



THE GREAT OCEAN ROAD REGION
LANDSCAPE ASSESSMENT STUDY

plān i'sphēre [// urban strategy planners]

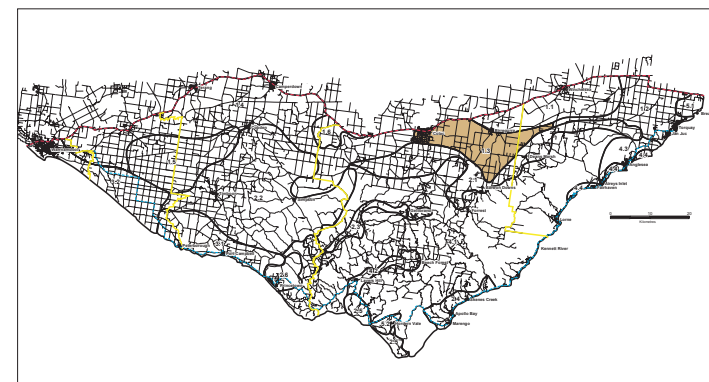
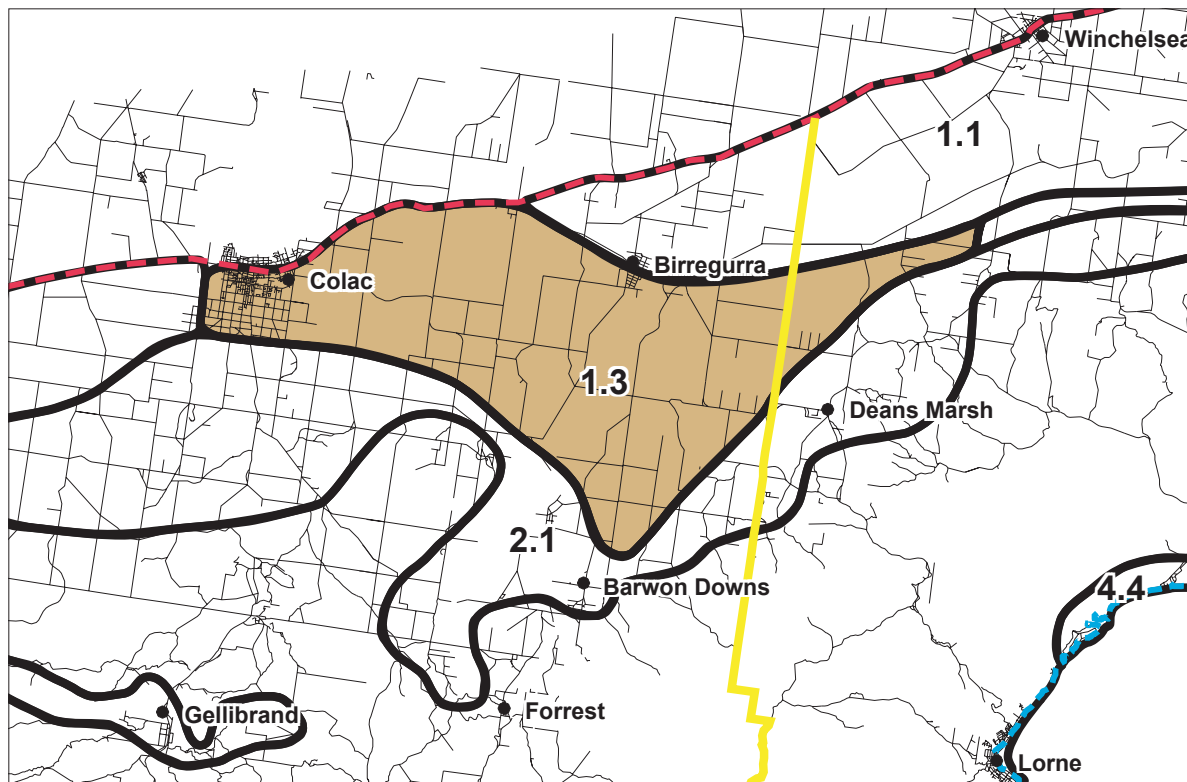
PRECINCT PACKAGE

