



THE GREAT OCEAN ROAD REGION
LANDSCAPE ASSESSMENT STUDY

plān i' sphere [urban strategy planners]

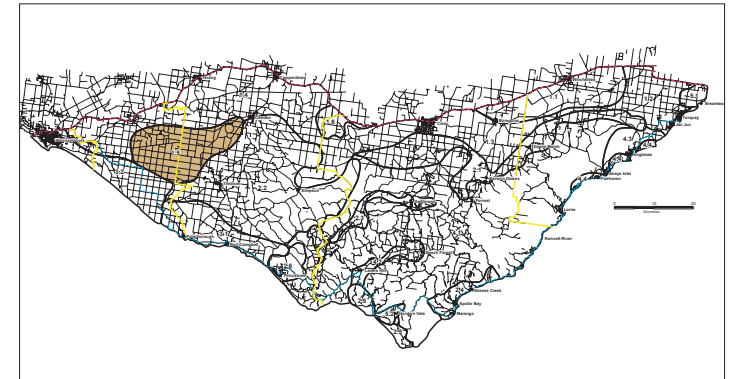
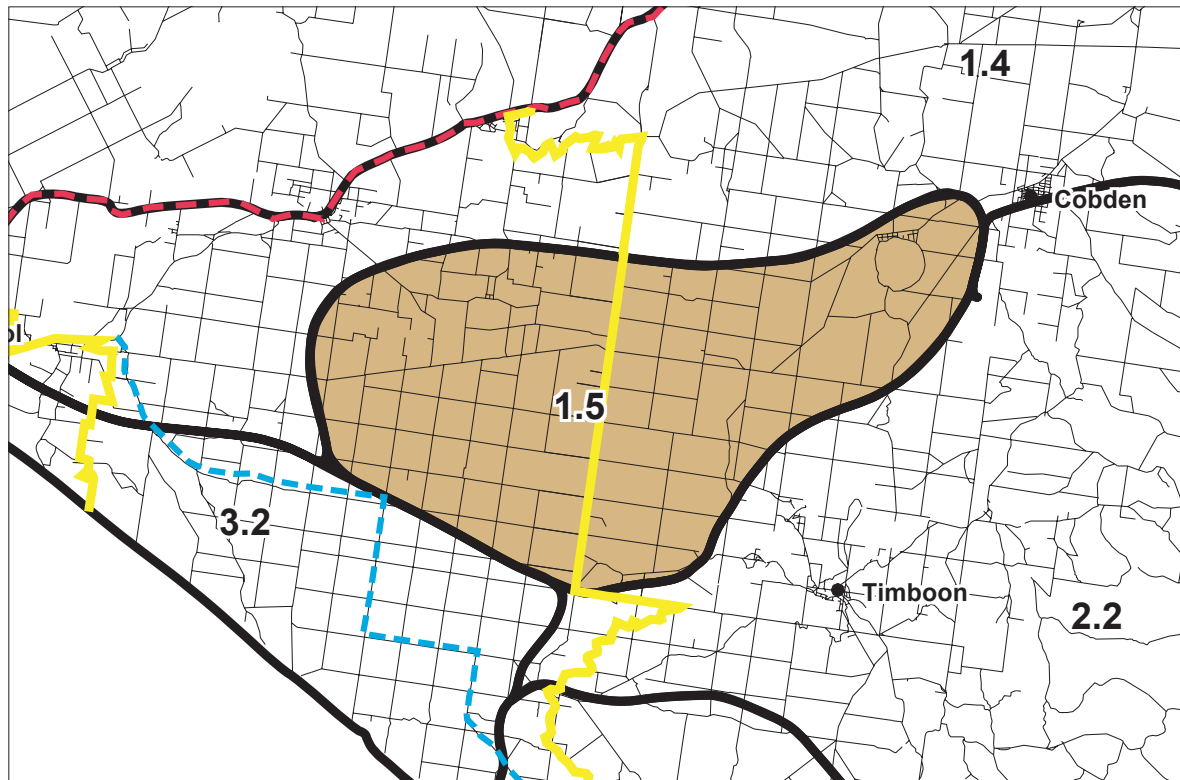
PRECINCT PACKAGE

