



THE GREAT OCEAN ROAD REGION
LANDSCAPE ASSESSMENT STUDY

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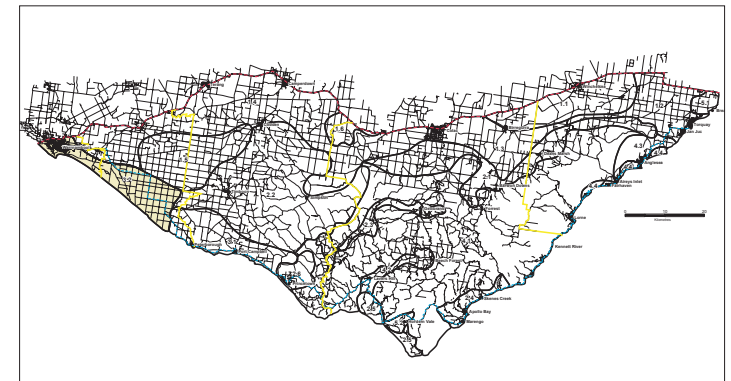
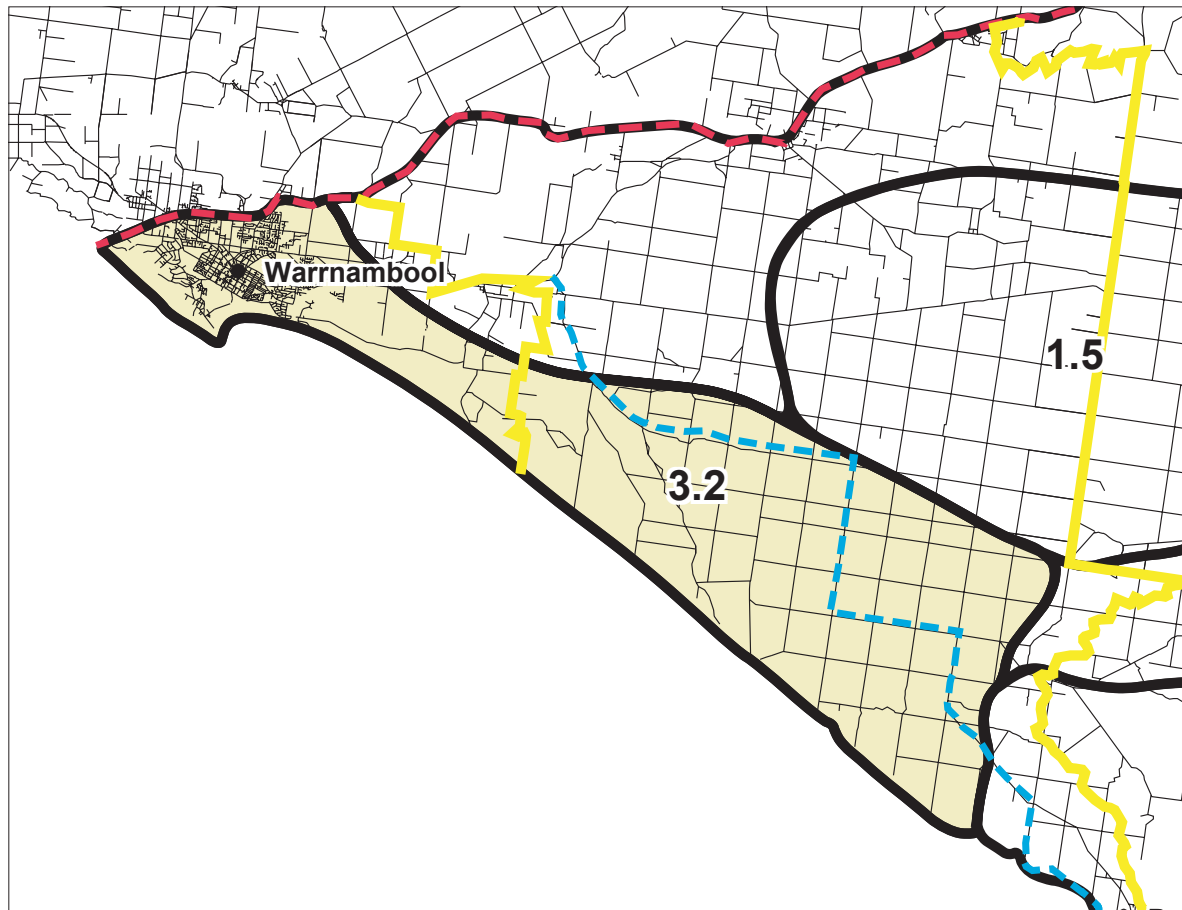
PRECINCT PACKAGE

