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# Precinct Package 1.2 Barrabool Hills

Landscape Assessment North of the Princes Highway

Surf Coast Shire

MARCH 2007

## Precinct 1.2 Barrabool Hills

### Precinct Description

Precinct 1.2 is an area of undulating cleared pastoral land. The precinct covers the scenic, gently rolling landscape between the Princes Highway and the Barwon River. Located in the Precinct is Mount Moriac, a small round hill and the highest feature north of the Princes Highway in the Shire (251m). The north eastern boundary is characterised by steep valleys cut by the Barwon River and its tributaries. The precinct is primarily agricultural in use with broad open paddocks, shelterbelts and occasional homesteads, some of which are historic. There is some native vegetation in the creek valleys. The area offers long range views across the shire. The north east corner, with its scenic, vegetated, steep creek valleys is under pressure from rural living and tourist accommodation.

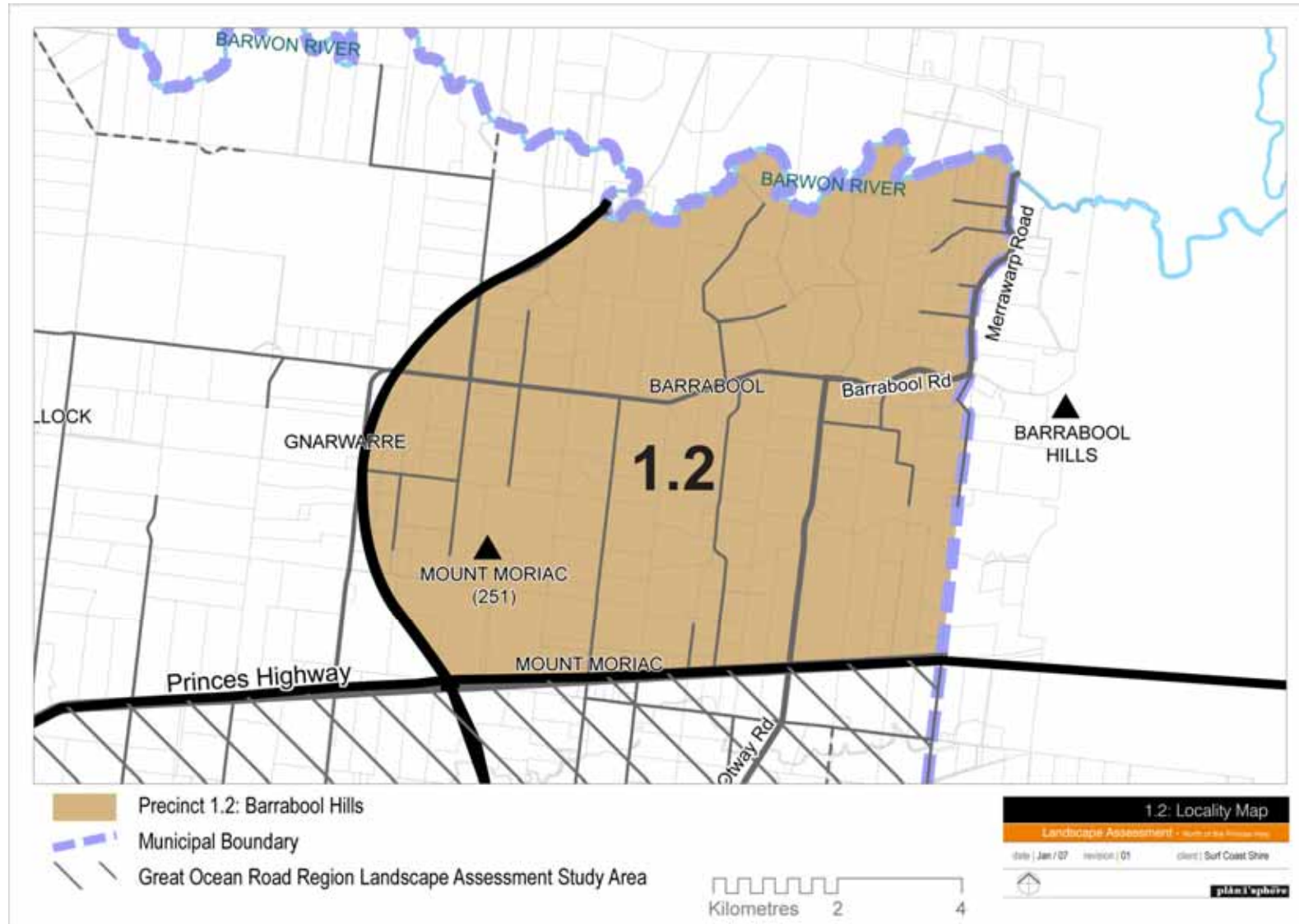
### Distinctive Qualities

The character type is similar to the Western Plain, Cones and Lakes Character Type as defined in GORRLAS. This character type 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 shelterbelts with some remnant stands of native vegetation.

Within this character type, Precinct 1.2 is distinctive for its more undulating to hilly topography, shelterbelts and historic buildings. The precinct also offers a different range of views with a mixture of very long range views from hilltops and ridges and more enclosed short range views in the valleys. The precinct is also distinctive for the scenic Barrabool Hills and Barwon River valley in the north east.



## Locality Map



## Key Characteristics

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- Undulating topography
- Hilly topography of the Barrabool Hills
- The volcanic cone of Mount Moriac
- Long distance views to across the Shire and beyond
- Barwon River and its scenic river valley
- A patchwork or pastoral land
- Homesteads, sheds and planting in distinct clusters (particularly historic buildings)
- Shelterbelt planting and roads draped across the landscape emphasising the rolling topography

## Future Directions

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Vegetation is relatively sparse in the precinct and this contributes to a sense of openness and views across the shire. However there is an opportunity to increase native vegetation throughout the precinct in key locations, in particular around natural features such as the Barwon River valley, Mount Moriac, on steep hill faces, and in shelterbelts, clusters within paddocks and road corridors. The agricultural pattern of development should be retained particularly the clustered pattern of homestead development, away from roads. The agricultural landscape will be retained and rural residential living and further subdivision of the land is discouraged.