PRECINCT 1.5 | PARTIALLY WOODED PLAIN

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

LOCALITY MAP

PRECINCT 1.5 | PARTIALLY WOODED PLAIN



Legend

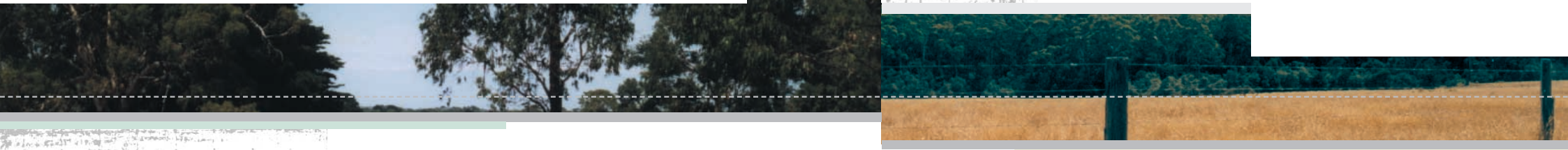
- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

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 1.5 | PARTIALLY WOODED PLAIN



PRECINCT DESCRIPTION

Precinct 1.5 straddles the boundary between the coastal plains formed by the emergence of the sea floor, and the basalt lava plains to the north. The distinctive factors are the flat land (although it includes some gentle slopes around creek valleys) and the partially wooded vegetation character. There is native vegetation in roadside reserves and occasional stands of apparently remnant vegetation, including some wet eucalypt forest. The eucalypt canopy of the vegetation softens the profile of the horizon. However, the landscape is generally characterised by open paddocks with big skies and long views. The paddocks contain scattered eucalypts and some pine shelter belts. Farm dwellings are scattered, with dairies and some houses adjacent to the road.

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 1.5 is distinctive for its subtle topography, softened by stands of indigenous vegetation. This precinct is also distinctive in the Western Plains, Cones and Lakes landscape area for its transitional location between the coastal plains to the south and the basalt lava plains to the north.

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



KEY CHARACTERISTICS

- Generally flat landscape, with some gently sloping areas around natural features
- Open paddocks with scattered canopy trees
- Big skies and long views
- Skyline softened by stands of eucalypts, sometimes next to the road corridor
- Buildings scattered in the landscape, including adjacent to the road

FUTURE DIRECTIONS

The softening effect of vegetation in the precinct has the potential to be strengthened, and the traditional use of the land further emphasised through the placement of buildings and structures.

LANDSCAPE OBJECTIVES

- To retain indigenous and native vegetation and increase the presence of indigenous planting adjacent to road corridors and natural features.
- To ensure that shelter belt planting remains a feature of the area.
- To maintain a rural outlook from road corridors.
- To reduce the visual impact of development on large areas of the landscape.
- To protect the sense of openness, and long range views to the vegetation softened horizon from within the precinct.

PRECINCT DEVELOPMENT PRINCIPLES

PRECINCT 1.5 | PARTIALLY WOODED PLAIN

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To retain indigenous and native vegetation and increase the presence of indigenous planting adjacent to road corridors and natural features.	Retain existing indigenous and native trees and understorey wherever possible. Provide for the planting of new indigenous vegetation, particularly adjacent to road corridors and natural features.	<i>Loss of indigenous vegetation.</i>
SHELTER BELTS	To ensure that shelter belt planting remains a feature of the area.	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.</i>
SITING AND FINISHES	To maintain a rural outlook from main road corridors. To reduce the visual impact of development on large areas of the landscape.	Adopt the clustered development pattern of homesteads found in the precinct. Use simple building details. Utilise colours and finishes that complement those occurring naturally in the local area.	<i>Loss of rural character.</i>
SITING	To protect the sense of openness, and long range views to the vegetation softened horizon from within the precinct, particularly from main road corridors.	Locate development a substantial distance from the Princes Highway and other Category 1 Roads wherever possible.	<i>Loss of openness.</i> <i>Loss of long range views.</i>

PRECINCT LANDSCAPE ELEMENTS

PRECINCT 1.5 | PARTIALLY WOODED PLAIN



ABOVE | Scenes from the journey from Cobden to Warrnambool. Open paddocks and shelter belts.

