



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

**plān i 'sphēre** [ // urban strategy planners ]

PRECINCT PACKAGE

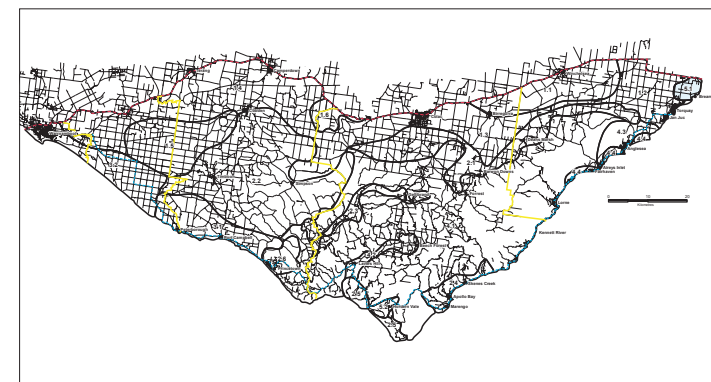
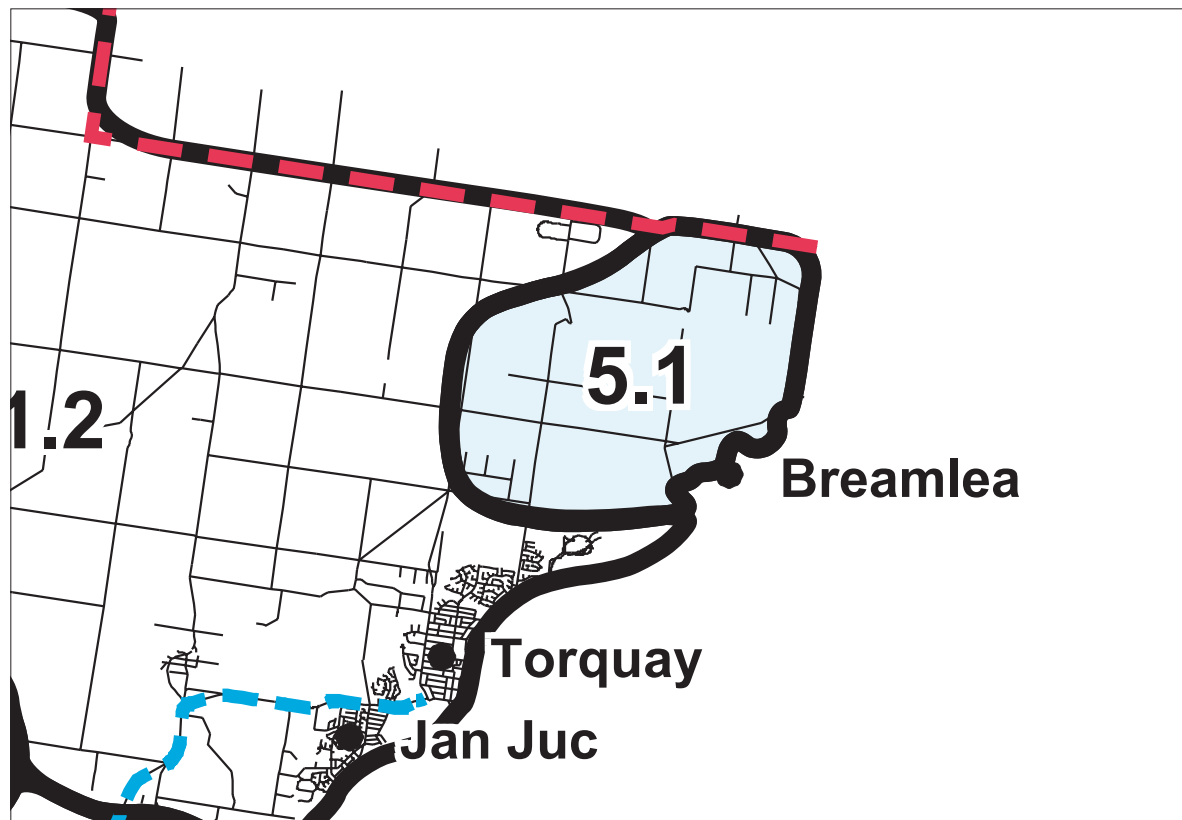
PRECINCT 5.1 | LAKES AND SALTMARSHES

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 5.1 | LAKES AND SALTMARSHES