## Landscape Objectives

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- To increase the indigenous vegetation in the precinct, particularly along creek and river valleys.
- To ensure shelter belt planting remains a feature of the area.
- To encourage discreet placement of simple structures within the landscape.

- To minimise the visual impact of development on the landscape.
- To retain the long distance views in the precinct.
- To maintain the dominance of the open rural landscape from main road corridors outside townships.
- To minimise the visual impact of signage and other infrastructure, particularly along road corridors, and on hill faces and ridges.
- To improve the integration of rural residential development located on the fringes of townships with the surrounding landscape.

## Precinct Development Principles

| Precinct 1.2 Barrabool Hills |   |   |  |
|------------------------------|---|---|--|
| Landscape Element            | Objective   | Design Response   | Avoid  |
| VEGETATION                   | To increase indigenous vegetation in the precinct, particularly adjacent to road corridors and waterways.   | Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous vegetation.                        | <i>Loss of indigenous vegetation, particularly in or adjacent to landform features such as waterways and road corridors.</i> |
| SHELTER BELTS                | To ensure that shelterbelt planting remains a feature of the area.  | Retain existing shelterbelts.<br><br>If shelterbelts reach senescence and must be replaced encourage the use of indigenous or native species. | <i>Loss of shelterbelts.</i>   |
| DETAILS AND FINISHES         | To recognise the contribution of farming structures to the character of the working landscape.<br><br>To reduce the visual impact of development on large areas of the landscape. | Use simple building details.<br><br>Use colours or finishes that complement those occurring naturally in the area.                            | <i>Loss of rural character.</i>  |
| ROAD CORRIDORS               | To retain an open and uncluttered landscape with long distance views, particularly from main roads.   | Between townships locate development a substantial distance from the Princes Highway and other Category 1 roads.                              | <i>Loss of a sense of openness and long distance views.</i>  |

