

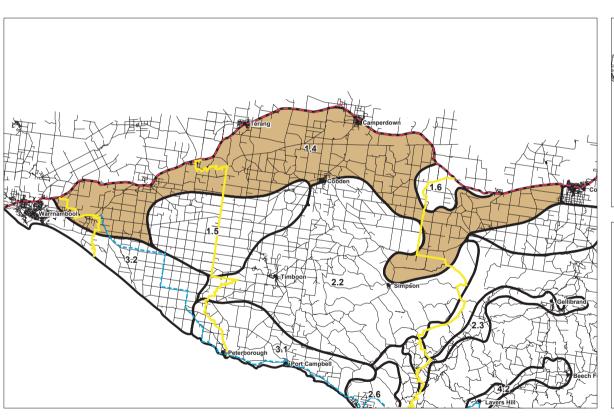
# PRECINCT PACKAGE

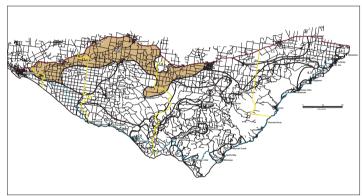
PRECINCT 1.4 | PADDOCKS AND CONES

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

# LOCALITY MAP

### PRECINCT 1.4 | PADDOCKS AND CONES









### PRECINCT DESCRIPTION

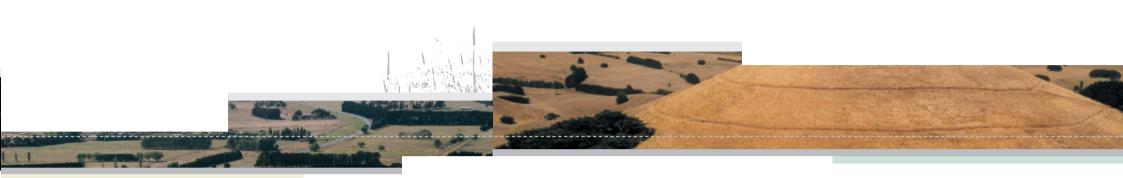
Precinct 1.4 is characterised by the flat, sometimes subtly rolling, landform of the basalt plain, punctuated by occasional cones and craters of extinct volcanoes, some of which contain lakes. These craters form topographically prominent landmarks that are visible from long distances, each with a different size and shape, and mostly uncloaked by trees. The larger and more distinctive cones are valued by the community as local landmarks, and are prominent features in an otherwise relatively featureless grassland landscape. This is sparsely vegetated dairying country, overlaid by a geometric pattern of shelter belts, fences and roads. These geometric patterns break down around craters and creeks.

### 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 landscape character type, precinct 1.4 is distinctive for its subtly rolling paddocks, punctuated by craters and cones of extinct volcanoes, visible across the plain from vast distances. These landmarks are more prominent and frequent in this precinct than any other, and impart a sense of mystery to the landscape. With prominent features concentrated into a relatively compact area, the volcanic cones and lakes landscape is of regional significance.

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



### KEY CHARACTERISTICS

- Rolling landscape, punctuated by volcanic formations
- Volcanic cones and craters as landmarks
- Openness and rural outlook from road corridors
- Shelter belts between paddocks
- Long distance views to volcanic landmarks

## **FUTURE DIRECTIONS**

Retention of the spaciousness around volcanic landscape features and views to these features needs to be considered in future placement of buildings and structures. There is the potential to further emphasise landscape elements such as creeks with additional indigenous planting.

### LANDSCAPE OBJECTIVES

- To increase indigenous planting in the precinct to further emphasise natural features such as creeks.
- To protect shelter belt planting between paddocks.
- To retain the open and rural character of views and outlooks, particularly from main road corridors.
- To maintain the dominance of the natural landscape from main road corridors outside townships.
- To protect the variety of landscape features and landmarks of the area, particularly the volcanic craters and lakes.
- To improve the appearance of rural residential development located on the fringes of townships.



