



THE GREAT OCEAN ROAD REGION
LANDSCAPE ASSESSMENT STUDY

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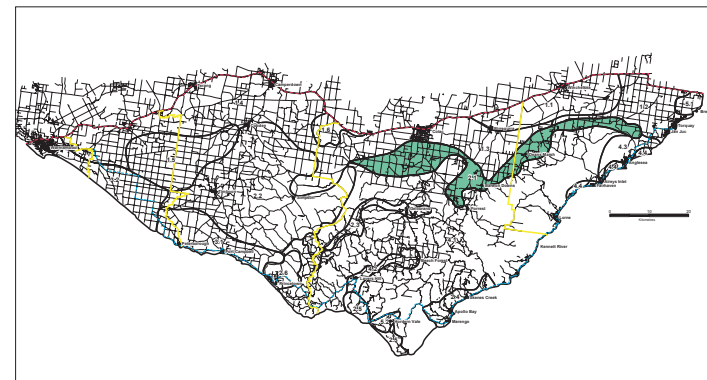
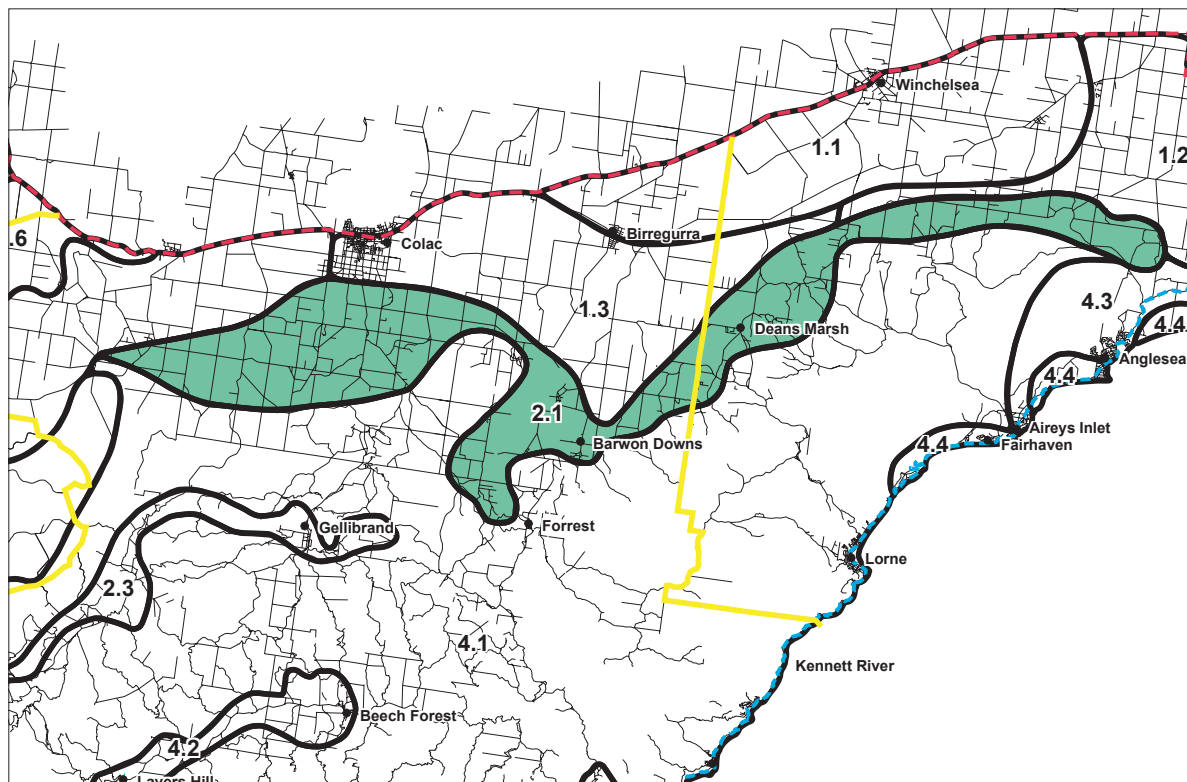
PRECINCT PACKAGE