PRECINCT 3.2 | NIRRANDA COAST AND HINTERLAND

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

LOCALITY MAP

PRECINCT 3.2 | NIRRANDA COAST AND HINTERLAND



Legend

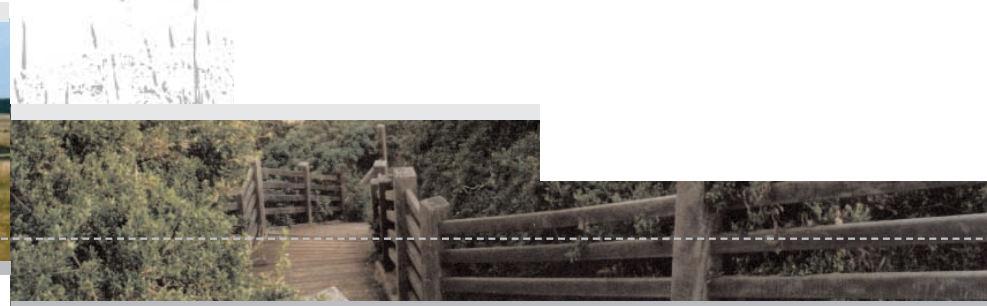
- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

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 3.2 | NIRRANDA COAST AND HINTERLAND



PRECINCT DESCRIPTION

Precinct 3.2 is an area of coastal plains formed by the emergence of the sea floor, behind a line of low sea cliffs that includes the Bay of Islands. The landscape is flat to gently undulating, with open paddocks interspersed with exotic shelter belts and occasional reserves of natives or plantations. Most of the precinct is laid out in a rectilinear grid of roads, shelter belts and paddocks. There are long views, sometimes extending to a horizon of distant volcanic cones, and big skies. Backing the cliffs is low coastal scrub, which lies within a coastal park. Small offshore islands can be seen from the cliff tops along parts of the coast. Because the landscape is flat and the main roads are set back from the coast, it is only possible to see the sea and appreciate the coastal scenery by walking from a parking area to the cliff edge.

DISTINCTIVE QUALITIES

The Western Coastal Cliffs landscape character type is located along the western coast of the study area from Warrnambool to beyond Port Campbell, and extending into the hinterland well beyond the Great Ocean Road. It is characterised by low to dramatic sea cliffs, including spectacles such as the Twelve Apostles and Loch Ard Gorge, with gently undulating topography further inland. Vegetation is low coastal scrub, with reserves of natives or plantations, and paddocks with shelter belts in the hinterland.

Within this landscape character type, precinct 3.2 is distinctive for its coastal cliff scenery and off-shore rock formations. Although these are located west of the more recognised coastal formations in precinct 3.1, and are not directly accessible from the Great Ocean Road, they are important landscape features that contribute to the state significance of the coastal cliffs landscape.

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



KEY CHARACTERISTICS

- Contrast between coast and hinterland
- Wild, windswept qualities of coastal strip
- Rural outlook from the Great Ocean Road
- Views to landscape features (inland and at the coast)

FUTURE DIRECTIONS

Built form should be largely contained to settlements, with distinct edges. Any development that does occur in the coastal strip, between townships, has the potential to be better integrated with the landscape. Protection and increased use of vegetation inland would result in a further 'softening' of the landscape and a maintenance of the rural outlook from the Great Ocean Road.