# PRECINCT DEVELOPMENT PRINCIPLES

### PRECINCT 1.4 | PADDOCKS AND CONES

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To increase indigenous planting in the precinct to further emphasise natural features such as creeks.	Retain existing indigenous and native trees and understorey wherever possible and provide for the planting of new indigenous vegetation.	Loss of indigenous vegetation.  Loss of indigenous vegetation, particularly in or adjacent to landform features such as creeks.
SHELTER BELTS	To protect shelter belt planting between paddocks.	Retain existing shelter belts wherever possible.  Replace lost shelter belt trees with the same species or an alternative species, suitable to the local area.	Loss of shelter belts.
FORM, SITING AND FINISHES INFRASTRUCTURE	To retain the open and rural character of views and outlooks, particularly from main road corridors.	Locate development sparsely in the hinterland landscape, maximising space available between buildings and structures for vegetation.  Utilise finishes and colours that complement those found naturally in the hinterland landscape, with consideration as to how the materials will weather over time.  Between townships, site development a substantial distance from Category 1 Roads wherever possible, with the exception of built form which has been traditionally located adjacent to the road eg small dairying structures.	Loss of rural outlook from main road corridors. Loss of openness.



LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
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.  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.  Locate signage away from entrances and exits to townships wherever possible.	Ribbon development.  Unclear edges to townships.  Signage clutter at entrances and exists to townships.
GEOLOGICAL FEATURES	To protect the variety of landscape features and landmarks of the area, particularly the volcanic craters and lakes.	Site buildings and structures away from geological features such as volcanic cones, craters and lakes, wherever possible.  Retain views of geological features such as volcanic cones, craters and lakes from the Princes Highway and other Category 1 Roads.	Development on or adjacent to geological features.  Quarrying or excavation on geological features.
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.	<ul> <li>In rural living and low density residential areas:</li> <li>Use permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.</li> <li>Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous and native vegetation wherever possible.</li> <li>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.</li> </ul>	High, solid fencing.  Loss of vegetation.  Lack of vegetation  Impervious surfacing.



ABOVE | Development at the edge of Cobden

### **EDGES**

The following 'landscape edges' exist within the precinct:

- Landscape features forming edges in the landscape, such as volcanic cones, shelter belts, incised creek valleys etc.
- The interface between development and natural landscape features
- Development at the edges of townships, including ribbon development along main roads
- Interface of development with major road corridors
- Edges in topographic changes, such as where gently undulating land meets the foothills
- The horizon edge

### CORRIDORS

The following, taken from field survey notes, is a sequence description of the journey from Warrnambool to Camperdown along the Princes Highway, and then south from Camperdown

to Cobden on the Camperdown-Cobden Road:

... Norfolk island pine avenue along median strip - suburban fringe - minimal avenue planting to outskirts - rolling to flat landscape with shelter belts and pasture - race track - Hopkins River - Allansford has a suburban edge that is partially screened from road - shelter belts of pines and cypresses - utilitarian feel - dairving country - Mount Warrnambool to north are sites of telecommunication towers - Panmure - single store on highway and a few houses from the 19th Century – country hamlet along highway near creek - few stands of native vegetation to south - Gavoc has six houses, church, pub, CFA shed - hamlet character - volcanic cone to the north - rail line follows highway - Garvoc - flat landscape to north of highway, south more varied topography - typical approach in Terang with motel and residential character - oak avenue along one side of road - structures tend to cluster - farmhouse outbuildings with vegetated gardens - flat pasture and shelter belts with occasional sugar gum shelter belts along highway - rail line along northern side of highway - many cones to north and south with communication towers - glimpses of lakes Colongulac, Corangamite and Gnotuk - single sided avenue of old trees like in Terang -Camperdown - asymetrical avenue leading to town edge - view to bush / forest in south - undulating land with cones near Cobden - dispersed, feathered edge to town - Cobden...



There are three major townships within the precinct: Terang, Camperdown and Cobden.

### **TERANG**

Terang sits in a valley with a dry lake below a ridge, adjoining a landscape of open, bare paddocks and exotic shelter belts. The ridge is to the south; the northern side of the town is edged by the railway. The grid street layout sits comfortably in the flat landscape of the volcanic plain, but development has straggled out along the main roads, and out from the eastern and western extremities of the grid. The country town core extends boulevards of old exotic trees into the residential areas of the township.