PRECINCT 1.3 | UNDULATING GRAZING

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

LOCALITY MAP

PRECINCT 1.3 | UNDULATING GRAZING



Legend

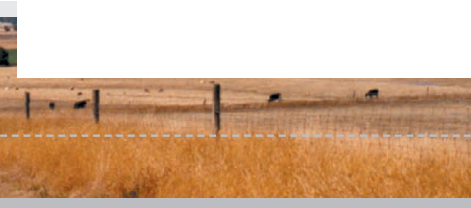
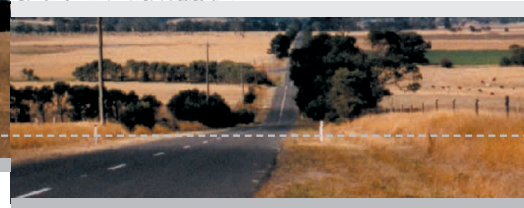
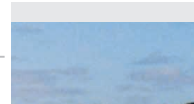
- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

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 1.3 | UNDULATING GRAZING



PRECINCT DESCRIPTION

Precinct 1.3 is an expanse of large, gently rolling paddocks slashed with occasional lines of shelter belts and remnant trees. Shelter belts and roads follow a large scale grid pattern that rises and falls across undulations between different levels of plateau. Most valleys are broad depressions, some are more deeply incised, but few have significant amounts of vegetation cover. To the south, the wooded slopes of the Otway foothills provide a horizon. In other directions there are long views across the plain, with occasional volcanic cones visible against the skyline. Scattered farm buildings, including old structures related to sheep raising, tend to be located back from the road. In areas with smaller subdivisions, buildings are often located closer to the road. This is a sparsely treed landscape, but with some regeneration and new planting in specific locations.

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 character type, precinct 1.3 is distinctive for its gently rolling, larger pattern of paddocks and subtle features of landscape interest such as incised creeks and broad valleys. It is the precinct in the Western Plains, Cones and Lakes landscape area that is 'hemmed-in' by the Otway foothills to the south and western plains to the north, resulting in a variety of long range views.

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



KEY CHARACTERISTICS

- Rolling, open pastures
- Shelter belts between paddocks
- A rural outlook from road corridors
- A variety of views, including the Otway foothills and volcanic features

FUTURE DIRECTIONS

The open, rural outlook from road corridors should be maintained and landscape features such as valleys and waterways could be further emphasised with additional indigenous vegetation. The clarity of the edges of townships such as Colac could be strengthened by preventing ribbon development and improving the appearance of residential development located on the fringes.

LANDSCAPE OBJECTIVES

- To increase the use of indigenous vegetation, particularly to emphasise landform features such as creek valleys.
- To retain the dominance of rolling pastures lined with shelter belts.
- To encourage the subtle placement of buildings and structures tucked into the landscape.
- To maintain a rural outlook from road corridors.
- To minimise the visual impact of infrastructure on the landscape.
- To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.
- To maintain the dominance of the natural landscape from main road corridors outside townships.
- To improve the appearance of rural residential development located on the fringes of townships.

PRECINCT DEVELOPMENT PRINCIPLES

PRECINCT 1.3 | UNDULATING GRAZING

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To increase the use of indigenous vegetation, particularly to emphasise landform features such as creek valleys.	Retain existing indigenous and native trees and understorey, wherever possible and provide for the planting of new indigenous vegetation.	<i>Loss of indigenous vegetation, particularly adjacent to landform features such as creek valleys.</i>
SHELTER BELTS	To retain the dominance of rolling pastures, lined with shelter belts.	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 shelter belts. Loss of rural qualities.</i>
HEIGHT, SITING AND FORM	To encourage the subtle placement of buildings and structures, tucked into the landscape.	Utilise low scale building forms, tucked into the landscape. Keep development below the dominant tree canopy height. Locate development sparsely in the hinterland, retaining maximum space for vegetation between buildings.	<i>Loss of sense of enclosure in the landscape. Visually dominant, bulky buildings. Buildings that have no relationship to landform. Buildings that protrude above the tree canopy height.</i>
FINISHES TOWNSHIPS AND SETTLEMENTS	To maintain a rural outlook from main road corridors.	Utilise colours and finishes that complement those occurring naturally in the hinterland landscape, with consideration as to how the materials will weather over time. Between townships, locate development a substantial distance from the Princes Highway and other Category 1 Roads wherever possible.	<i>Loss of rural outlook from main road corridors.</i>