**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 5.1 | LAKES AND SALTMARSHES



## 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

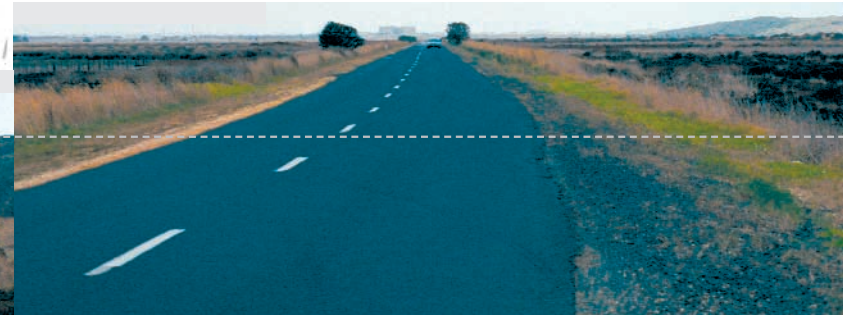
LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To retain existing vegetation, particularly that which is indigenous to the local area.	Retain existing indigenous vegetation and provide for the planting of new indigenous vegetation wherever possible.	<i>Loss of indigenous vegetation.</i>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

# PRECINCT LANDSCAPE ELEMENTS

PRECINCT 5.1 | LAKES AND SALTMARSHES



ABOVE | Housing nestled at the back of the coastal dunes



ABOVE | Flat salt marshes and long straight roads

## 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...







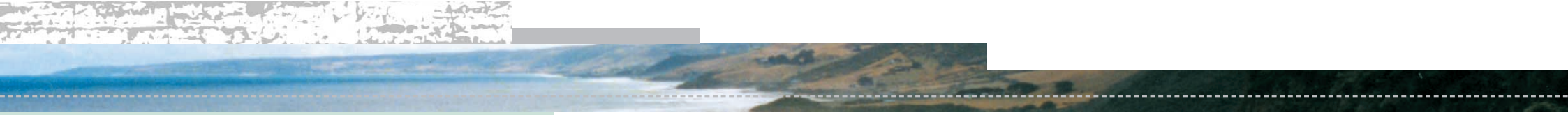
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PRECINCT ANALYSIS