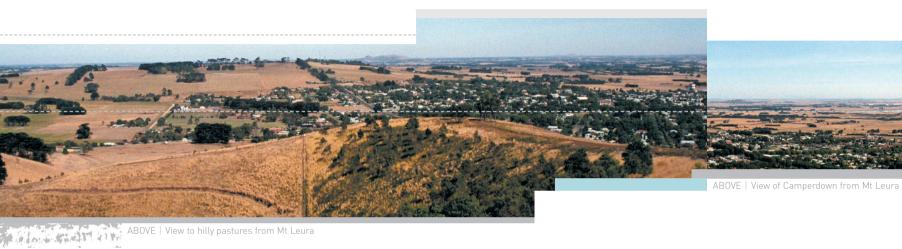
### CAMPERDOWN

Camperdown occupies a distinctive setting below Mount Leura, a comparatively large and prominent volcanic crater with a public reserve and lookout. There are lakes and marshes to the north and west, some with volcanic cones. The landscape setting is mostly pastoral with evergreen exotic shelter belt rows, and some native trees in reserves.

The centre of the town is dominated by a tree lined avenue, centred on a widely recognised clock tower landmark. The grid street layout has two distinct orientations, relating to the grid formation of the rural hinterland's paddocks and roads. The town has a sense of historical development, with some grand buildings dating from the first half of the twentieth century. The edges of the town are generally well-defined and softened by mature trees, except along the main roads and on some of the southern slopes.

### COBDEN

Cobden is a dairy farm town that sits in an undulating to flat pastoral landscape, with a deep valley running through its centre. The town has an open, spreadout feel and covers a large area, the grid street pattern gradually merging into the surrounding landscape. Industrial and business operations are located at points around the fringes and along the main road approaches. There is no clearly defined edge to the urban development, most of which dates from the 1920s to the 1970s. There are street trees of mixed species, many of which have been coppiced.



There is a well known key viewing point within the precinct, frequented by tourists and visitors to the region: Mount Leura, Camperdown.

## MOUNT LEURA, CAMPERDOWN

Mount Leura lookout is located on the south east outskirts of Camperdown. It is reached by a steep, winding unmade road that terminates on a narrow ridge close to the highest point of the cone. Open views to the north cover a vast area of flat, western plains landscape, stretching to a distant horizon. The plains are interspersed by volcanic cones and lakes, and divided into a patchwork by shelter belts. In the foreground, generally to the west, are the undulations of the Mount Leura cone, which is grassland recently planted with young native trees, and the town of Camperdown, which appears like an oasis of green in the platinum coloured landscape. The town has numerous tree avenues that frame the roofs of its centre and suburbs

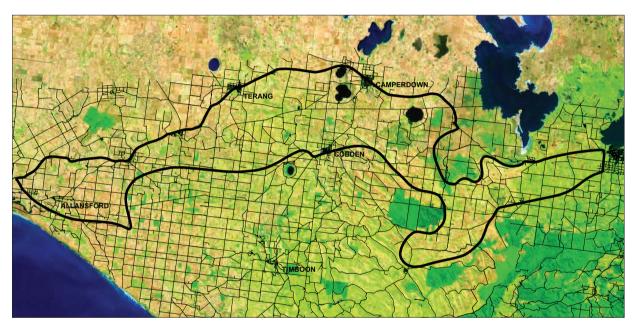


# PRECINCT ANALYSIS PRECINCT 1.4 | PADDOCKS AND CONES

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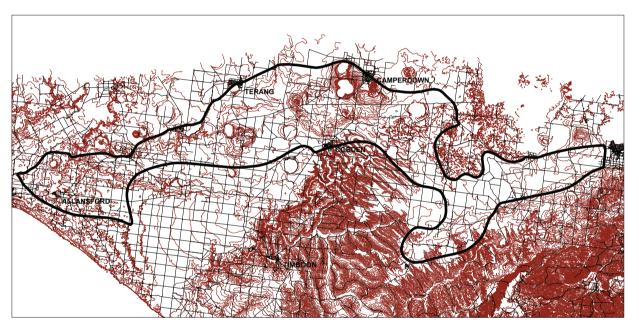
# PRECINCT ANALYSIS MAPS

PRECINCT 1.4 | PADDOCKS AND CONES



### SATELLITE PHOTO

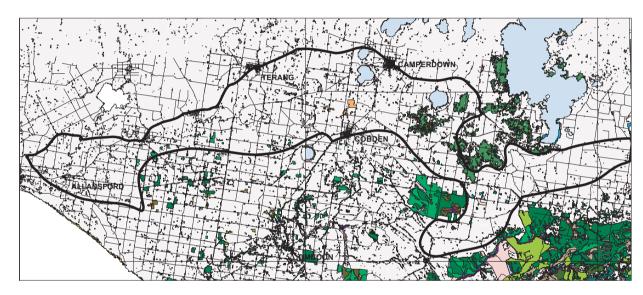
The satellite photo reveals an area with sparse tree cover, combining rectilinear field boundaries with organic patterns around creeks and former volcanoes.