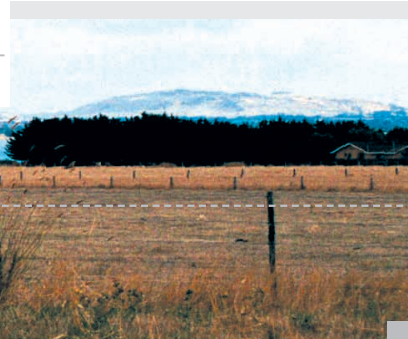
LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
INFRASTRUCTURE	To minimise the visual impact of large buildings and structures on the landscape, particularly from main road corridors and key viewing locations.	<p>Locate and screen large buildings and structures (eg very large sheds, high tension transmission 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><i>Loss of vegetation.</i></p> <p><i>Landscape 'scarring' through loss of large areas of vegetation in visible areas.</i></p>
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 Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.	<p><i>Visibility of timber plantations from main road corridors.</i></p> <p><i>Landscape 'scarring'.</i></p>
TOWNSHIPS AND SETTLEMENTS	To maintain the dominance of the natural landscape from main road corridors outside townships.	<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>Ribbon development.</i></p> <p><i>Unclear edges to townships.</i></p> <p><i>Signage clutter at entrances and exists to townships.</i></p>
RURAL LIVING AND LOW DENSITY RESIDENTIAL DEVELOPMENT	To improve the appearance of rural living and low density residential development located on the fringes of townships.	<p>In rural living and low density residential areas:</p> <ul style="list-style-type: none"> - Use permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation. - Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous and native vegetation wherever possible. - Utilise vegetation for screening and to delineate property boundaries, instead of fencing. If fencing is necessary, provide open style fencing of a type traditionally used in rural areas ie post and wire. 	<p><i>High, solid fencing.</i></p> <p><i>Loss of vegetation.</i></p> <p><i>Lack of vegetation</i></p> <p><i>Impervious surfacing.</i></p>

PRECINCT LANDSCAPE ELEMENTS

PRECINCT 1.3 | UNDULATING GRAZING



ABOVE | Rural edge of Lake Colac



ABOVE | Eastern entry to Colac

EDGES

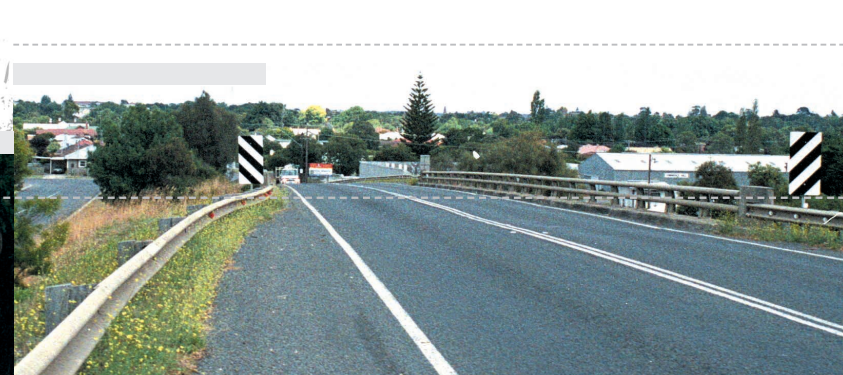
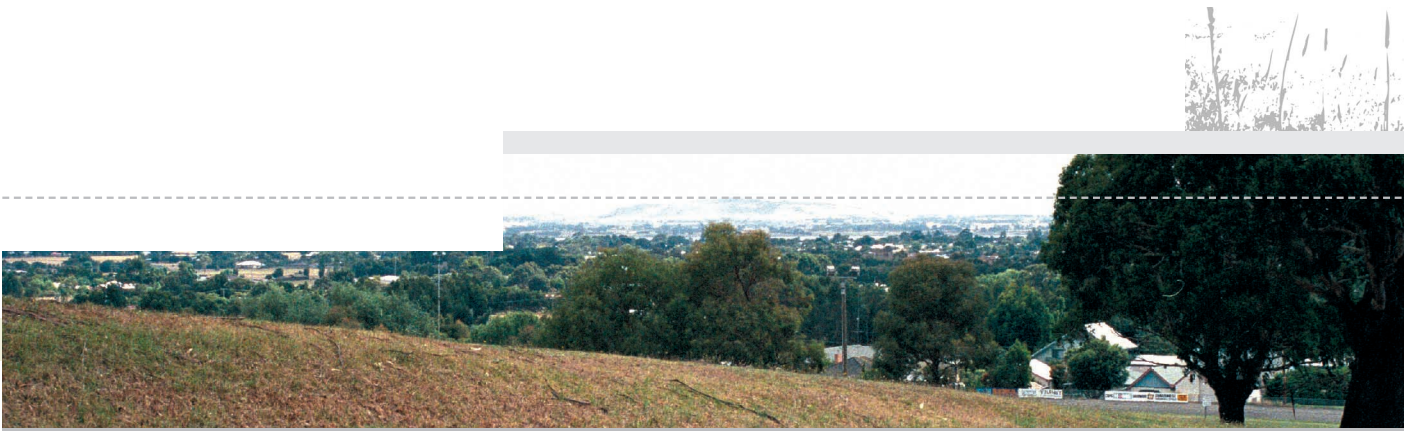
The following 'landscape edges' exist within the precinct:

- Development at the edges of townships such as Colac
- Landscape features as edges within the landscape, such as rivers, creeks, Lake Colac etc.
- Interface of development landscape features
- Road corridors within the landscape and interface of development with those road corridors
- Plantation edges, particularly in the southern area of the precinct
- The horizon edge

CORRIDORS

The following, taken from field survey notes, provides a sequence description of the journey from Colac to around Rickett Marsh along the Princes Highway:

... Exit from Colac - residential then cross railway - service stations and timber yards - industrial feeling fringed by residential ridge development - rise up to open country side - cleaner edge to town - larger houses and old service station - flatter and less dairy - petering out the further east you go - farm houses are now set back from highway edge - some sheep - road follows edge of low foothills and plains division - drier country - turn off to Birregurra...



ABOVE | Colac town centre

The major township within the precinct is Colac.

COLAC

The town of Colac is located at the western edge of the precinct, to the south of Lake Colac. It is centred on the Princes Highway, with most streets in a grid formation. The town has a commercial heart and a mix of residential housing styles, with some larger homes overlooking the lake. A creek winds its way southwards from the lake through the town and through a series of ridges, which exist to the south of the settlement. There are remnant shelter belts located on the fringes of the town, but little vegetation exists within the residential streets of Colac itself. The edges of the township are uncontained, being a combination of paddocks and housing estates.