PRECINCT 2.1 | NORTHERN FOOTHILLS

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

LOCALITY MAP

PRECINCT 2.1 | NORTHERN FOOTHILLS



Legend

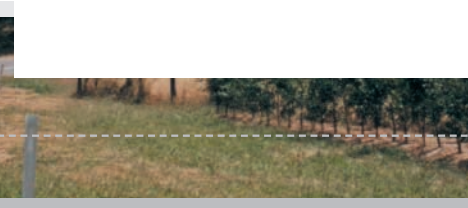
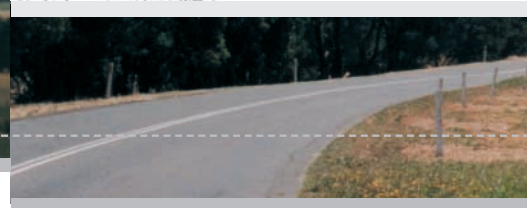
- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

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

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PRECINCT DESCRIPTION

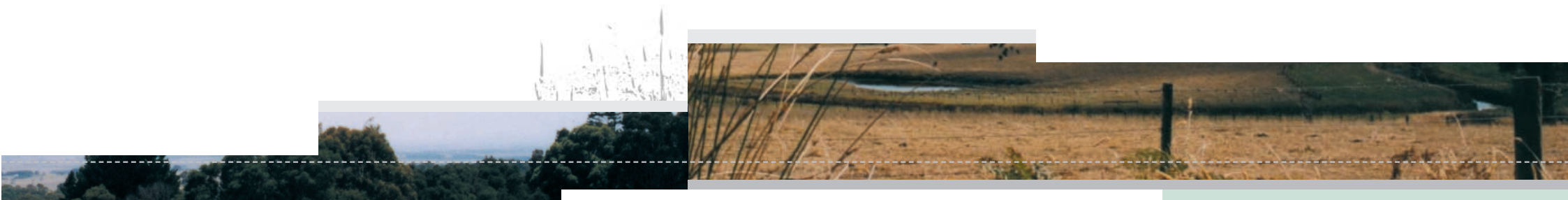
Precinct 2.1 is characterised by gently rolling hills and vales, with some incised creeks and gullies. Red soiled pastures undulate between shelter belts and, in some areas, hawthorn hedges. Remnant eucalypts dot the landscape, and tree plantations (native and exotic) are concentrated in road reserves and towards the eastern end of the precinct. Most views across the precinct include belts of trees, contributing to a sheltered, enclosed landscape. Buildings tend to be located away from the road, often in valleys or among trees.

DISTINCTIVE QUALITIES

The Otway Foothills, Valleys and Uplands landscape character type is located generally at the foothills of the Otway Forest, both inland and on the coast. It is characterised by hilly topography, varying from gentle to steep, and often incised with rivers, creeks and gullies. A patchwork of paddocks and shelter belts exists throughout this landscape character type, with some remnant vegetation in waterways and valleys.

Within this landscape character type, precinct 2.1 is distinctive for its rolling hills and vales, incised natural features and stands of vegetation, both indigenous and exotic. These characteristics result in a sense of intimacy and enclosure in the landscape, and aesthetic variety due to the contrasting forms and features. The remnant vegetation is a locally significant landscape feature 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 enclosure
- Undulations in the pastoral landscape
- Incised gullies and creeks
- Variety of vegetation, including hawthorn hedges and stands of eucalypts
- Enclosed views

FUTURE DIRECTIONS

The sense of enclosure has the potential to be strengthened with additional planting throughout the precinct, particularly to emphasise natural features such as waterways and valleys.