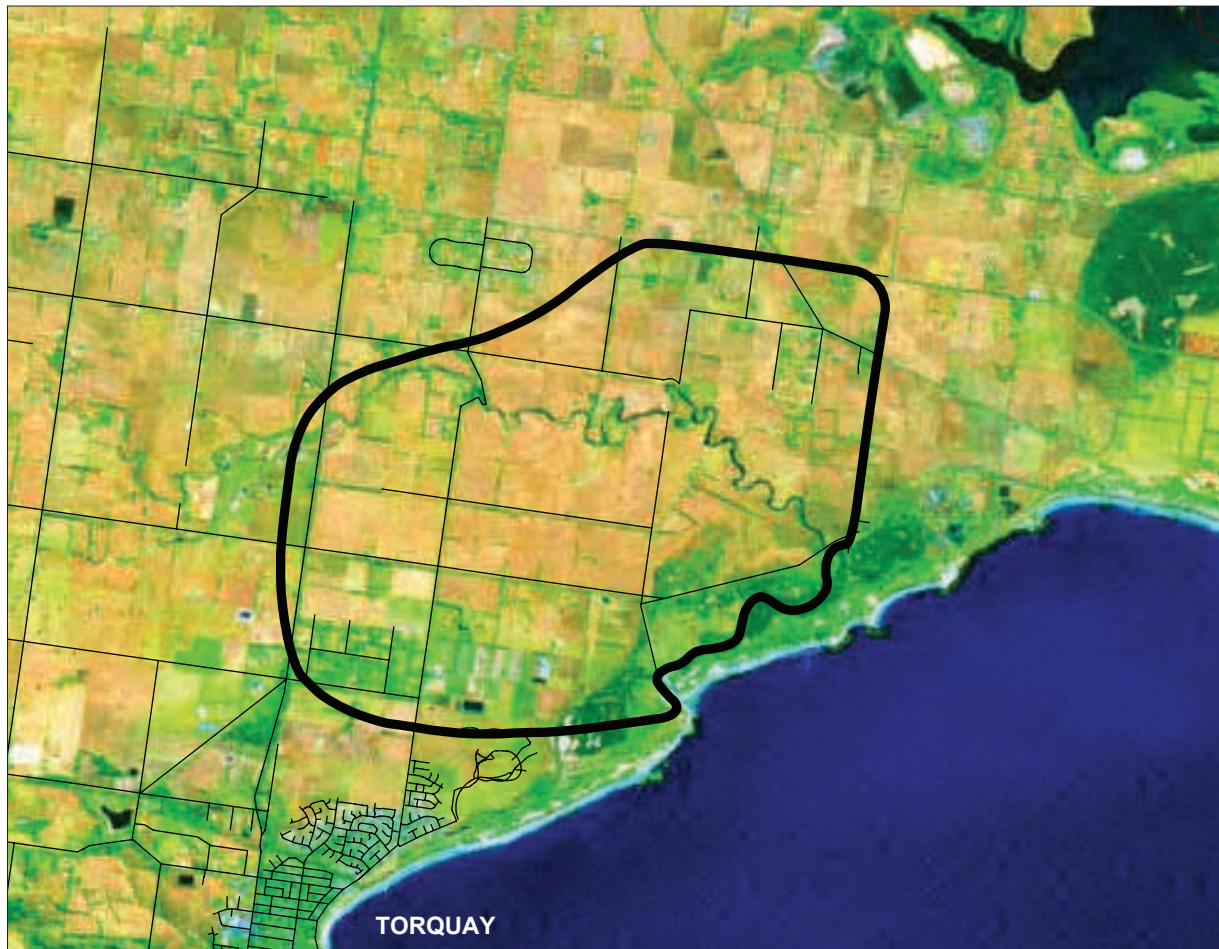
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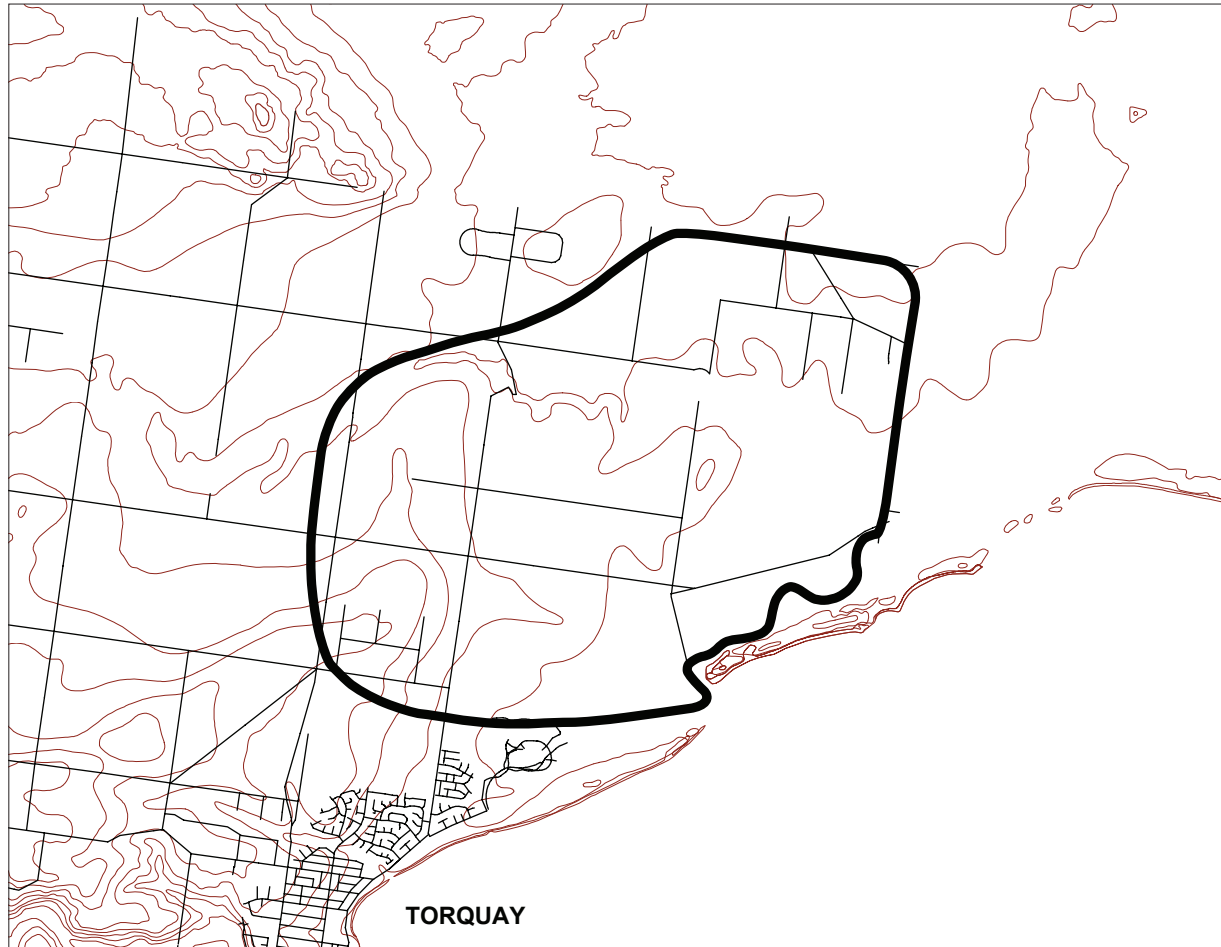
## PRECINCT ANALYSIS MAPS