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LANDSCAPE ASSESSMENT STUDY

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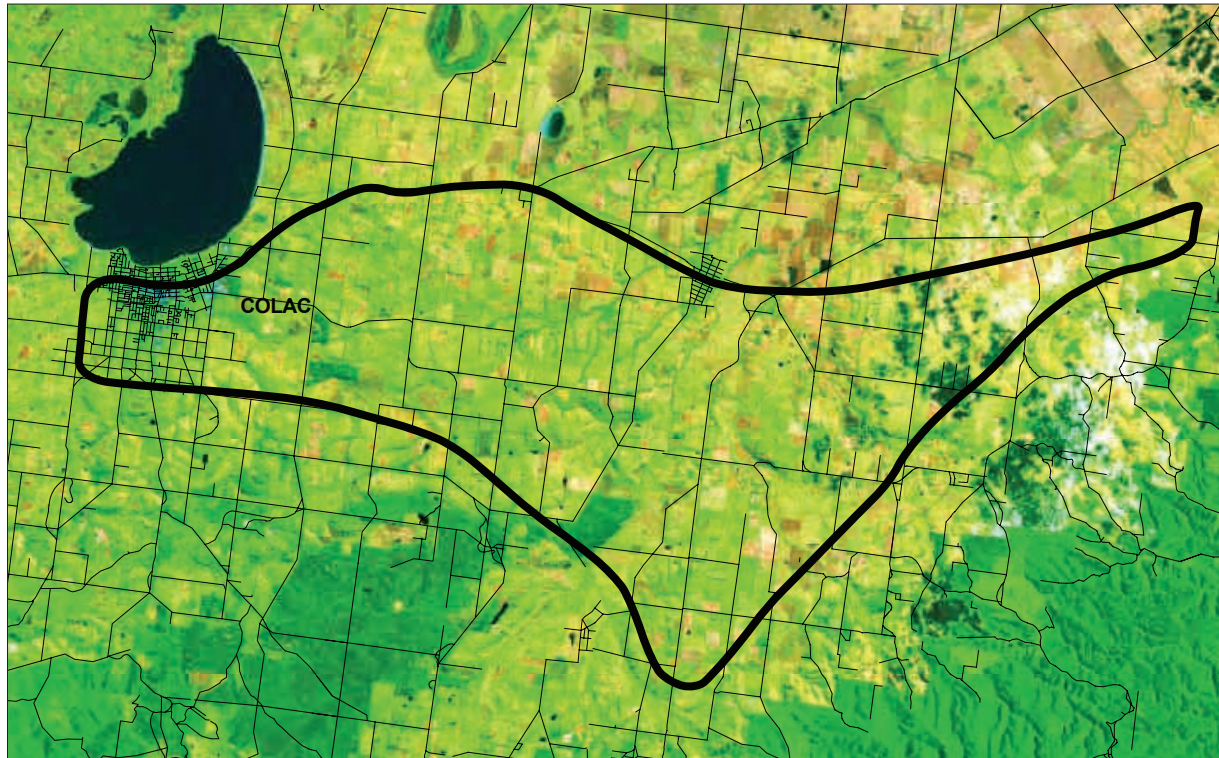
PRECINCT ANALYSIS
PRECINCT 1.3 | UNDULATING GRAZING

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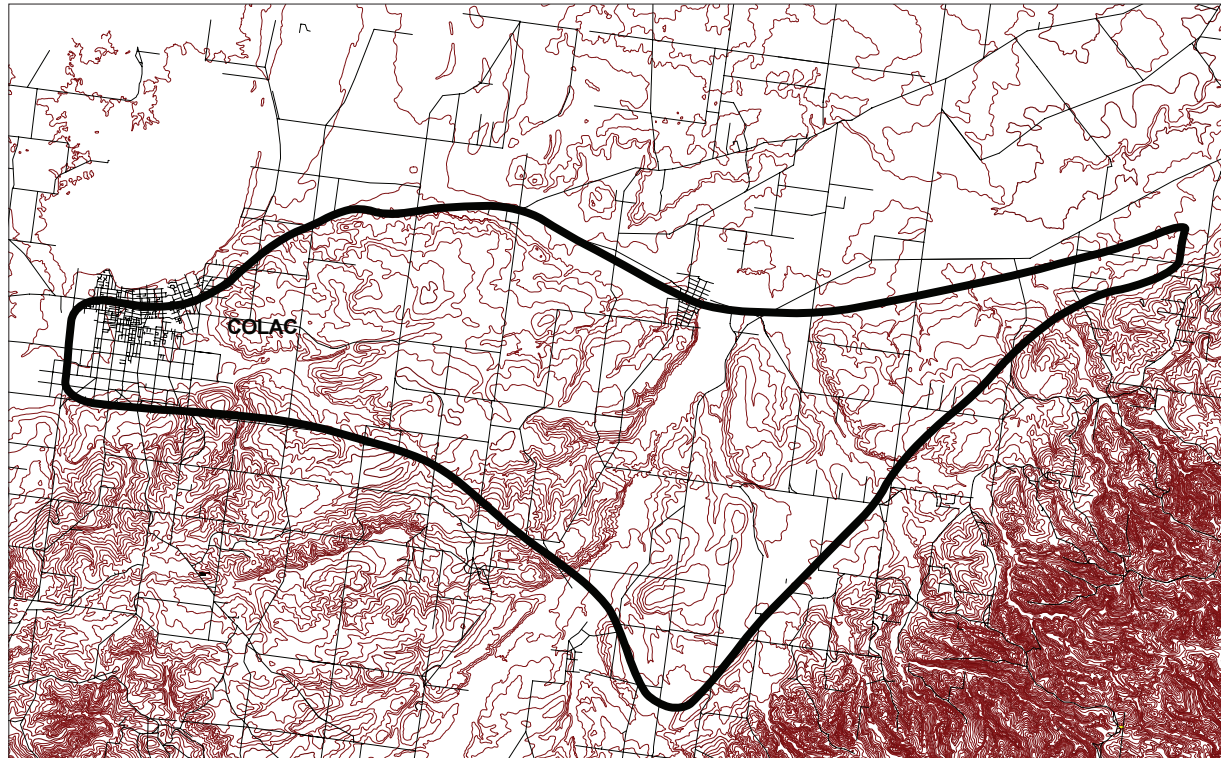
PRECINCT ANALYSIS MAPS

