 Settlement Patterns and Rural Living</p> <p>Also review MSS Clause 21.04-10 Birregurra</p> <p>Review/strengthen all relevant Local Policies</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.1</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [perhaps amend 22.01] to include indigenous buffer requirement for plantations adjacent to RDZ1</p>

PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.1	Surf Coast	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> Minimal development pressure Pressure focused on fringes and within townships <p>Potential Threats:</p> <ul style="list-style-type: none"> Creation of smaller lots Loss of shelter belts Ribbon development along the road corridors Lack of delineation of township edges 	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ Lake Modewarre</p> <p>ERZ adjacent to Lake Modewarre</p> <p>PUZ1 Wurdiboluc Reservoir</p> <p>Winchelsea primarily zoned R1Z with LDRZ on the outskirts</p> <p>Overlays:</p> <p>ES01 Wetland and Associated Dryland Habitat Protection</p> <p>VPO1 Significant Native Vegetation</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>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 - decision guidelines required</p>	<p>Review MSS/strengthen if required:</p> <p>21.04 Environment and Landscape, and Housing and Settlement</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 21.14 for Winchelsea</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.1</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review relevant Local Policies for inconsistencies eg with Development Principles</p>