LANDSCAPE OBJECTIVES

- To increase indigenous vegetation.
- To protect existing vegetation, including hedges and shelter belts.
- To increase the sense of enclosure in the landscape.
- To retain the dominance of the undulating, pastoral landscape.
- To ensure development is tucked into the landform, and not visually dominant on prominent ridges and hilltops.
- To improve the outlook from main road corridors by minimising the visibility of timber plantations and other infrastructure.
- To maintain the dominance of the natural landscape from main road corridors outside townships.

PRECINCT DEVELOPMENT PRINCIPLES

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LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To increase indigenous vegetation.	Retain existing indigenous trees and understorey wherever possible and provide for the planting of new indigenous vegetation.	<i>Lack of indigenous vegetation.</i>
SHELTER BELTS	To protect existing vegetation, including hedges and 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 hedge rows and shelter belts.</i>
HEIGHT AND FORM	To increase the sense of enclosure in the landscape.	Locate development sparsely in the hinterland landscape, maximising space available between buildings and structures for vegetation. Keep development below the dominant tree canopy height. Utilise low scale building forms, tucked into the landscape.	<i>Loss of enclosure in the landscape.</i> <i>Visually dominant, bulky buildings.</i> <i>Buildings that protrude above the tree canopy height.</i>
SITING AND FINISHES	To retain the dominance of the undulating, pastoral landscape.	Between townships, locate buildings substantial distances from Category 1 Roads wherever possible. Utilise colours and finishes that complement those occurring naturally in the local area.	<i>Visually dominant building forms.</i> <i>Loss of openness.</i>
SITING AND DESIGN	To ensure development is tucked into the landform, and not visually dominant on prominent ridges and hilltops, particularly when viewed from main road corridors and key viewing locations.	In circumstances where development can not be avoided on hill faces: – Locate development sparsely to avoid loss of vegetation. – Design buildings to follow the contours or step down the site.	<i>Light colours or highly reflective finishes on hill faces.</i> <i>Dark colours and finishes on ridge tops.</i>

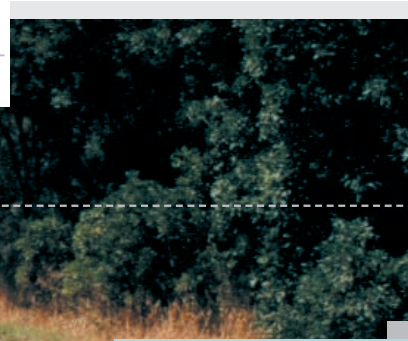
LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SITING AND DESIGN (Cont.)		<ul style="list-style-type: none"> - Articulate buildings into separate elements, and avoid visually dominant elevations. - Use darker colours and finishes that are less prominent visually, particularly roofs. <p>In circumstances where development can not be avoided on ridge tops:</p> <ul style="list-style-type: none"> - Locate development to avoid the loss of vegetation. - Use lighter colours and finishes to minimise visibility against the sky. 	<p><i>Excessive cut and fill.</i></p> <p><i>Large building footprints.</i></p> <p><i>Loss of vegetation in visually prominent locations.</i></p>
TIMBER PLANTATIONS INFRASTRUCTURE	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations and large buildings and structures.	<p>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> <p>Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise 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>Visibility of timber plantations from main road corridors.</i></p> <p><i>Loss of vegetation.</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>

PRECINCT LANDSCAPE ELEMENTS

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ABOVE | Roadside vegetation results in a sense of enclosure journeying through the precinct.



ABOVE | Plantations contrast with remnant vegetation in the precinct.

EDGES

The following 'landscape edges' exist within the precinct:

- Interface between townships and the 'natural' landscape
- Interface between this precinct and the Otway Ranges forest edge
- Plantation edges
- Landscape features as edges within the landscape, such as incised valleys, stands of vegetation, changes in topography etc.
- Interface of road corridors with the landscape, and development adjacent to road corridors

CORRIDORS

The following, taken from field survey notes, provides a sequence description of the journey from Colac to Gellibrand travelling south on the Colac - Lavers Hill Road, passing through the precinct:

... Town ends after climbing to ridge in south near racecourse - rolling to hilly country further south - remnant bush - logging trucks on road - approaching the Otway foothills - at Burtons Lookout there is State forest and forestry...