PRECINCT 1.3 | UNDULATING GRAZING



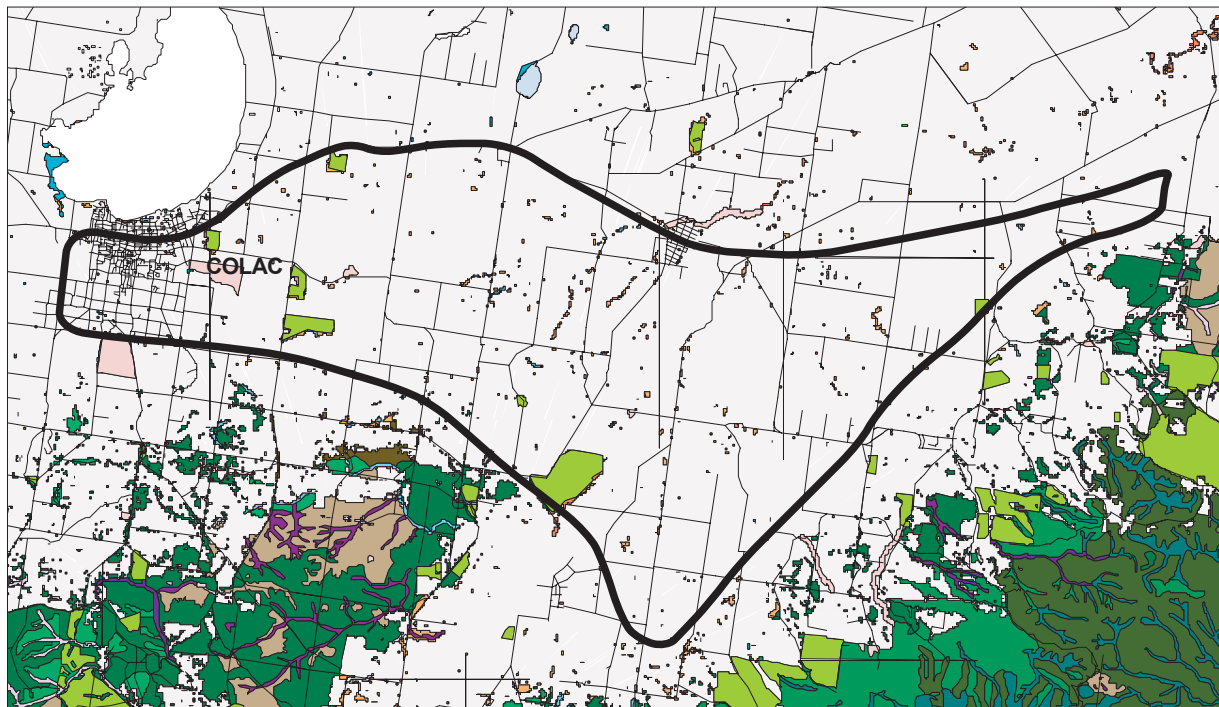
SATELLITE PHOTO

The satellite photo reveals mostly green pastures with dense vegetation along creek lines. The built form in Colac is dominant as are several timber Plantations and Lake Colac just north of the precinct.



CONTOUR MAP

The contour map shows gently undulating topography, with the steeper topography of the adjacent Otway foothills providing a contrast.



ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows much of the precinct as private land with no tree cover, with Riparian Woodland, Grassy Woodland, and Swampy Riparian Woodland vegetation classes located along creek corridors. Several plantations and severely cleared land are also evident.

Vegetation Classes

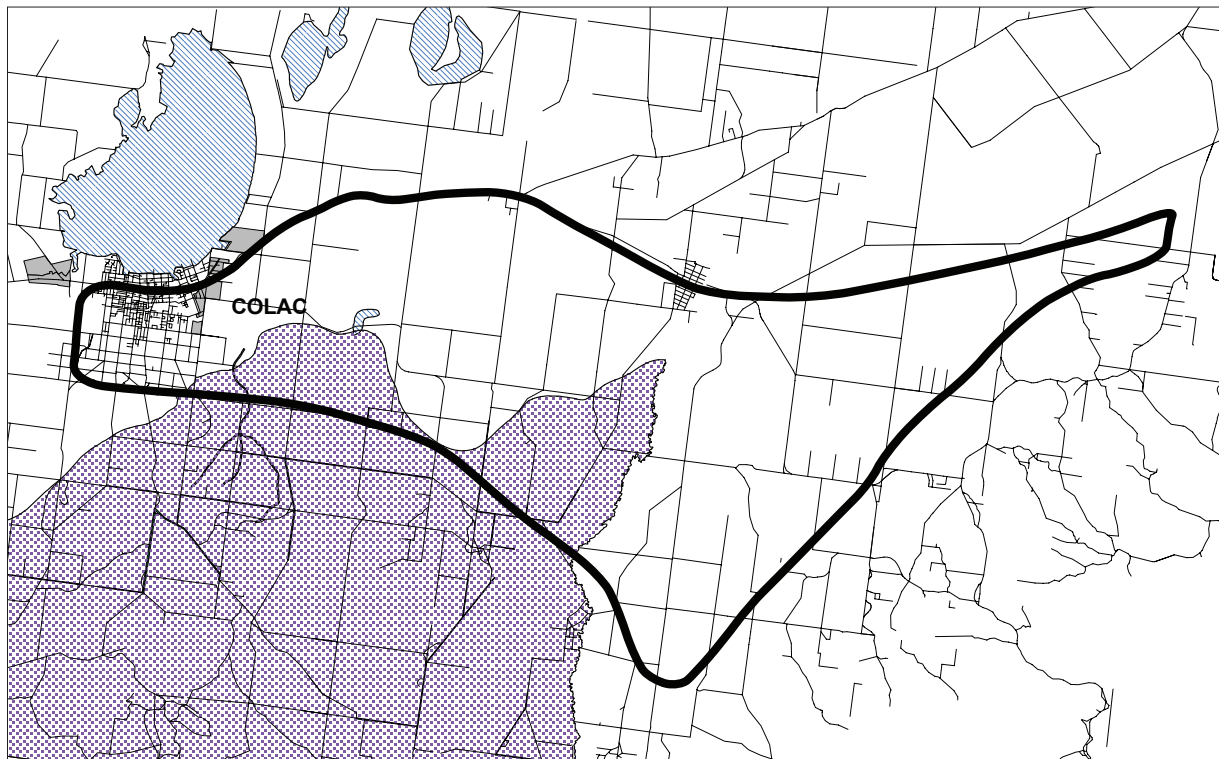
Aquatic Hermland	Damp Heath Scrub	Lowland Forest	Riparian Woodland / Escarpment Shrubland
Aquatic Hermland/Plains Sedgy Wetland Mosaic	Damp Heath Scrub/Heathy Woodland Complex	Mangrove Shrubland	Sand Heathland
Bird Colony Shrubland	Damp Heathland / Damp Heathy Woodland	Not assessed to date - Formerly Not Applicable/	Scoria Cone Woodland
Calcareous Dune Woodland	Damp Sands Herb-rich Woodland	Not Within Victoria	Seasonally-inundated Sub-saline Hermland
Cane Grass-Lignum Halophytic Hermland	Damp Sands Herb-rich Woodland /	Permanent Saline	Sedgy Riparian Woodland
Cinder Cone Woodland	Damp Heathland / Damp Heathy Woodland	Plains Brackish Sedge Wetland	Shallow Freshwater Marsh
Clay Heathland	Deep Freshwater Marsh	Plains Freshwater Sedge Wetland	Shrubby Dry Forest
Cleared Severely Disturbed	Estuarine Wetland	Plains Grassland	Shrubby Foothill Forest
Coast Gully Thicket	Floodplain Riparian Woodland	Plains Grassland/Plains Grassy Woodland Mosaic	Shrubby Wet Forest
Coastal Dune Scrub	Freshwater Meadow	Plains Grassy Wetland	Stoney Rises Herb-rich Woodland
Coastal Dune Scrub Mosaic	Grassy Dry Forest	Plains Grassy Woodland	Stony Knoll Shrubland / Plains Grassy Woodland /
Coastal Headland Scrub	Grassy Forest	Plains Sedgy Wetland	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 Hermland
Coastal Landfill / Sand Accretion	Healthy 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/	Riparian Forest	Wet Forest
Cool Temperate Rainforest	Shrubby Foothill Forest Complex	Riparian Scrub Complex	Wet Heathland
Creekline Grassy Woodland	Lignum Wetland	Riparian Woodland	Wet Sands Thicket