EDGES

The following 'landscape edges' exist within the precinct:

- Landscape features in the landscape such as stands of vegetation and changes in topography
- Intersection with adjacent precincts and landscape types
- Interface between timber plantations and the surrounding landscape, including road corridors
- Interface of development with waterways and water bodies

CORRIDORS

The following, taken from field survey notes, provides a sequence description of the journey from Cobden to Warrnambool travelling on the Cobden - Warrnambool Road:

... Indigenous vegetation - shelter belts and roadside vegetation - some with understorey - dairy farms - undulating to flattish country - bush on horizon - grazed bush adjacent to road - areas full of bushy vegetation with understorey - opens out to rolling agricultural with exotic shelter belts at Rollos Road...



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PRECINCT ANALYSIS

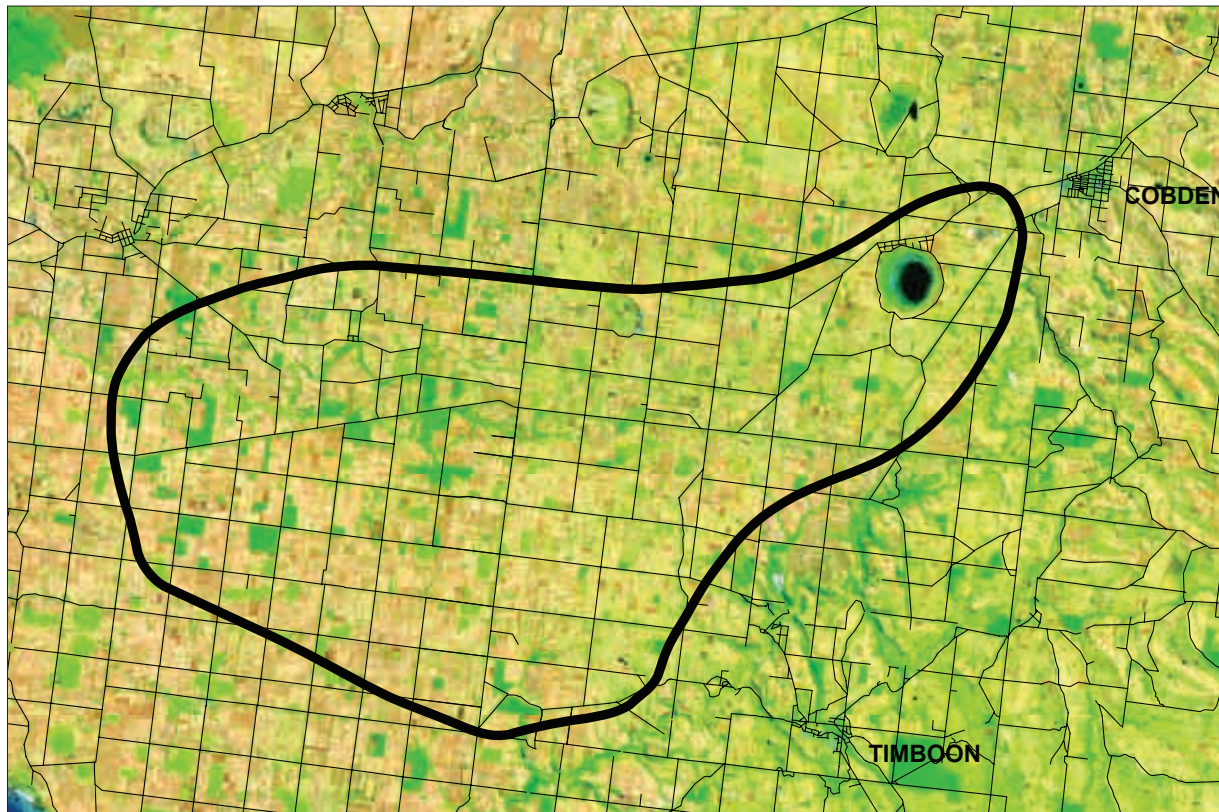
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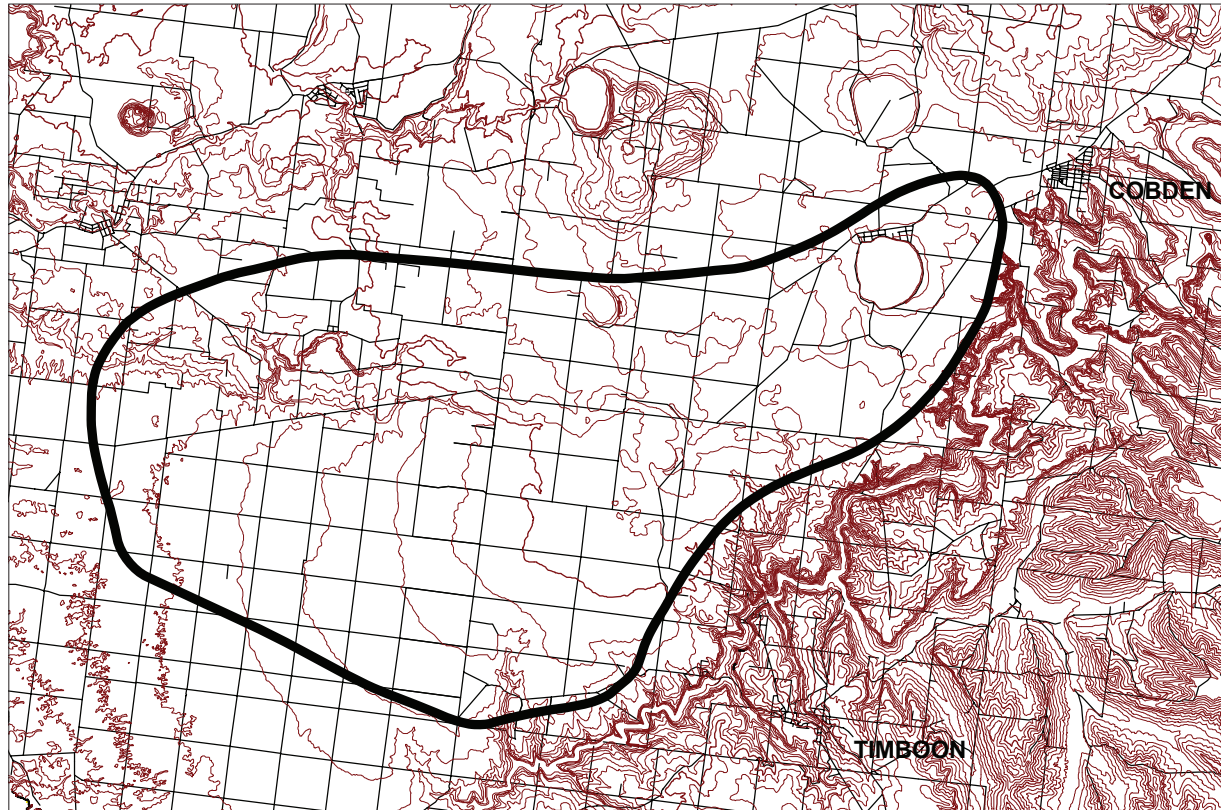
PRECINCT ANALYSIS MAPS