The following provides a sequence description of the journey from Bamba to south of Deans Marsh travelling south on Winchelsea - Deans Marsh Road, passing through the precinct:

... Bamba road falls - partial bush and paddocks - some agro-forestry - beyond Bamba there are extensive views - approaching Deans Marsh there is roadside vegetation, agro-forestry - at entry to Deans Marsh some exotic vegetation - town has church and school and houses strung out along the road - these buildings rise out of town - higher up in foothills, pines with roadside vegetation of blue gums buffer - understorey - farmland - olives and other intensive agriculture/ horticulture - extensive views over plains and enter drier sclerophyll forest...



There are two major townships within the precinct:
Deans Marsh and Barwon Downs.

DEANS MARSH

Deans Marsh is a small township set among rolling hills and valleys. The main road is wide, with a church, a school, and scattered houses at its edge, and there is a tall avenue of exotic trees at the southern entry. There are some large rural residential lots on the fringes of the settlement, and further out are a number of farmlets with a wide range of uses, including olive groves. Numerous reforestation and agroforestry plots green the landscape and climb into the Otway foothills along with the main road.

BARWON DOWNS

Barwon Downs is a small settlement located at the edge of the Otway Ranges; it marks the beginning of rolling agricultural land. The dwellings are mostly weatherboard, and are set among trees, and within the slope of the surrounding landscape. The main street runs through the settlement, which has no defined centre due to its openness and length. The northern edge of the town overlooks the broader valley, including rolling, cleared farms, and the aqueduct.

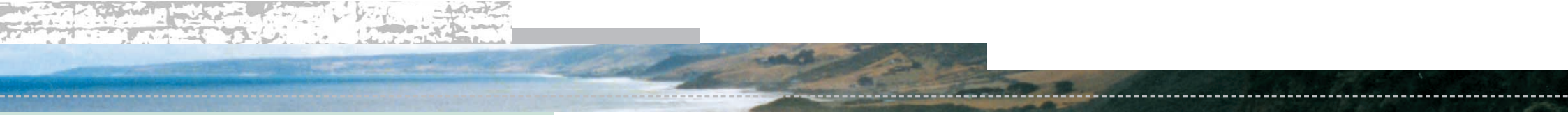


THE GREAT OCEAN ROAD REGION
LANDSCAPE ASSESSMENT STUDY

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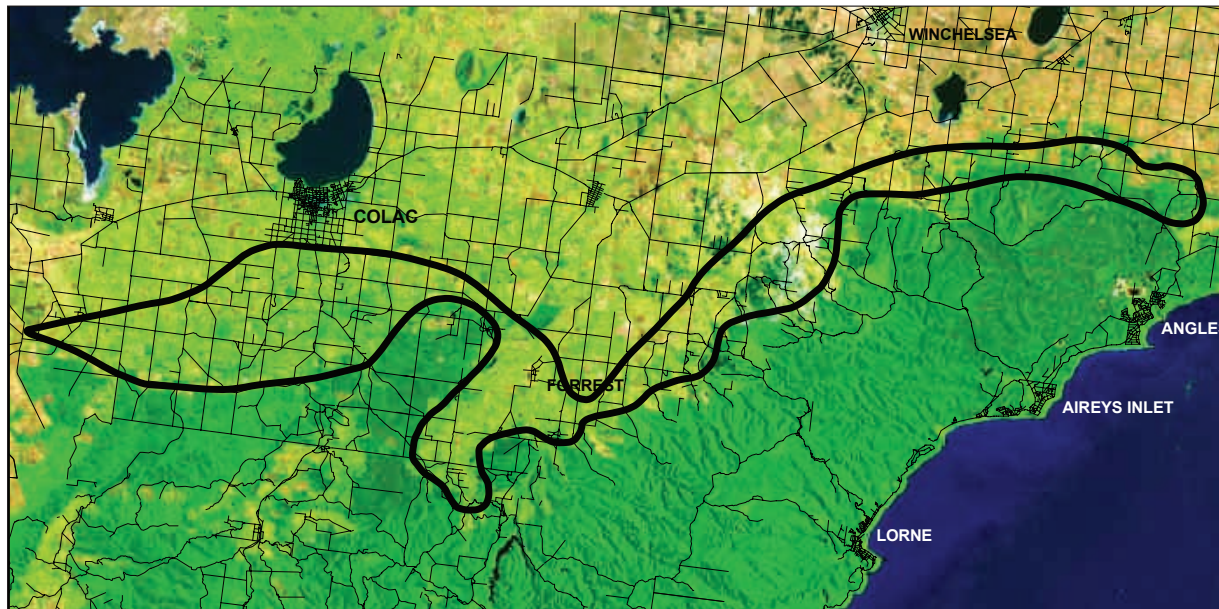
PRECINCT ANALYSIS
PRECINCT 2.1 | NORTHERN FOOTHILLS