## CONTOUR MAP

The contour map shows gentle undulations focused around the cones of extinct volcanoes.



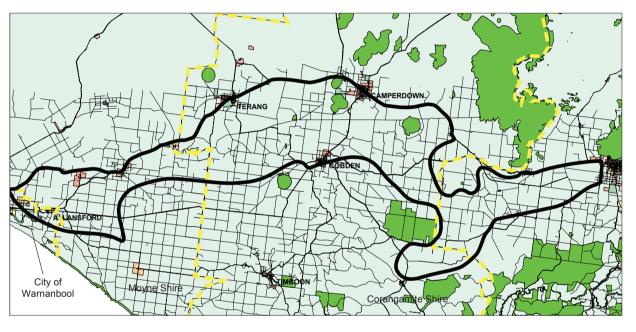


### FCOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes shows most of the land as privately owned with no tree cover. The creek and river corridors accommodate numerous vegetation classes including; Damp Sands Herb-rich Woodland / Damp Heathland / Damp Heathly Woodland, Grassy Woodland, Riparian Woodland and Swamp Scrub. There are several parcels of Herb-rich Foothill Forest in the central section of the precinct, and scatterings of plains grassy woodland throughout. A band of Stoney Rises Herb-rich Woodland extends down from Lake Corangamite and permeates the central northern portion of the precinct.

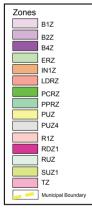
### Vegetation Classes Aquatic Herbland Aquatic Herbland/Plains Sedgy Wetland Mosaic Riparian Woodland / Escarpment Shrubland Sand Heathland Damp Heath Scrub Damp Heath Scrub/Heathy Woodland Comple Mangrove Shrubland Damp Heath Scrub/Heathy Woodland Comp Damp Heathland / Damp Heathy Woodland Damp Sands Herb-rich Woodland Damp Sands Herb-rich Woodland / Damp Heathland / Damp Heathy Woodland Deep Freshwater Marsh Bird Colony Shruhland Not assessed to date - Formerly Not Applicable/ Scoria Cone Woodland Scona Cone Woodland Seasonally-inundated Sub-saline Herbland Sedgy Riparian Woodland Shallow Freshwater Marsh Shrubby Dry Forest Calcarenite Dune Woodland Cane Grass-Lignum Halophyllic Herbland Cinder Cone Woodland Not Within Victoria Permanent Saline Plains Brackish Sedge Wetland Clay Heathland Clayered Severely Disturbed Coast Gully Thicket Coastal Dune Scrub Coastal Dune Scrub Mosaic Plains Freshwater Sedge Wetland Plains Grassland Estuarine Wetland Shrubby Footbill Forest Floodplain Riparian Woodland Freshwater Meadow Grassy Dry Forest Plains Grassland/Plains Grassy Woodland Mosaic Plains Grassy Wetland Plains Grassy Woodland Shrubby Wet Forest Stoney Rises Herb-rich Woodland Stony Knoll Shrubland / Plains Grassy Woodland / Coastal Headland Scrub Grassy Forest Plains Seday Wetland Plains Grassy Wetland Swamp Scrub Swamp Scrub / Aquatic Herbland Swamp Sprub / Aquatic Herbland Water Body - Natural or man made Coastal Headland Scrub/ Headland Coastal Tussock Grassland Mosaic Coastal Landfill / Sand Accretion Plains Swampy Woodland Plantation (undefined) Private Land No Tree Cover Healthy Woodland Healthy Woodland/Sand Health Mosaic Herb-rich Foothill Forest Coastal Saltmarsh Reed Swamp Coastal Tussock Grassland Cool Temperate Rainforest Creekline Grassy Woodland Wet Forest Wet Heathland Wet Sands Thicket Herb-rich Footbill Forest Rinarian Forest Riparian Scrub Complex Riparian Woodland Shrubby Footbill Forest Complet Lignum Wetland