PRECINCT 1.5 | PARTIALLY WOODED PLAIN



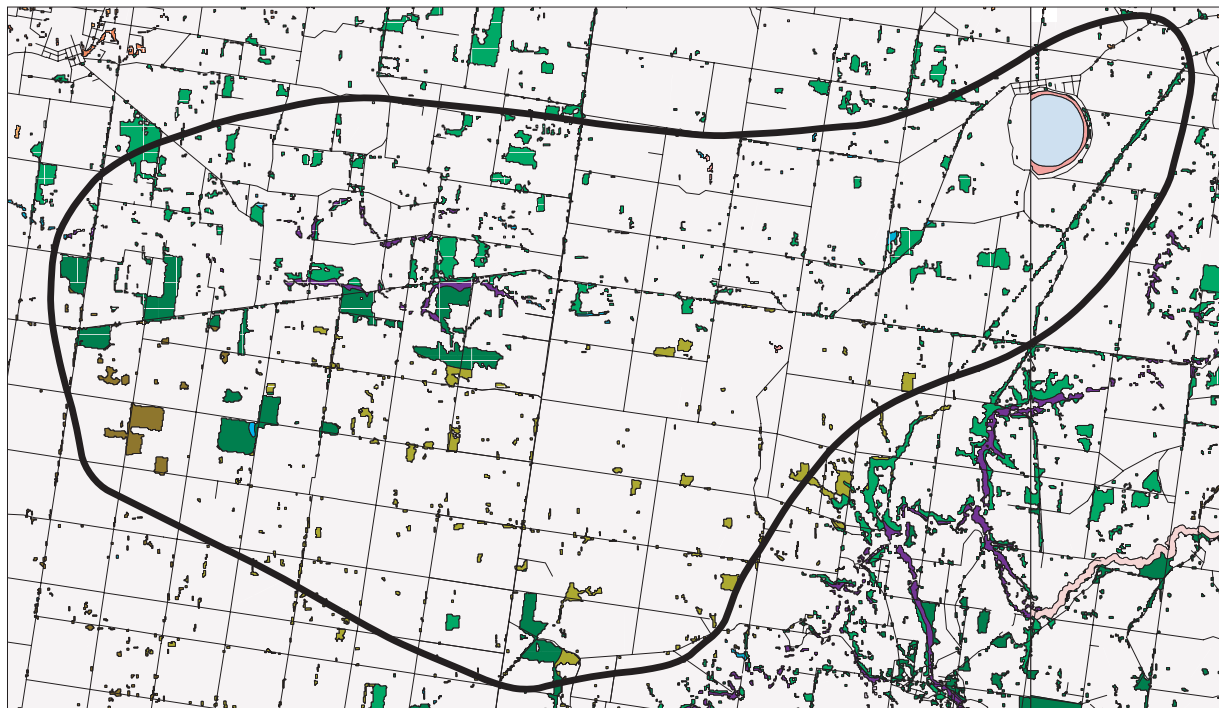
SATELLITE PHOTO

The satellite photo distinguishes the precinct from its surrounds with evidence of natural vegetation, particularly around creek systems, and the geometric outline of timber plantations.



CONTOUR MAP

The contour map shows clearly the contrast between the flatness of this area and the more varied topography that surrounds it, particularly in the east.