ZONING MAP

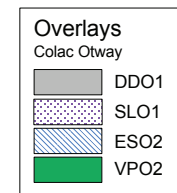
Much of the precinct is zoned rural, the townships of Colac and Birregurra include Residential, Low Density Residential, Business and Industrial zones.

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



RELEVANT OVERLAYS MAP

The overlays in this precinct relevant to landscape character include the Significant Landscape Overlay for the protection and enhancement of the landscape character of Otway Ranges Foothills, the volcanic cones, basalt plains, lava flows and other sites of geological significance, and also other natural features such as stony rises. Other relevant overlays include the Design and Development Overlay for the protection of the landscape character of the eastern entrance of Colac, the Vegetation Protection Overlay for remnant vegetation along roadsides, and the Environmental Significance Overlay for the protection and enhancement of water entering lakes and wetlands.



PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 1.3 | UNDULATING GRAZING

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.3	Colac Otway	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> Pressure focused on Colac and its fringes Rural use of land <p>Potential Threats:</p> <ul style="list-style-type: none"> Sprawling development at town edges Loss of shelter belts Enclosure of open road corridor by structures 	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ primarily along waterways</p> <p>Primarily Residential 1 and Low Density Residential Zones in and on the fringes of Birregurra</p> <p>Residential 1, Business and Industrial Zones in Colac.</p> <p>Overlays:</p> <p>SLO1 Coastal, Otway and Plains Landscapes</p> <p>ES02 Lakes, Wetlands and Streams</p> <p>VP02 Roadside Vegetation</p> <p>DD01 Industrial area on the eastern edge of Colac</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>Permit trigger exists for development within 100 metres of RDZ1</p> <p>Decision guidelines lacking</p> <p>Plantations adjacent to RDZ1</p> <p>SLO1 covers three different landscape types:</p> <ul style="list-style-type: none"> Schedule requires re-structuring Landscape character is not really defined Permit Requirements contain statements more like Decision Guidelines Decision Guidelines are too broad Separate detailed Schedules required for each landscape type 	<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 Colac</p> <p>Review/strengthen all relevant Local Policies in relation to landscape</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.3</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> <p>Restructure and rewrite SLO1 for each landscape type utilising the findings of this Study</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
1.3	Surf Coast	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> Associated with the rural use of the land <p>Potential Threats:</p> <ul style="list-style-type: none"> Loss of shelter belts Enclosure of open road corridor by structures 	<p>Zoning:</p> <p>RUZ</p> <p>Overlays:</p> <p>No overlays</p>	<p>22.02 Rural and Environmental Development Policy</p> <p>22.05 Surf Coast Design and Colours</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>Review MSS/strengthen if required: 21.04 Environment and Landscape</p> <p>Review MSS Clause 21.06 Landscape and Culture Strategy; review/amend landscape units, descriptions and objectives</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.3</p> <p>Review relevant Local Policies for inconsistencies eg with Development Guidelines</p>