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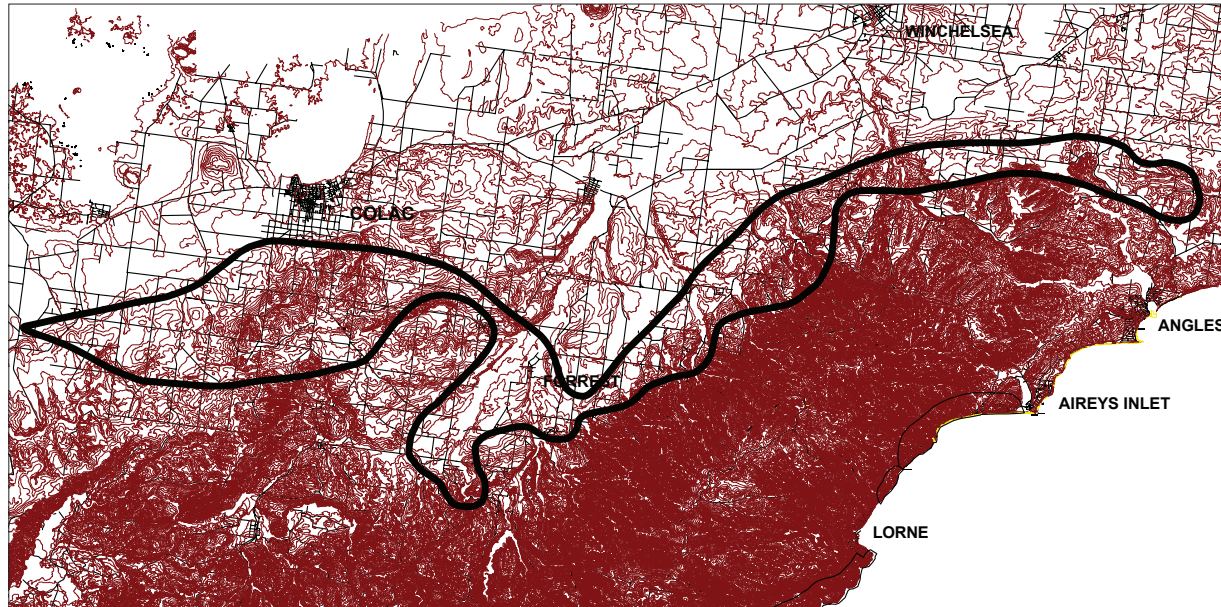
PRECINCT ANALYSIS MAPS