| <b>Landscape Element</b>                             | <b>Objective</b>  | <b>Design Response</b>   | <b>Avoid</b>   |
|--|---|--|--|
| HEIGHT AND SITING                                    | To encourage the discrete placement of simple structures within the landscape.  | Utilise low building forms, tucked into the landscape.<br><br>Keep development below the dominant canopy tree height.<br><br>Site development sparsely, retaining maximum space for vegetation between dwellings.  | <i>Visually dominant, bulky buildings.</i><br><br><i>Buildings that protrude above the tree canopy height.</i>   |
| TOWNSHIPS AND SETTLEMENTS                            | To maintain the dominance of the natural landscape from main road corridors outside townships.                        | Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.<br><br>Locate signage away from entrances and exits to townships.   | <i>Highly visible ribbon development.</i><br><br><i>Unclear edges to townships.</i><br><br><i>Signage clutter at entrances and exits to townships.</i> |
| RURAL LIVING AND LOW DENSITY RESIDENTIAL DEVELOPMENT | To improve the appearance of rural living and low density residential development located on the fringe of townships. | In rural and low density residential areas:<br><br>Use permeable surfacing for all unbuilt areas (e.g. driveways, hard stand and outdoor recreation areas) to minimise surface run off and to support vegetation.<br><br>Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous and native vegetation.<br><br>Utilise vegetation for screening and to delineate property boundaries instead of fencing. If fencing is necessary utilise open post and wire styles traditionally used in rural areas. | <i>High, solid fencing.</i><br><br><i>Loss of vegetation.</i><br><br><i>Impervious surfacing.</i>  |

## Precinct Landscape Elements

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### Edges

- The interface of road corridors with agricultural paddocks.
- The edges of townships with the broader, undeveloped agricultural landscape.
- Landscape features as edges within the landscape such as incised creek and river valleys.
- The interface of development (particularly agricultural infrastructure) with landscape features such as waterways or lakes.
- The edge of the horizon, where the sky meets the landscape.
- Edges of paddocks defined by shelterbelts.

### Corridors

#### Princes Highway

The Princes Highway forms the southern boundary of the precinct. The greatest number of people experience the precinct while travelling by car along the Princes Highway. The journey from east to west involves rising gradually up from the Shire boundary, out of the Warrun Ponds Creek valley. Mount Moriac is a prominent feature in the short range to the north and the You Yangs are just visible in the distance. The landscape is open pastoral plains with shelterbelts and occasional homesteads and farming infrastructure. The Otway Ranges are visible to the south. As one continues past Mount Moriac the highway descends and long views across the landscape to the west are afforded. The terrain flattens the one enters Precinct 1.1.

#### Barwon River

The Barwon River flows west to east and forms the northern boundary. The Barwon River and its tributaries cuts deeply into the landscape creating closed in and sheltered landscapes with native vegetation, rural residential homes, and some other

interesting landscape features such as an historic bluestone bridge at the crossing of Pollocksford Road.

### Barrabool

Barrabool is a collection of hobby farms and rural residential living properties located in the scenic undulating north east corner of the Precinct. The dwellings are designed and sited to take advantage of views, and often sited amongst planted native vegetation.