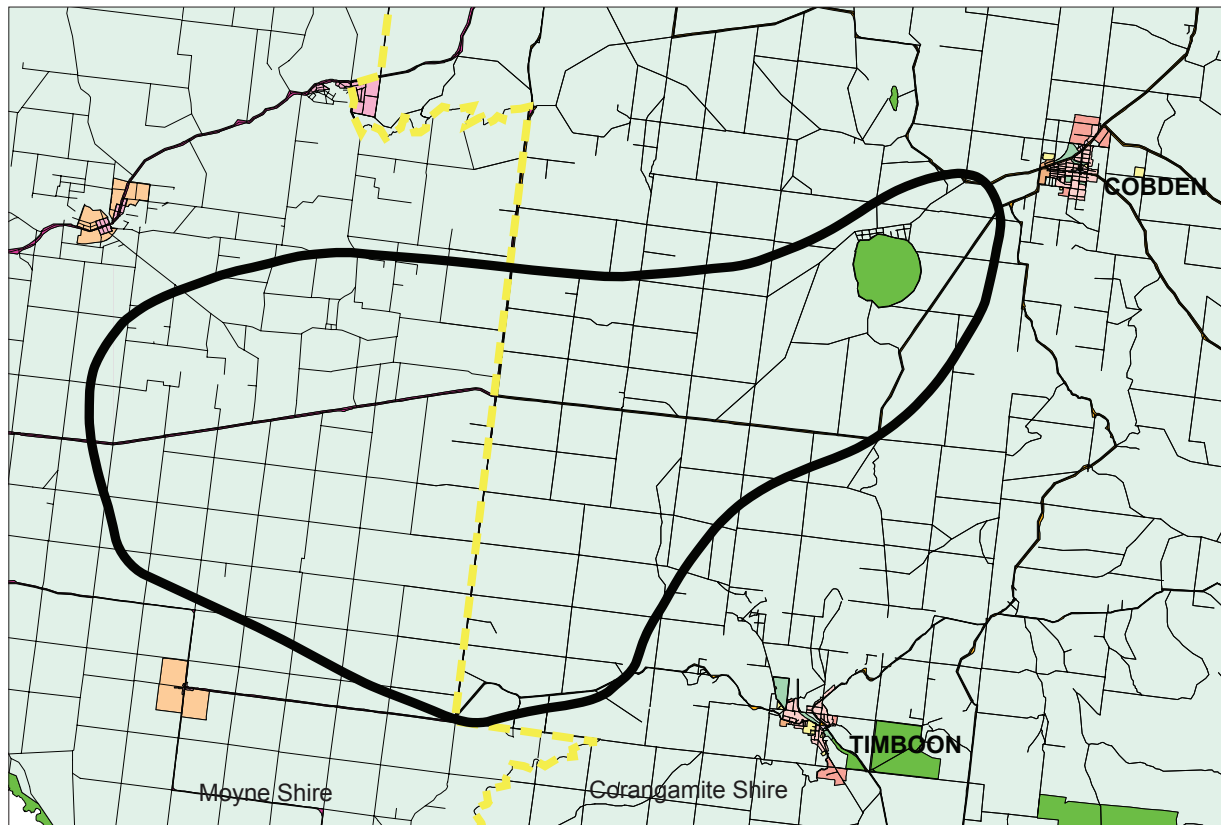


ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows most of the precinct as private land with no tree cover, there are remnants of Lowland Forest, Herb-rich Foothill Forest, Damp Sands Herb-rich Woodland and Damp Heathland in large stand-alone parcels and along roadways. The creek corridors contain Riparian Forest vegetation classes.