LANDSCAPE OBJECTIVES

- To protect indigenous coastal vegetation.
- To increase the use of shelter belts and indigenous planting in the hinterland.
- To ensure that the outlook from the Great Ocean Road towards the hinterland is dominated by the rural landscape.
- To retain the dominance of the natural landscape within the coastal strip, and views to the ocean.
- To protect views landscape features, such as volcanic cones, inland.
- To maintain the dominance of the natural landscape from main road corridors outside townships.
- To improve the appearance of rural residential development located on the fringes of townships.

PRECINCT DEVELOPMENT PRINCIPLES

PRECINCT 3.2 | NIRRANDA COAST AND HINTERLAND

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To protect indigenous coastal vegetation.	Retain existing indigenous coastal vegetation and provide for the planting of new indigenous coastal vegetation wherever possible.	<i>Loss of indigenous coastal vegetation.</i>
SHELTER BELTS	To increase the use of shelter belts and indigenous planting in the hinterland.	Retain existing shelter belts wherever possible. Replace lost shelter belt trees with the same species or an alternative species, suitable to the local area. Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous vegetation wherever possible.	<i>Loss of shelter belts. Lack of indigenous vegetation.</i>
SITING AND FINISHES INFRASTRUCTURE	To ensure that the outlook from the Great Ocean Road is dominated by the rural landscape.	Set development back substantial distances from the Great Ocean Road and other Category 1 Roads wherever possible. Use simple building details. Utilise colours and finishes that complement those occurring naturally in the local area. Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise visibility from the Great Ocean Road and key viewing locations.	<i>Loss of rural outlook. Visually dominant buildings and infrastructure. Signage clutter.</i>
SITING, DESIGN AND FINISHES SIGNAGE	To retain the dominance of the natural landscape within the coastal strip, and views to the ocean.	Site development sparsely in coastal areas minimising visibility from Category 1 Roads and maximising the retention of coastal vegetation. New buildings should be designed to respond to the characteristics of the site and locality, demonstrating a high standard of contemporary expression and finish. Utilise colours and finishes that complement those occurring naturally in the local area.	<i>Loss of openness. Domination of the coastal areas by built form. Visually dominant development in coastal areas, outside townships. Loss of coastal views.</i>

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SITING, DESIGN AND FINISHES SIGNAGE (Cont.)		Avoid brightly coloured signage and infrastructure, and group signage at particular locations to minimise visual impact on large areas of the landscape, and to maintain views. In coastal areas, infrastructure such as powerlines and other utility services should be underground wherever possible.	
GEOLOGICAL FEATURES	To protect views to landscape features, such as volcanic cones, inland.	Minimise the interruption of views to geological features such as volcanic cones, craters and lakes from the Great Ocean Road and other Category 1 Roads.	<i>Loss of views to geological features.</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. Locate signage away from entrances and exits to townships wherever possible. 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.	<i>Ribbon development. Unclear edges to townships. Signage clutter at entrances and exits to townships. Visibility of timber plantations from main road corridors.</i>
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.	In rural living and low density residential areas: <ul style="list-style-type: none"> - Use permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation. - 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. Locate buildings on the site to minimise views of the building from the main road into the township.	<i>High, solid fencing. Loss of vegetation. Lack of vegetation Impervious surfacing.</i>

PRECINCT LANDSCAPE ELEMENTS

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ABOVE | Interface of coastal vegetation and pastoral landscape



ABOVE | Large cypress shelterbelts and flat pastoral land

EDGES

The following 'landscape edges' exist within the precinct:

- The coastal edge, including off shore formations and coastal cliffs
- Edges of the township with the natural landscape
- The national park / coastal edge interface with the hinterland
- Natural features as edges within the landscape, such as incised valleys and vegetation
- Interface of the Great Ocean Road corridor with the landscape, and of development with that corridor
- Interface of development with coastal cliff / dunal edge

CORRIDORS

The following, taken from field survey notes, is a sequence description of the journey from Peterborough to Allansford, along the Great Ocean Road:

... Bay of Islands / Martyrs has less elevation on cliffs - makes lower key viewing points - landscape of coastal heath and agricultural hinterland, gently undulating - low point sections provide building siting opportunities - start of cypress and pine shelter belts - agriculture land beyond Bay of Islands - flat pastoral land with pine shelter belts - eucalypts remnant along road in scattered stretches - big skies - loss of natives - irrigation from overhead - huge sprinklers - land becomes more rolling towards Warrnambool / Allansford - south is coastal dunes on horizon - rolling landscape towards Logans Beach beyond Allansford...