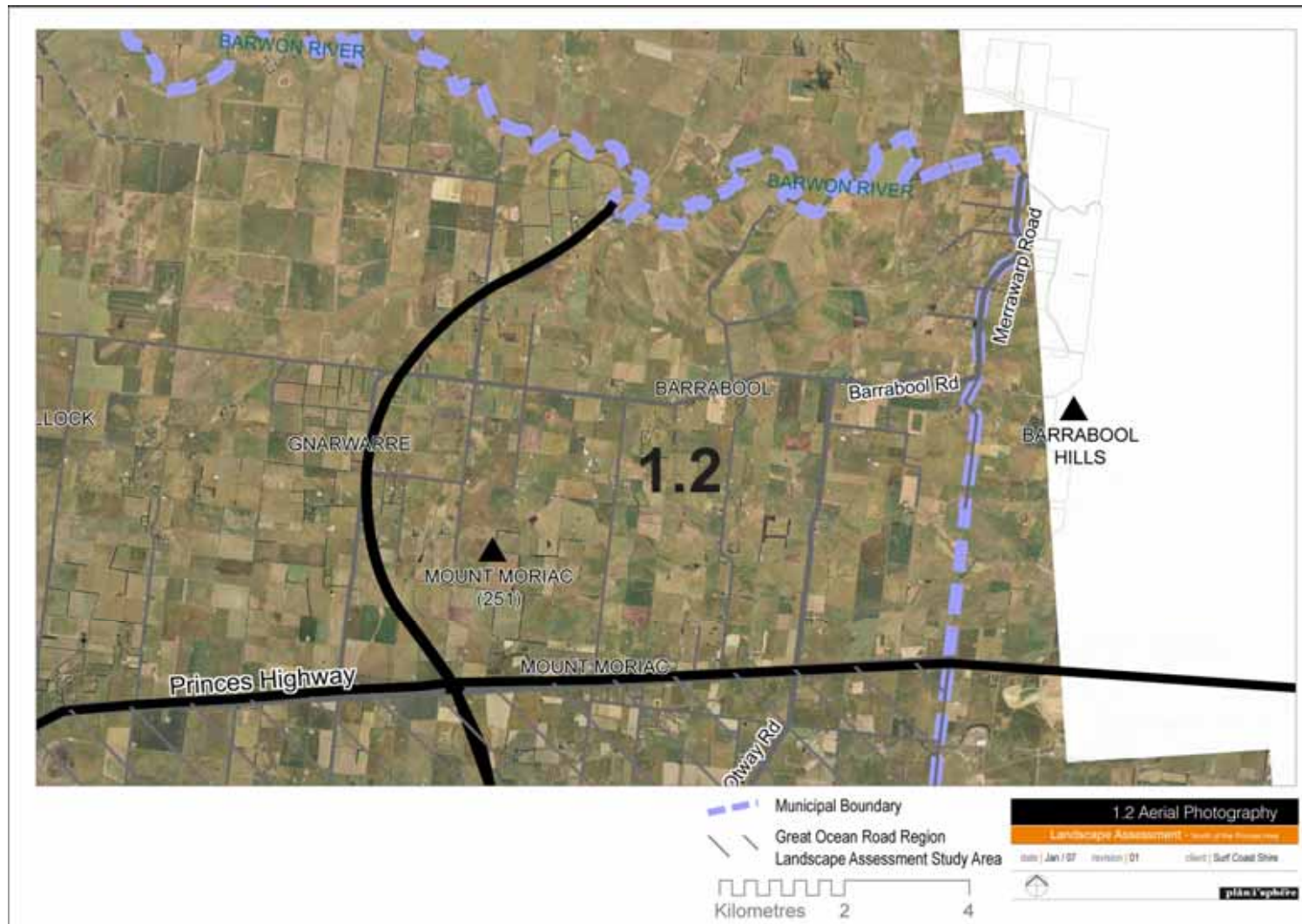
### Mount Moriac

Mount Moriac is a collection of rural residential properties located along the Princes Highway, immediately to the south east of the hill of the same name. The dwellings are generally of a rural 'ranch' style sited within planning and generally deep within the property and well back from the highway.