Vegetation Classes

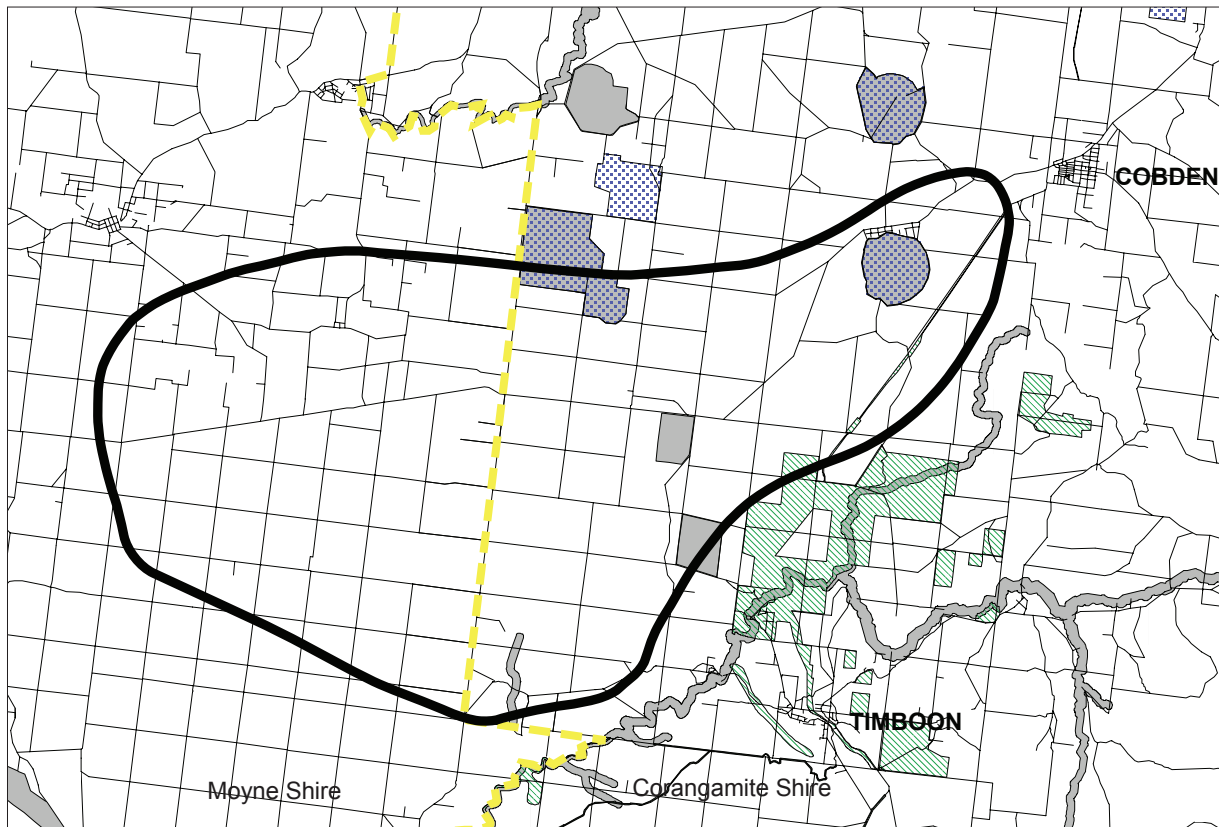
Aquatic Herbland	Damp Heath Scrub	Lowland Forest	Riparian Woodland / Escarpment Shrubland
Aquatic Herbland/Plains Sedgy Wetland Mosaic	Damp Heath Scrub/Heathy Woodland Complex	Mangrove Shrubland	Sand Heathland
Bird Colony Shrubland	Damp Heathland / Damp Heathy Woodland	Not assessed to date - Formerly Not Applicable/ Not Within Victoria	Scoria Cone Woodland
Calcarenite Dune Woodland	Damp Sands Herb-rich Woodland	Permanent Saline	Seasonally-inundated Sub-saline Herbland
Cane Grass-Lignum Halophyllitic Herbland	Damp Sands Herb-rich Woodland / Damp Heathland / Damp Heathy Woodland	Plains Brackish Sedge Wetland	Sedgy Riparian Woodland
Cinder Cone Woodland	Deep Freshwater Marsh	Plains Freshwater Sedge Wetland	Shallow Freshwater Marsh
Clay Heathland	Estuarine Wetland	Plains Grassland	Shrubby Dry Forest
Cleared/ Severely Disturbed	Floodplain Riparian Woodland	Plains Grassland/Plains Grassy Woodland Mosaic	Shrubby Foothill Forest
Coast Gully Thicket	Freshwater Meadow	Plains Grassy Wetland	Shrubby Wet Forest
Coastal Dune Scrub	Grassy Dry Forest	Plains Grassy Woodland	Stoney Rises Herb-rich Woodland
Coastal Dune Scrub Mosaic	Grassy Forest	Plains Sedgy Wetland	Stony Knoll Shrubland / Plains Grassy Woodland / Plains Grassy Wetland
Coastal Headland Scrub	Grassy Woodland	Plains Swampy Woodland	Swamp Scrub
Coastal Headland Scrub/ Headland Coastal Tussock Grassland Mosaic	Heathy Woodland	Plantation (undefined)	Swamp Scrub / Aquatic Herbland
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	Water Body - Natural or man made
Coastal Tussock Grassland	Herb-rich Foothill Forest/ Shrubby Foothill Forest Complex	Riparian Forest	Wet Forest
Cool Temperate Rainforest	Lignum Wetland	Riparian Scrub Complex	Wet Heathland
Creekline Grassy Woodland		Riparian Woodland	Wet Sands Thicket