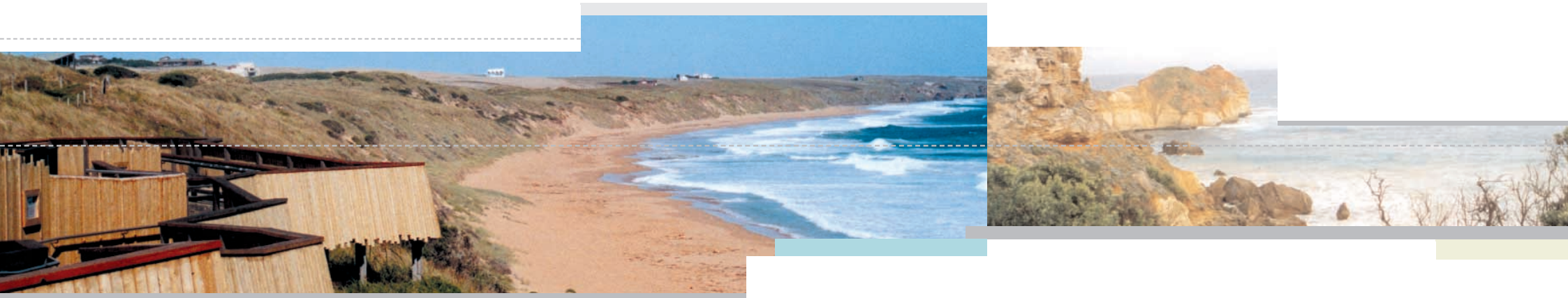
ABOVE | Simple low scale buildings at the Peterborough entry

The main township within the precinct is Warrnambool.



WARRNAMBOOL

Warrnambool is a large town that is nestled amongst rolling foothills extending to the coast. The entrance to the town is along a wide divided road that provides a grandeur appropriate to the town's history as a major port. The town centre is located close to the highway and contains many historic buildings. The residential areas of the town are generally low lying in character, with newer development occurring around the town centre for tourist related purposes, and along the coast. The whale viewing facility at Logans Beach is a major tourist attraction for the region/State and there are several other major attractions within the town.



ABOVE | View south east from Logans Beach Whale Watch Lookout

There is a well-known key viewing point within the precinct frequented by tourists and visitors to the region: Logans Beach Lookout, Warrnambool.

LOGANS BEACH LOOKOUT, WARRNAMBOOL

Expansive views of Logans Beach are available from the Whale Watch viewing platform, located among low coastal vegetation at the edge of the beach. There are long distance views, particularly to the east, with continuous and lightly coloured grassy dunes. Buildings are occasionally dotted on the horizon. A large asphalt car park provides access to the lookout.