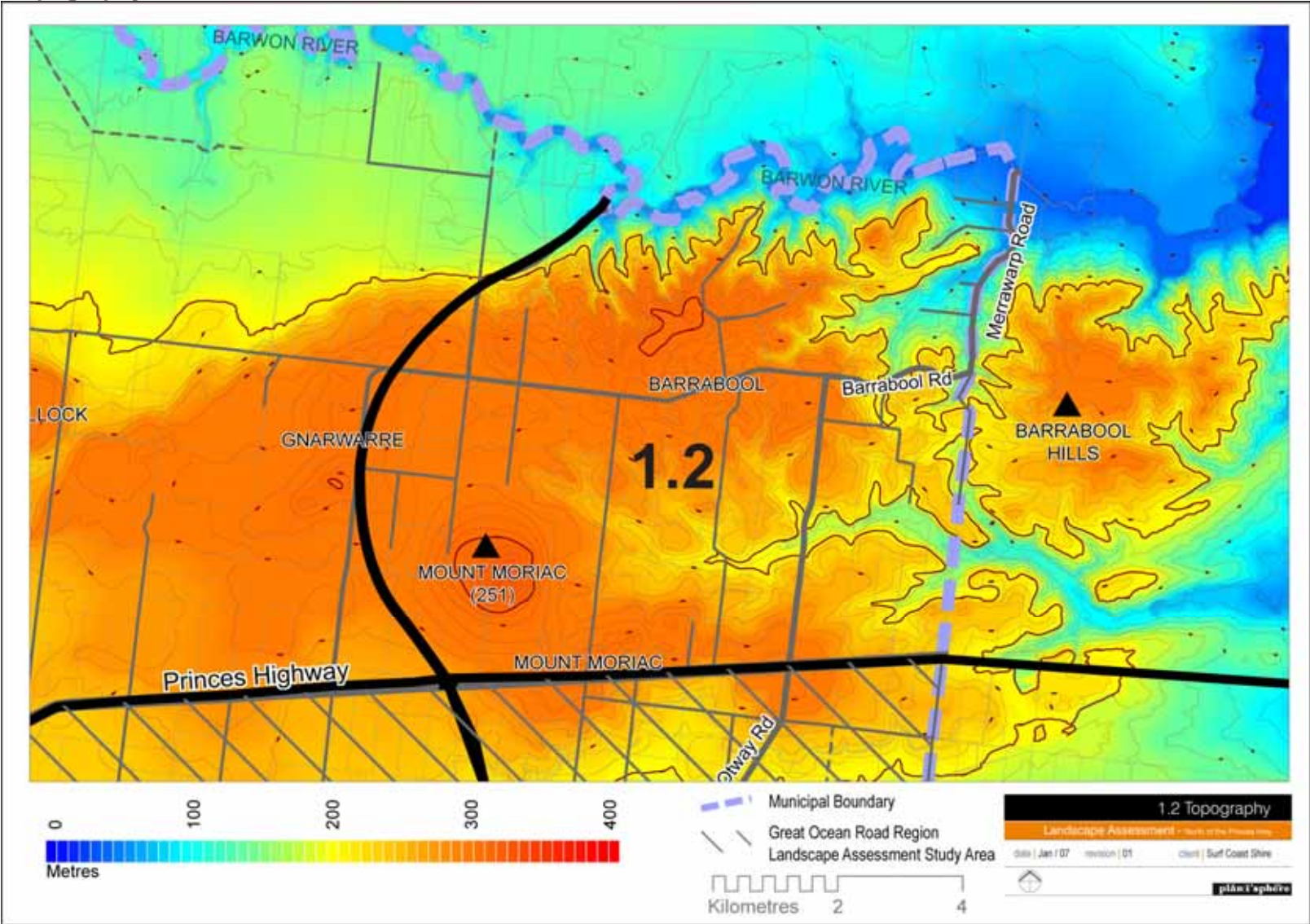
## Precinct Analysis Maps

### Aerial Photo

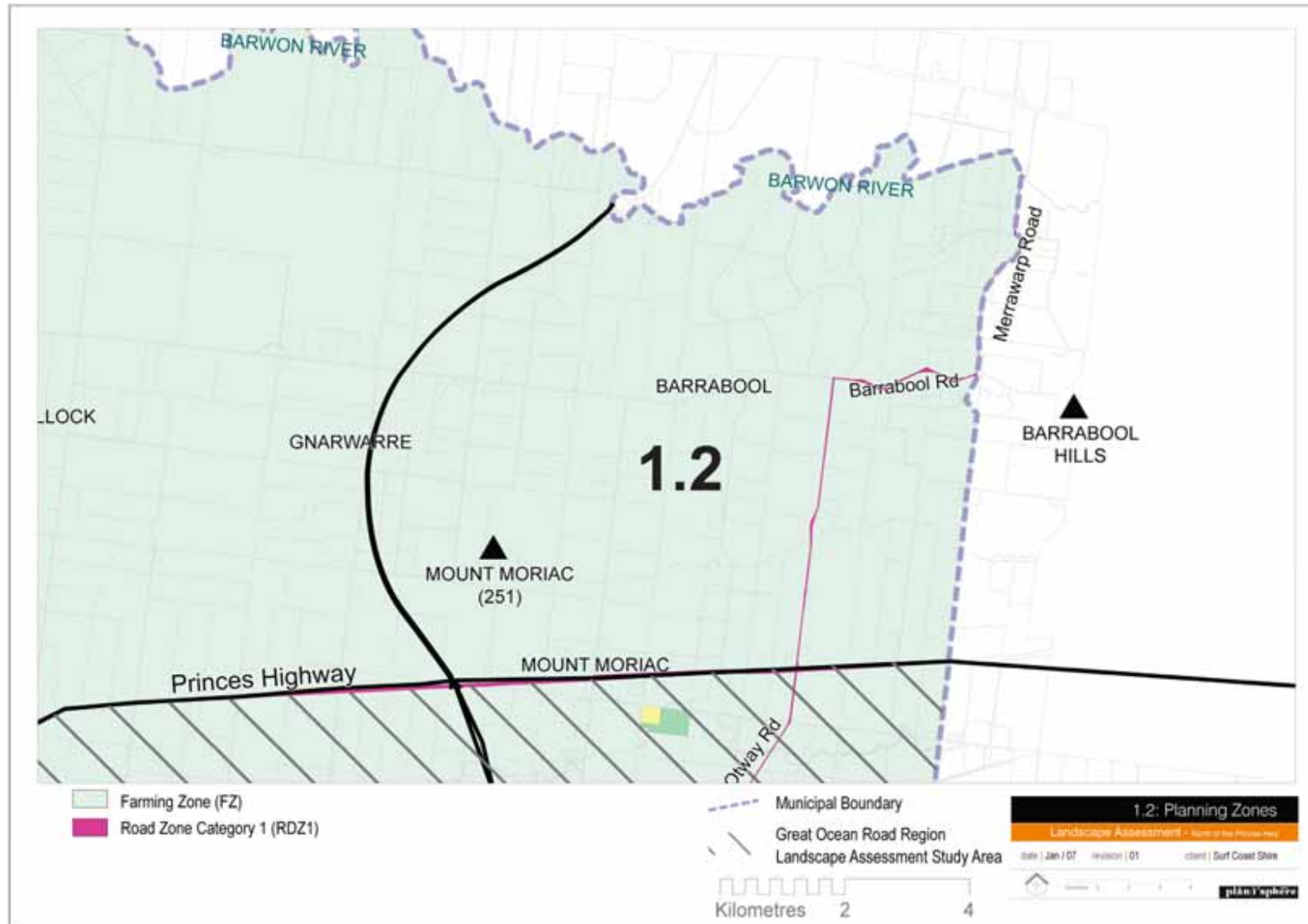




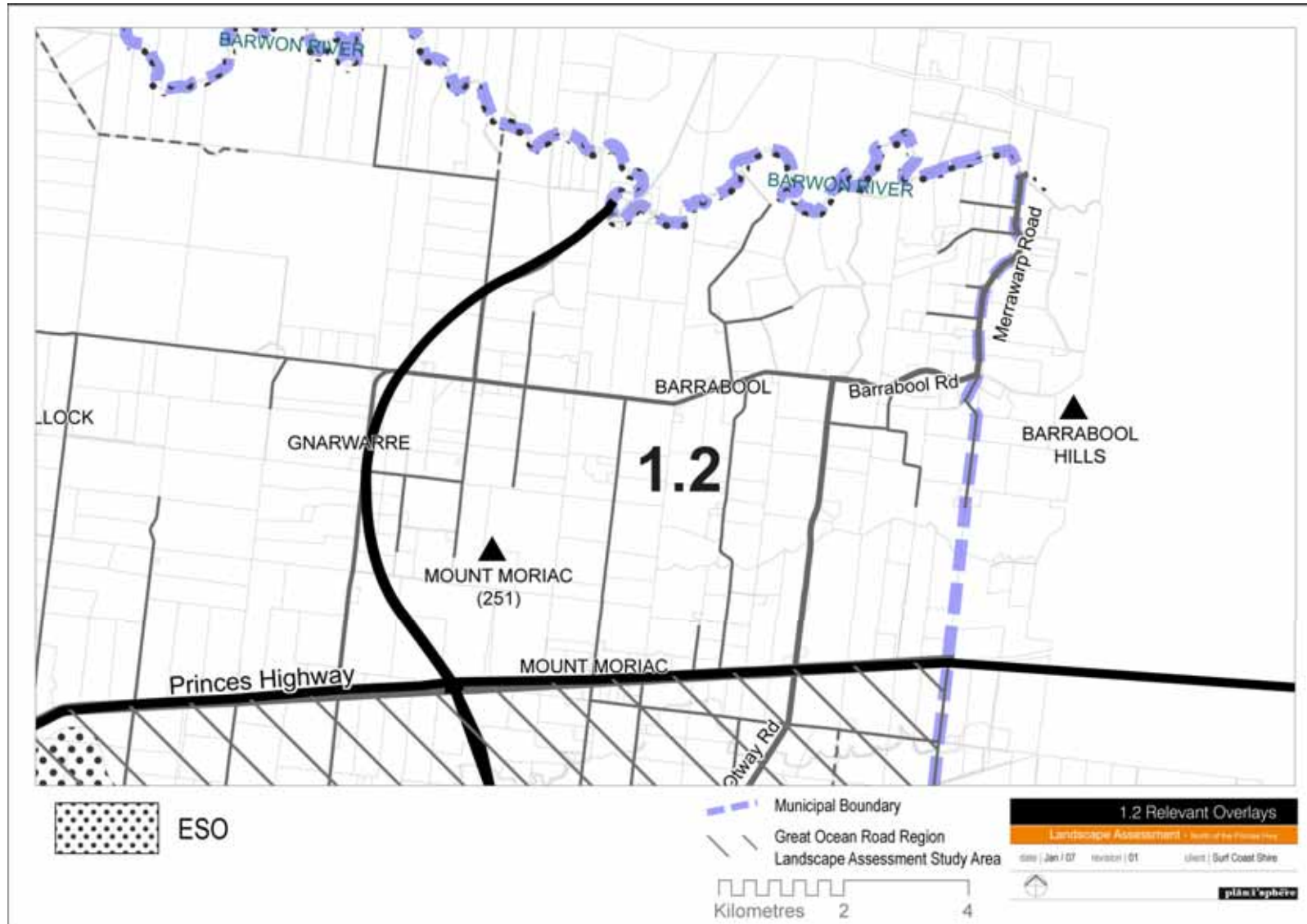
Topography



## Zoning



### Relevant Overlays



## Planning Scheme Analysis and Recommendations

| Precinct 1.2 Barrabool Hills   |   |   |   |   |
|--|---|---|---|---|
| Development Pressures  | Relevant Planning Controls  | LPPF  | Issues and Priority Areas   | Key Planning Scheme Recommendations   |
| Development types:<br>Moderate development pressure<br>Pressure focused in the north east corner of the precinct, in the valleys associated with the Barwon River and Barrabool area.<br>Potential Threats:<br>Development in highly visible locations, such as ridgelines.