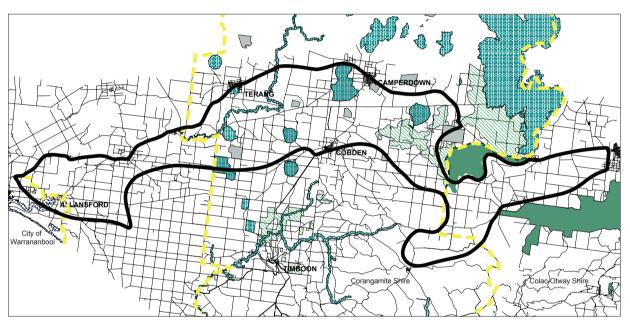


### ZONING MAP

Much of the precinct is zoned Rural, the townships include Residential, Low Density Residential, Business and Industrial Zones. The lakes surrounding Camperdown are zoned Public Park and Recreation.

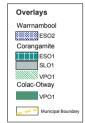






### RELEVANT OVERLAYS MAP

The overlays relevant to landscape character include the Vegetation Protection Overlay for Significant and Remnant vegetation, the Environmental Significance Overlay which protects watercourses, waterbodies and wetlands. Other relevant overlays include the Significant Landscape Overlay, which protects the landscape character of Volcanic landscape areas, and the Environmental Significance Overlay for the protection for the Hopkins and Merri Rivers and their environs.



### PRECINCT 1.4 | PADDOCKS AND CONES

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.4	Moyne	Regional significance: Cones and lakes landscape  Comprises large volcanic cones, sometimes with lakes  Visible from Princes Highway and train  Low visitation [mostly private land] [Landscape features concentrated in Corangamite Shire within Study Area]	Development types:  Farming structures  Dwellings  Outbuildings  Timber plantations in the future [only one small plantation in the western area of 1.4 presently]  Potential Threats:  Loss of vegetation, including shelter belts  Surface mining; excavation  Ribbon development along the Princes Highway  Poor siting of infrastructure such as telecommunication towers	Zoning: Rural Zone Residential 1, Low Density Residential and Rural Living Zones in and adjacent to small townships Overlays: No overlays	22.01 Settlement and Housing: 22.01-1 Aboriginal Heritage 22.01-11 Smaller Townships and Settlements 22.01-13 Building Construction in Low Density Residential and Rural Living Zones  22.02 Environment: 22.02-2 Rare and Threatened Species 22.02-7 Hilltop and Ridgeline Protection 22.02-8 Flora and Fauna  22.03 Economic Development: 22.03-3 Timber and Timber Processing Industries 22.03-5 Housing on Lots of Less than the Minimum Area 22.03-6 Excisions of Dwellings in the Rural Zone	Strategic direction requires strengthening  RDZ1 100 metre permit trigger in place  Decision framework / assessment tools lacking generally  Plantations	Strengthen MSS in relation to landscape, particularly clause 21.06 Environment  Introduce new Local Policy including Development Principles for Precinct 1.4  Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1  Local Policy 22.03-3 to include indigenous buffer requirement for plantations adjacent to RDZ1  Review / strengthen relevant Local Policies in relation to landscape