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LANDSCAPE ASSESSMENT STUDY

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PRECINCT ANALYSIS
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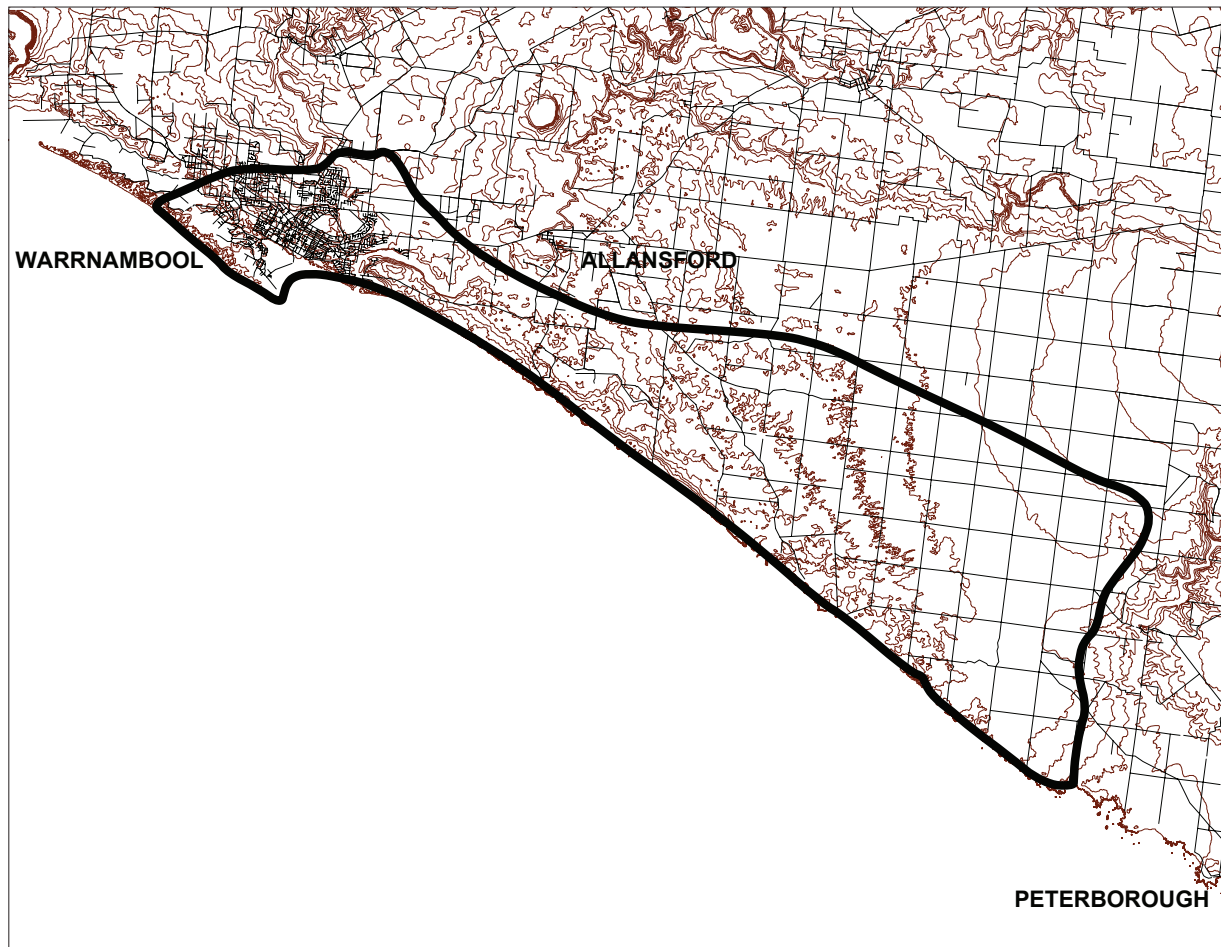
PRECINCT ANALYSIS MAPS