PRECINCT 2.1 | NORTHERN FOOTHILLS



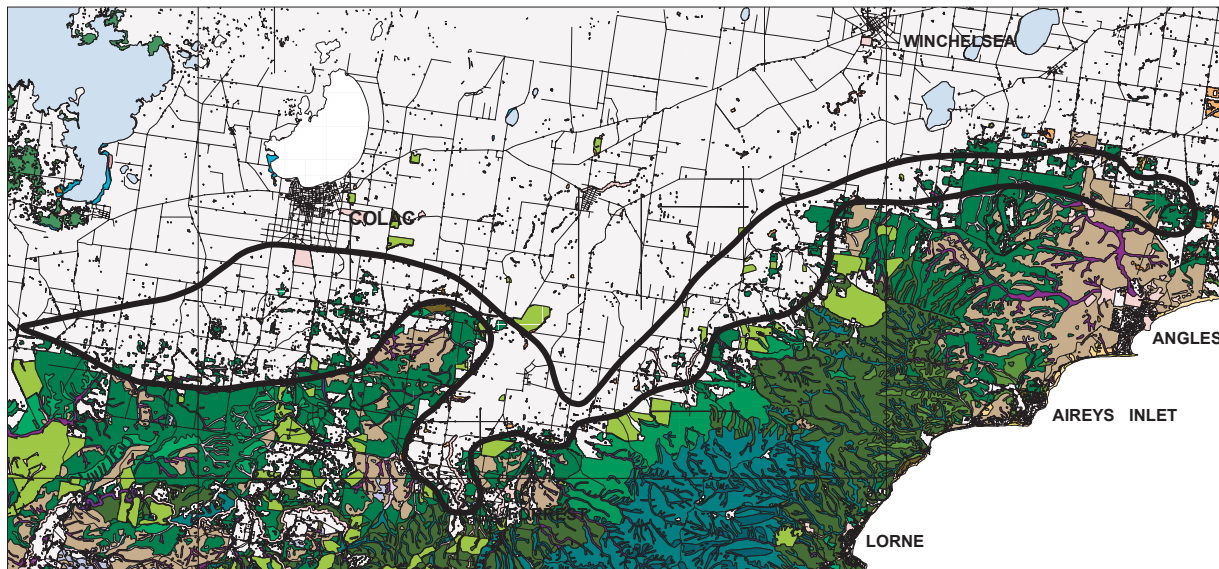
SATELLITE PHOTO

The satellite photo shows the precinct located between the heavily treed Otway ranges and the open landscape of the western plains, in an area with wooded creek valleys and some tree plantations.



CONTOUR MAP

The contour map clearly delineates the precinct as an area of foothills.