PRECINCT 5.1 | LAKES AND SALTMARSHES



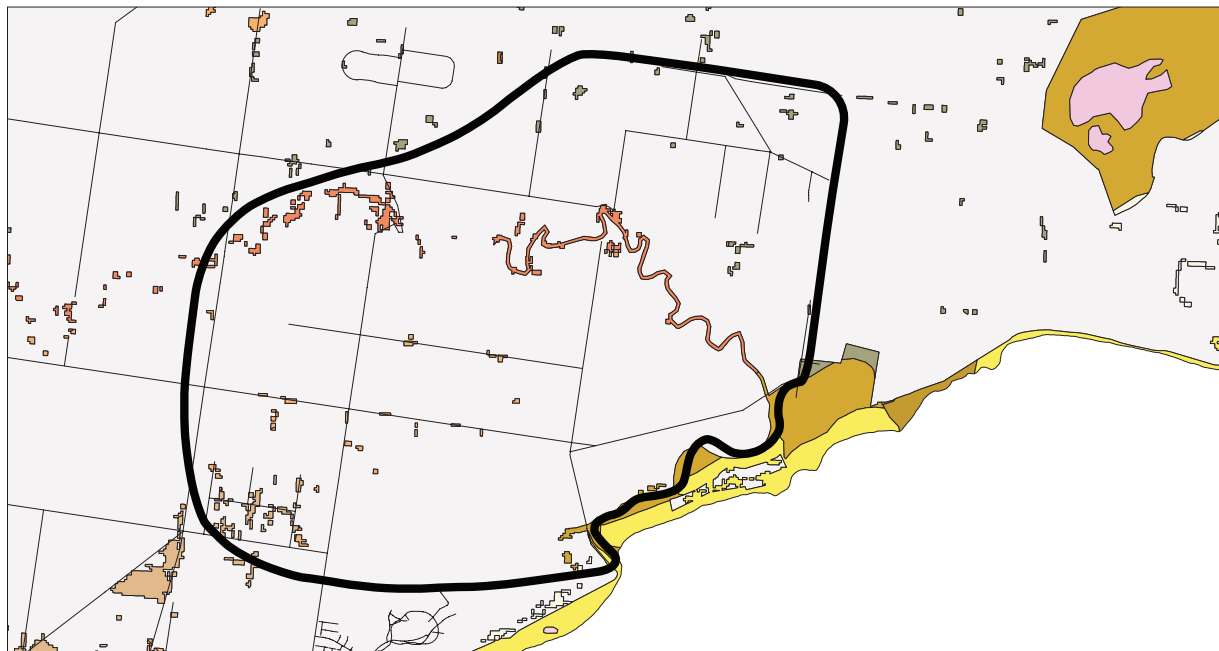
### SATELLITE PHOTO

The satellite photo reveals a mostly dry and flat landscape with a dense vegetation cover behind the dunes of the coast line. 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.