PRECINCT 3.2 | NIRRANDA COAST AND HINTERLAND



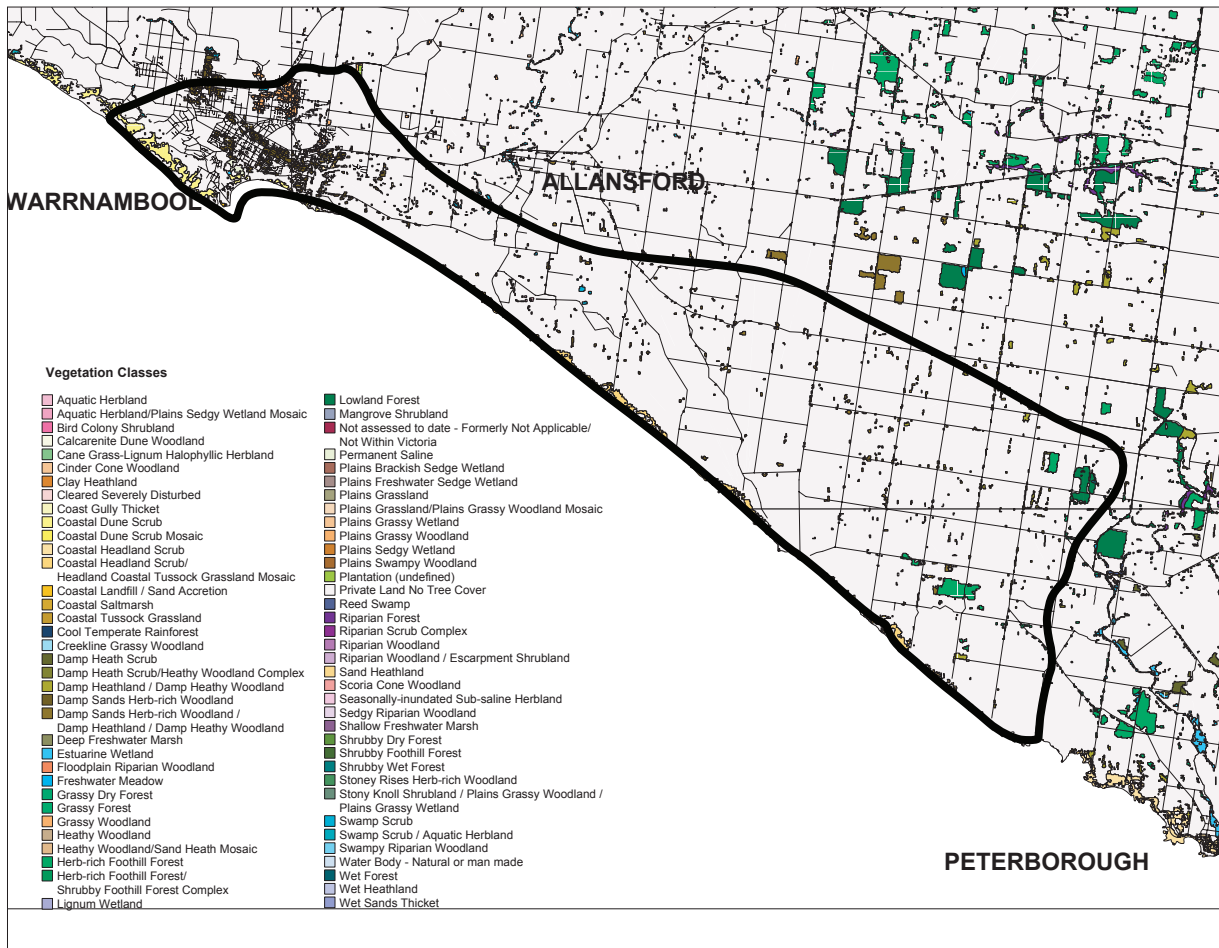
SATELLITE PHOTO

The satellite photo reveals most of the precinct as cleared pastoral land, some paddocks are lush but most are dry. The built form in the city of Warrnambool is a dominant feature, as are the water feature including Hopkins River and Curdies inlet in the eastern part of the precinct.