ZONING MAP

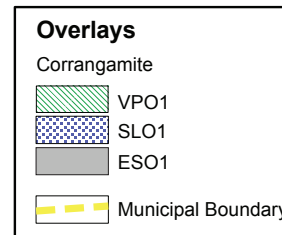
The precinct is zoned Rural with the exception of Lake Elingamite which is zoned Public Conservation and Resource.

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



RELEVANT OVERLAYS MAP

The overlays relevant to landscape character within the precinct are the Significant Landscape Overlay for the protection of volcanic landscape areas, including Lake Elingamite and the Environmental Significance Overlay for protection of other watercourses, waterbodies or wetlands.



PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 1.5 | PARTIALLY WOODED PLAIN

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.5	Moynes	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> • Development associated with rural land uses • Timber plantations <p>Potential Threats:</p> <ul style="list-style-type: none"> • Loss of remnant or indigenous vegetation • Inappropriately sited or unscreened timber plantations • Removal of trees for timber production 	<p>Zoning:</p> <p>RUZ</p> <p>Overlays:</p> <p>No overlays</p>	<p><u>22.01 Settlement and Housing:</u> 22.01-1 Aboriginal Heritage</p> <p><u>22.02 Environment:</u> 22.02-2 Rare and Threatened Species 22.02-7 Hilltop and Ridgeline Protection 22.02-8 Flora and Fauna</p> <p><u>22.03 Economic Development:</u> 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</p>	<p>Strategic direction requires strengthening</p> <p>RDZ1 100 metre permit trigger in place</p> <p>Decision framework / assessment tools lacking generally</p> <p>Plantations adjacent to main roads</p>	<p>Strengthen MSS in relation to landscape, particularly clause 21.06 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.5</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy 22.03-3 to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review / strengthen relevant Local Policies in relation to landscape</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
1.5	Corangamite	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> Development associated with rural land uses Timber plantations <p>Potential Threats:</p> <ul style="list-style-type: none"> Loss of remnant or indigenous vegetation Inappropriately sited or unscreened timber plantations Removal of trees for timber production 	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ Lake Elingamite</p> <p>Overlays:</p> <p>SL01 Volcanic Landscape Area</p> <p>VP01 Significant and Remnant Vegetation</p> <p>ES01 Watercourse, Waterbody and Wetland Protection</p>	<p><u>22.01 Settlement:</u> 22.01-2 House Lot Excision</p> <p><u>22.02 Environment:</u> 22.02-1 Catchment and Land Protection 22.02-2 Wildfire Management 22.02-5 Natural and Cultural Heritage</p> <p><u>22.03 Economic Development:</u> 22.03-2 Horticulture 22.03-3 Timber and Timber Processing Industries 22.03-4 Tourist Use and Development</p> <p><u>22.04 Particular Use and Development:</u> 22.04-1 Building Lines and Height 22.04-3 Highway Development 22.04-6 Sheds and Outbuildings</p>	<p>Decision framework lacking</p> <p>Plantations adjacent to main roads</p> <p>SLO in place for volcanic landscape</p> <p>SL01 Permit Requirements contain statements better framed as Decision Guidelines; decision Guidelines could be strengthened</p> <p>Schedules for all SLOs in Corangamite are very similar / generic – could be better tailored to the landscape type</p> <p>Adequate control over development, but Schedules require tailoring</p>	<p>Review/strengthen MSS in relation to landscape, particularly 21.04-2 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.5</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [22.03-3] to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Tailor existing SL01 Schedule to landscape character type</p>