<br>Loss of native vegetation<br>Creation of smaller lots<br>Loss of shelterbelts<br>Ribbon development along road corridors<br>Lack of delineation of township edges | Zoning:<br>FZ over the majority of the precinct<br>(Schedule to the FZ stipulates 40ha minimum lot size for the majority of the Precinct, 60ha in south west corner).<br>RDZ1 over the Princes Highway and Devon and Barrabool Roads.<br>Overlays:<br>ESO1 Wetland and Associated Dryland Habitat Protection – covers the Barwon River and surrounds. | MSS:<br>21.05 Environment Strategy<br>21.06 Landscape and Culture Strategy<br>21.09 Rural Residential Strategy<br>21.15 Moriac Strategy<br>Local Policies:<br>22.02 Rural and Environmental Development Policy<br>22.03 Fire Safety<br>22.05 Surf Coast Design and Colours<br>22.06 Streetscape and Landscaping | Assessment tools lacking<br>Good strategic basis for landscape protection and enhancement.<br>Alternative 'landscape units' identified in the MSS.<br>Areas visible from the Princes Highway a particular issue<br>Buffer requirement needed<br>Permit trigger in place for development within 100m or RDZ1.<br>Key issue is ribbon development and low density residential development at township edges – decision guidelines required. | A review of the MSS content relating to landscape is required, particularly:<br>21.04 Strategic Framework,<br>21.09 Rural Residential Strategy<br>21.15 Moriac Strategy.<br>Review 21.06 Landscape and Culture Strategy and include the Precinct Descriptions, Key Characteristics, Future Directions, and Landscape Objectives.<br>Review 22.02 Rural and Environmental Development Policy and include the Precinct Development Principles.<br>[Refer to the Background Report for more detail.] |