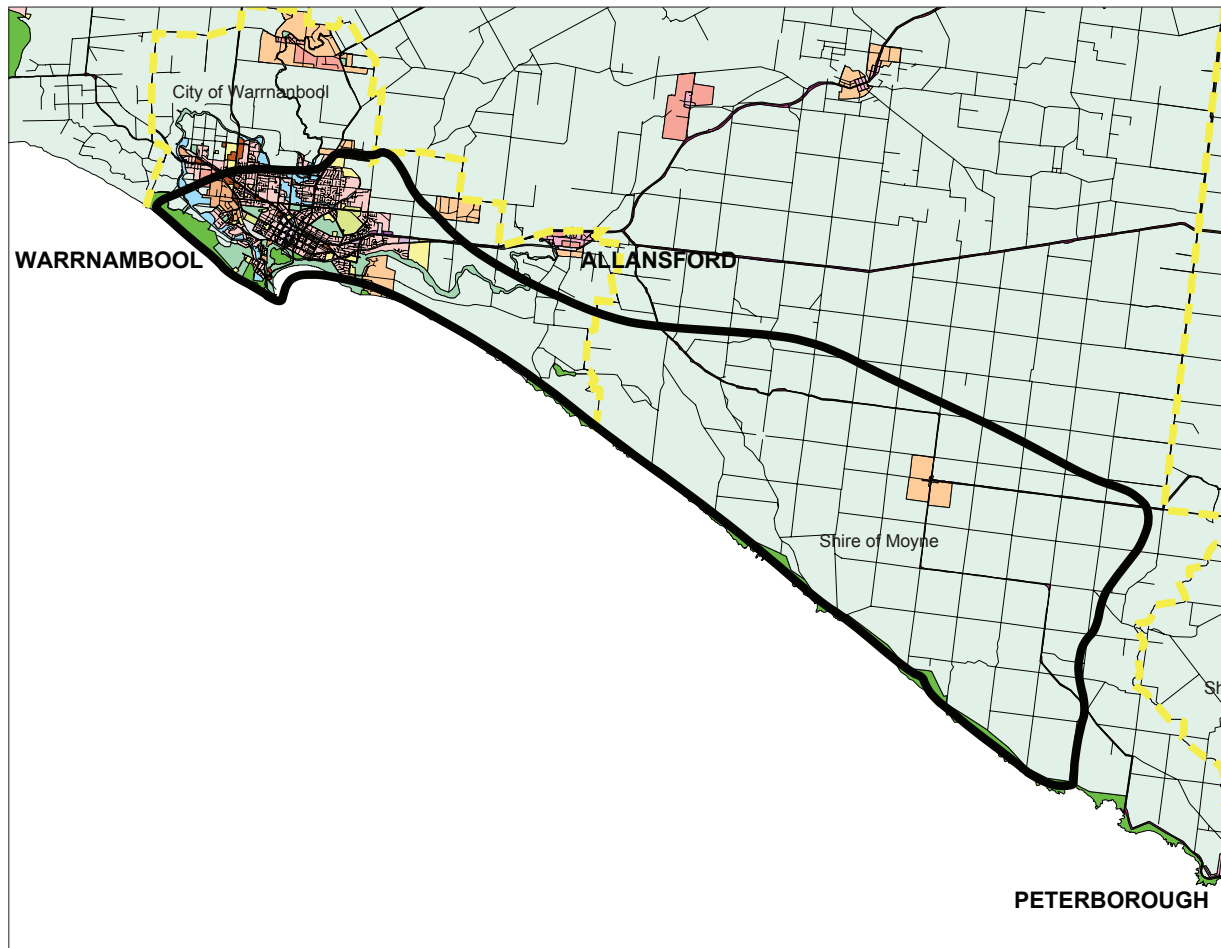
CONTOUR MAP

The contour map highlights the undulating landscape with steeper topography adjacent to the rivers and creeks. The coast line is distinguished by a steep cliff face for most of the precinct that tapers out to a subtle slope closer to Warrnambool.