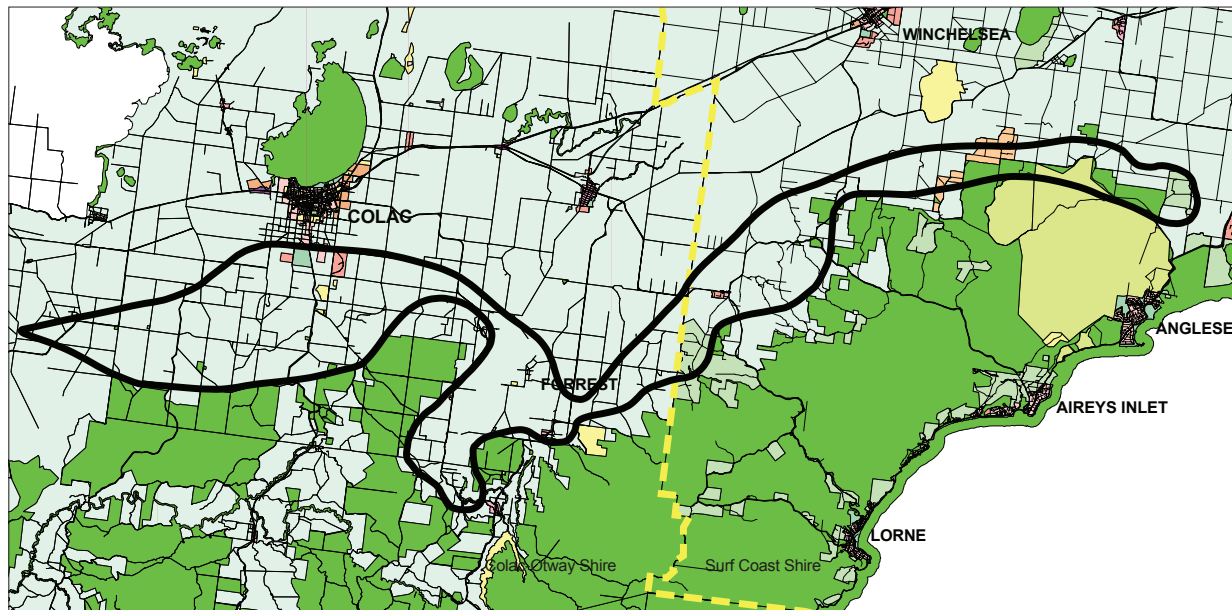


ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows the precinct as mostly private land with no tree cover. There are corridors and parcels of Lowland forest, grassy forest, Damp Sands Herb-rich Woodland and Heathy Woodland, and also several plantations throughout the precinct. In the eastern part of the precinct there is a large expanse of Lowland Forest and Heathy Woodland classes. Riparian Forest vegetation classes are evident along the creek corridors.

Vegetation Classes

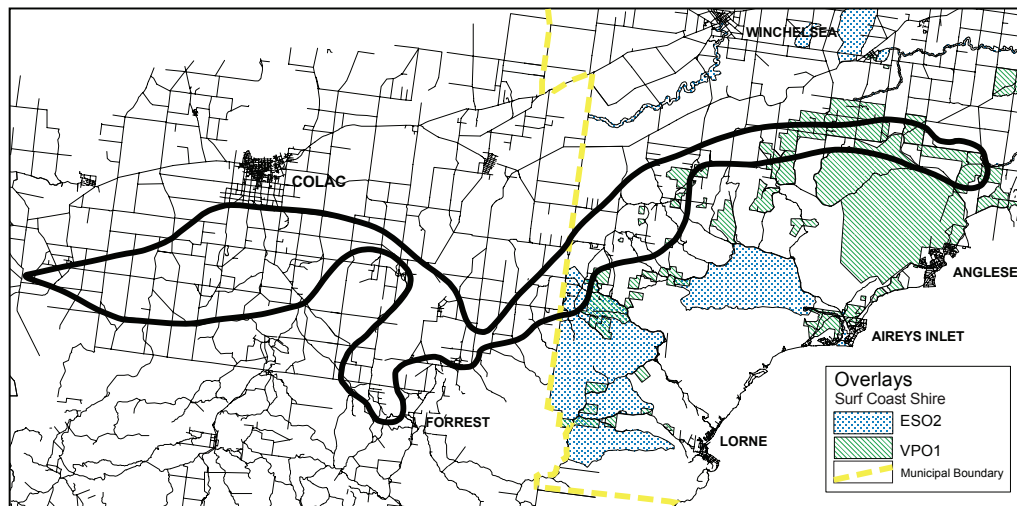
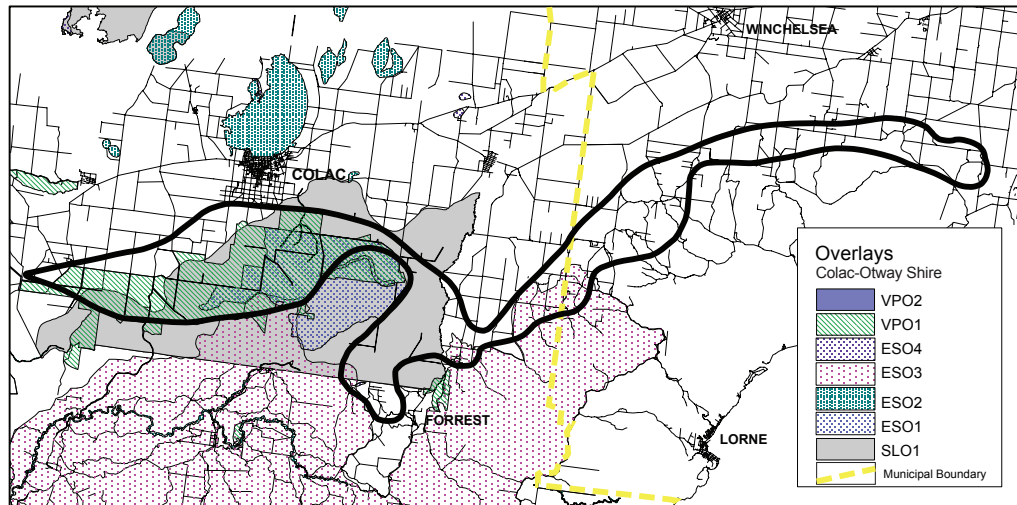
<ul style="list-style-type: none"> Aquatic Hermland Aquatic Hermland/Plains Sedgy Wetland Mosaic Bird Colony Shrubland Calcareous Dune Woodland Cane Grass-Lignum Halophytic Hermland Cinder Cone Woodland Clay Heathland Cleared Severely Disturbed Coast Gully Thicket Coastal Dune Scrub Coastal Dune Scrub Mosaic Coastal Headland Scrub Coastal Headland Scrub/ Headland Coastal Tussock Grassland Mosaic Coastal Landfill / Sand Accretion Coastal Saltmarsh Coastal Tussock Grassland Cool Temperate Rainforest Creekline 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 Healthy 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 the majority of the precinct zoned Rural, with some Public Conservation and Resource zoned land at the southern boundaries of the precinct, reflecting the Otway foothills.