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.4	Warrnambool [minimal area]	N/A	Development types: Farming structures Dwellings Outbuildings Timber plantations in the future (only one small plantation in the western area of 1.4 presently)  Potential Threats:  Loss of vegetation, including shelter belts  Surface mining; excavation  Ribbon development along the Princes Highway  Poor siting of infrastructure such as telecommunication towers	Zoning: RUZ  Rural Living [minimal]on the outskirts of Warrnambool  Allansford is zoned TZ, LDRZ and RLZ  Overlays:  ESO2 Hopkins and Merri River environs  DD04 Single Dwellings  DD03 applies to the premier speedway	22.01 Settlement and Housing: 22.01-1 Aboriginal Heritage 22.01-6 Building and Construction in Low Density Residential and Rural Living Zones 22.01-9 Logans Beach 22.01-11 Large lot local policy 22.01-14 Warnambool Foreshore Precinct 22.01-15 Lake Pertrobe Precinct 22.01-16 Breakwater Harbour Precinct 22.01-17 Escarpment Park Precinct 22.02-1Coastal Areas 22.02-2 Rare and Threatened Species 22.02-7 Hilltop and Ridgeline Protection 22.02-11 Hopkins Rover Open Space Policy 22.02-13 Wild Coast Precinct	Strategic direction in relation to landscape requires strengthening  RDZ1 100 metre permit trigger in place  Decision framework lacking  Plantations adjacent to main road	Strengthen MSS in relation to landscape generally, particularly 21.02 Overview, 21.03 Factors Influencing, and 21.09 Environment  Introduce new Local Policy including Development Principles for Precinct 1.4  Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1  Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.4	Colac Otway	This precinct in other municipal areas is of Regional significance [cones and lakes landscape] [Landscape features concentrated in Corangamite Shire within Study Area]	Development types:  Farming structures  Dwellings  Outbuildings  Timber plantations in the future [only one small plantation in the western area of 1.4 presently]  Potential Threats: Destruction of dry stone walls  Development immediately adjacent to the Princes Highway  Loss of vegetation, including shelter belts  Removal of evidence of past volcanic action  Surface mining; excavation  Ribbon development along the Princes Highway  Poor siting of infrastructure such as telecommunication towers  Development close to craters or lakes	Zoning: Rural Zone Public Conservation and Resource Zone (minimal) Overlays: VP01 Significant and Remnant Vegetation VP02 Roadside Vegetation	22.01 Main Roads / Scenic Routes 22.02 Ridgelines 22.04 House Lot Excision in the Rural and Environmental Rural Zones	Assessment tools lacking generally [particularly for development adjacent to the RDZ1]  Plantations adjacent to main road may occur	Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land  Review/strengthen all relevant Local Policies  Introduce new Local Policy including Development Principles for Precinct 1.4  Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1  Local Policy [perhaps amend 22.01] to include indigenous buffer requirement for plantations adjacent to RDZ1

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.4	Corangamite	Regional significance: Cones and lakes landscape  Comprises large volcanic cones, sometimes with lakes  Visible from Princes Highway and train  Low visitation [mostly private land]	Development types: Farming structures Dwellings Outbuildings Timber plantations in the future (only one small plantation in the western area of 1.4 presently)  Potential Threats: Destruction of dry stone walls Development immediately adjacent to the Princes Highway Loss of vegetation, including shelter belts Removal of evidence of past volcanic action Surface mining; excavation Ribbon development along the Princes Highway Poor siting of infrastructure such as telecommunication towers Development close to craters or lakes	Zoning: Rural Zone Public Conservation and Resource Zone [minimal] Residential 1, Low Density Residential and Rural Living Zones in and adjacent to the townships of Terang and Camperdown Overlays: SL01 Volcanic Landscape Area SL02 Botanic Gardens VP01 Significant and Remnant Vegetation ES01 Watercourse, Waterbody, and Wetland Protection	22.01 Settlement: 22.01-1 Urban Growth Boundary 22.01-2 House Lot Excision 22.01-3 Residential Infrastructure  22.02 Environment: 22.02-1 Catchment and Land Protection 22.02-2 Wildfire Management 22.02-5 Natural and Cultural Heritage  22.03 Economic Development: 22.03-2 Horticulture 22.03-3 Timber and Timber Processing Industries 22.03-4 Tourist Use and Development  22.04 Particular Use and Development: 22.04-1 Building Lines and Height 22.04-3 Highway Development 22.04-6 Sheds and Outbuildings 22.04-7 Townscape	Decision framework lacking [particularly for development adjacent to the RDZ1]  Plantations  Priority areas are volcanic landscape features [SLOs in place]  SLO1 Permit Requirements contain statements better framed as Decision Guidelines; decision Guidelines could be strengthened  Schedules for all SLOs in Corangamite are very similar / generic – could be better tailored to the landscape type  Control over development adequate, but Schedules need tailoring	Review/strengthen MSS in relation to landscape, particularly 21.04-2 Environment  Introduce new Local Policy including Development Principles for Precinct 1.4  Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1  Local Policy [22.03-3] to include indigenous buffer requirement for plantations adjacent to RDZ1  Tailor existing SL01 Schedule to landscape character type