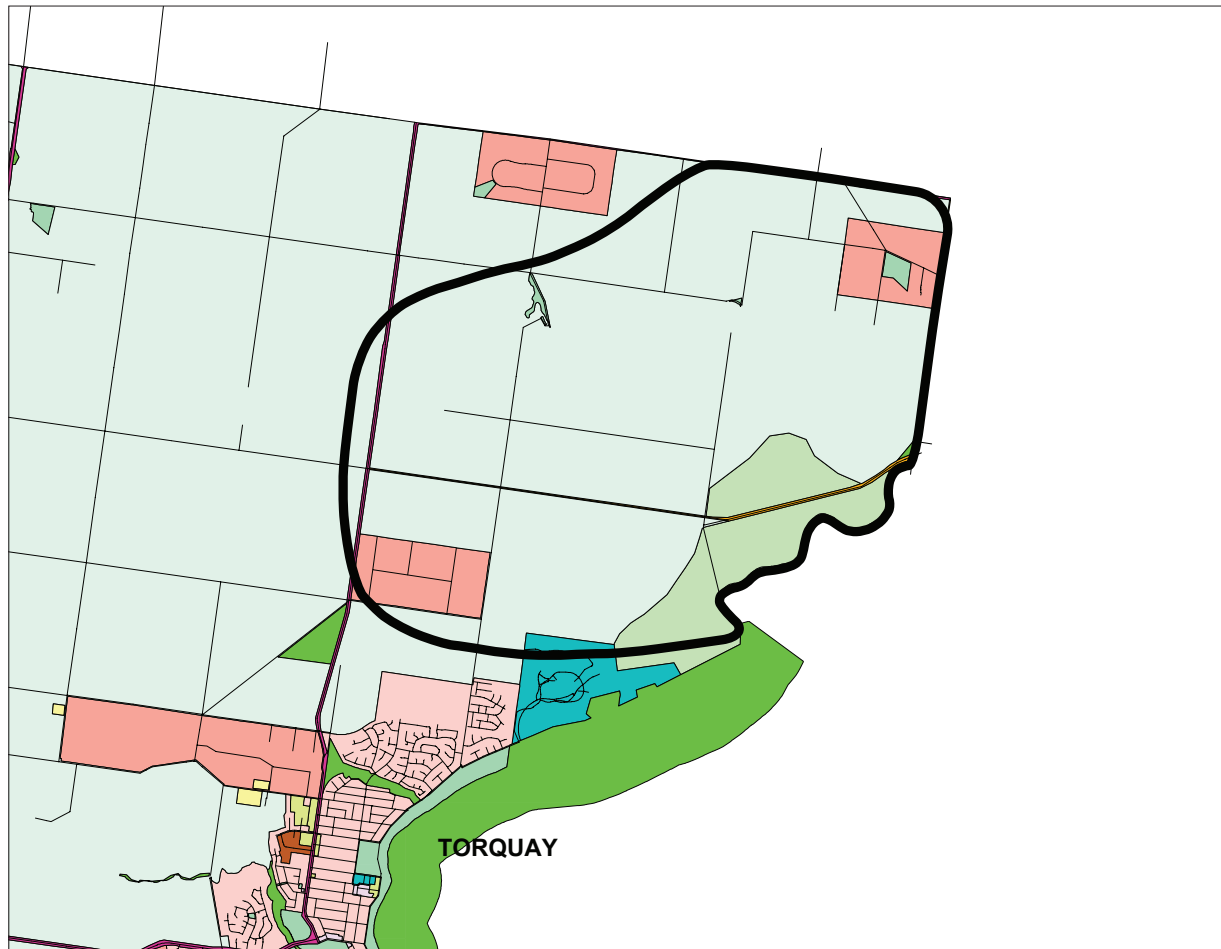
## ECOLOGICAL VEGETATION CLASSES

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.

### 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
Calcarene Dune Woodland	Damp Sands Herb-rich Woodland	Not Within Victoria	Seasonally-inundated Sub-saline Hermland
Cane Grass-Lignum Halophyllous 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	Heathy Woodland/Sand Heath Mosaic	Private Land No Tree Cover	Swampy Riparian Woodland
Coastal Saltmarsh	Herb-rich Foothill Forest	Reed Swamp	Swampy Riparian Woodland
Coastal Tussock Grassland	Herb-rich Foothill Forest/	Riparian Forest	Water Body - Natural or man made
Cool Temperate Rainforest	Shrubby Foothill Forest Complex	Riparian Scrub Complex	Wet Forest
Creekline Grassy Woodland	Lignum Wetland	Riparian Woodland	Wet Heathland
			Wet Sands Thicket