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



RELEVANT OVERLAYS MAP

The overlays within the precinct relevant to landscape character include the Vegetation Protection Overlay, for protection of pockets of significant and remnant or native vegetation throughout, as well as protection of roadside vegetation in the western half of the precinct administered by Colac Otway Shire. Other overlays or parts of overlays in the precinct are related to environmentally significant areas such as Barongarook High and other groundwater areas.

PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 2.1 | NORTHERN FOOTHILLS

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.1	Colac Otway	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> Farming structures Timber plantations close to road corridors <p>Potential Threats:</p> <ul style="list-style-type: none"> Loss of indigenous vegetation Cluttered road reservations Buildings on bare hill faces Ridgeline and skyline development Removal of trees associated with timber production 	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ part Otway foothills</p> <p>Some R1 and LDRZ on the outskirts of Colac</p> <p>Barwon Downs zoned TZ</p> <p>Overlays:</p> <p>VP01 Significant and Remnant Vegetation</p> <p>VP02 Roadside Vegetation</p> <p>ES01 Barongarook High and Other Groundwater Areas</p> <p>ES04 part Habitat Protection</p> <p>ES02 Lakes, Wetlands and Streams applies to the creek system in the west</p> <p>ES03 applies to the southern edges</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>22.05 Coastal and Otway Ranges Townships</p>	<p>Permit trigger exists for development within 100 metres of RDZ1</p> <p>Assessment tools / decision framework generally lacking</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 in relation to smaller communities</p> <p>Review/strengthen all relevant Local Policies</p> <p>Introduce new Local Policy including Development Principles for Precinct 2.1</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
2.1	Surf Coast	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> Farming structures Timber plantations close to road corridors <p>Potential Threats:</p> <ul style="list-style-type: none"> Loss of indigenous vegetation Cluttered road reservations Buildings on bare hill faces Ridgeline/skyline development Removal of trees associated with timber production 	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ part (Otway foothills)</p> <p>ERZ minimal/part</p> <p>SUZ1 minimal/part</p> <p>Alcoa Lease Land</p> <p>Deans Marsh zoned TZ and LDRZ</p> <p>Overlays:</p> <p>VP01 Significant Native Vegetation</p> <p>ES02 Special Water Supply Catchment Areas</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</p> <p>Decision guidelines required</p>	<p>Review MSS [strengthen if required]:</p> <p>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>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 21.17</p> <p>Introduce new Local Policy including Development Principles for Precinct 2.1</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>