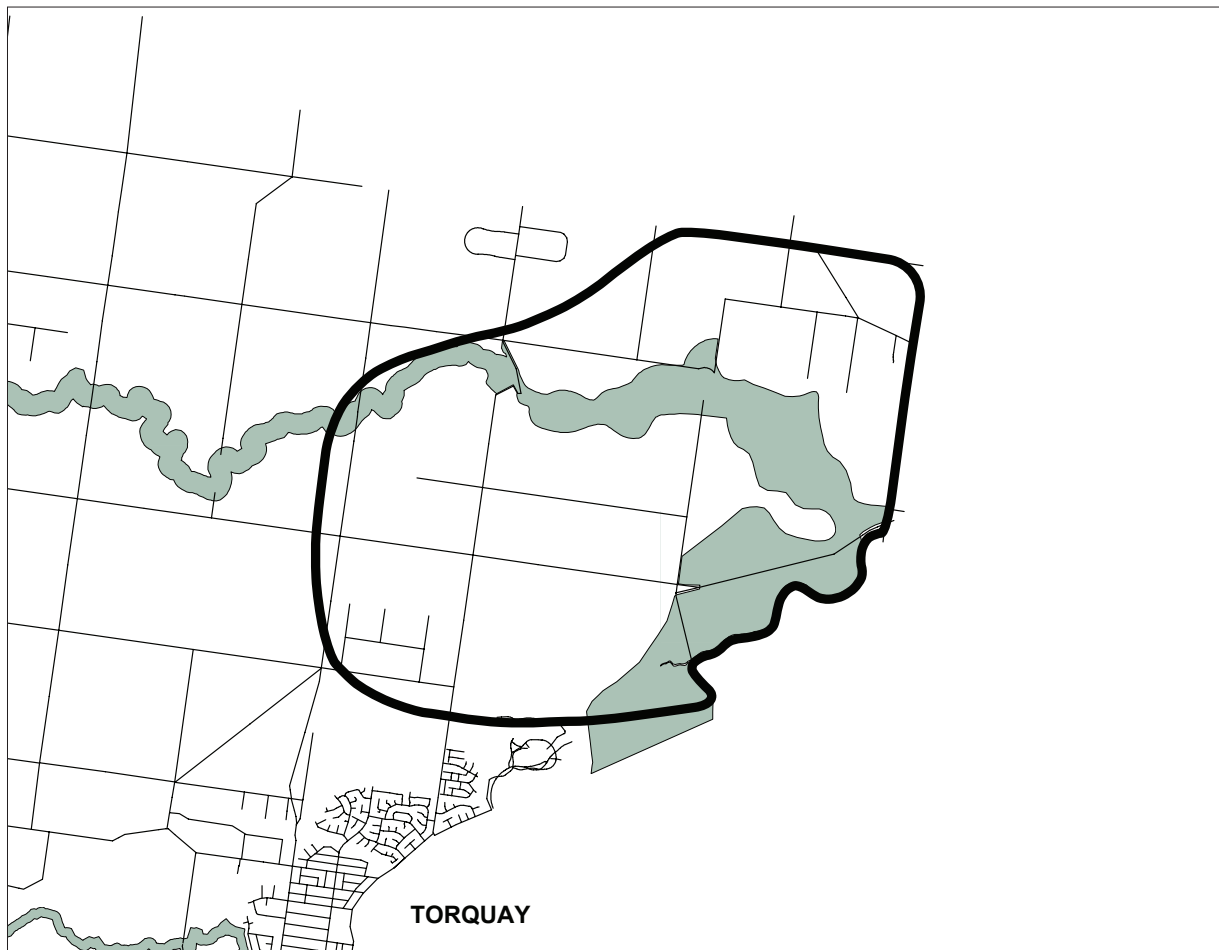




## ZONING MAP

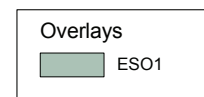
Much of the precinct is zoned rural, there is some Low Density Residential, and Environmental Rural zoning closer to the coast.

Zones	
	CDZ2
	ERZ
	LDRZ
	PCRZ
	R1Z
	RDZ1
	RUZ



## 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

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
5.1	Surf Coast	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> <li>Some residential development, including holiday homes</li> <li>Some isolated dwellings</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Enclosure of landscape with dense vegetation</li> <li>Roadside development</li> <li>Loss of indigenous vegetation</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>ERZ close to the coast</p> <p>LDRZ in two sections</p> <p>Overlays:</p> <p>ES01 Wetland and Associated Dryland Habitat Protection</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>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>Appearance of low density residential development in the landscape an issue</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>Introduce new Local Policy including Development Principles for Precinct 5.1</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review relevant Local Policies for inconsistencies</p>