ECOLOGICAL VEGETATION CLASSES

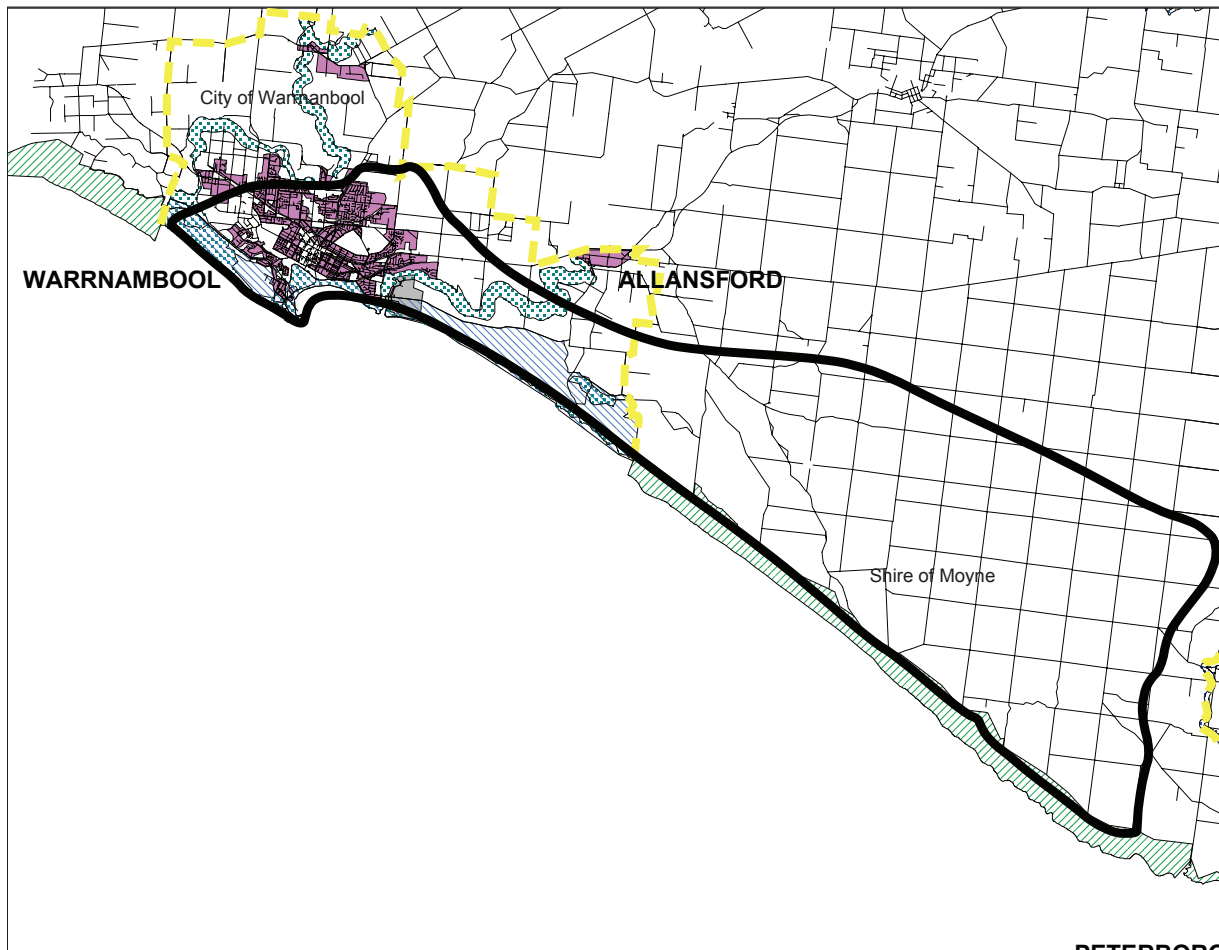
The Ecological Vegetation Classes map shows most of the precinct as private land with no tree cover, there are Remnants of Damp Sands Herb-rich Woodland / Damp Heathland / Damp Heathy Woodland and Herb-rich Foothill Forest, dotted throughout the precinct often along roadways. The presence of Damp Sands Herb-rich Woodland is prominent in central Warrnambool, Grassy Woodland Vegetation Classes are found on the outskirts of the city. Along the coast line, there are linear strips of Coastal Headland Scrub/Headland Coastal Tussock Grassland Mosaic and Coastal Dune Scrub.



ZONING MAP

Much of the precinct is zoned Rural, there is Public Conservation and Resource Zoning closer to the coast. The townships of Nullawarre and Peterborough include Residential Zones with Nullawarre surrounded by Industrial zoning. Warrnambool incorporates a number of zones, including Residential, Low Density Residential, Business, Industrial and Public Park and Recreation.






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



RELEVANT OVERLAYS MAP

Within the Shire of Moyne, the Environmental Significance Overlay to conserve and enhance the environmental qualities of the coast applies.

The relevant overlays within the City of Warrnambool, include the Design and Development Overlay for the protection of the Logans Beach environment and its significant views. There is another Design and Development Overlay to ensure that new single dwellings are compatible with the character and scale of adjoining dwellings and of the area, which applies to most residential areas. Other relevant overlays include the Significant Landscape Overlay to protect and enhance the scenic qualities of coastal hinterland areas, and the Environmental Significance Overlay for protection of the Warrnambool coast and its environs.

Overlays	
Warrnambool	
	ESO1
	SLO1
	DDO2
	DDO4
Moyne	
	ESO1

PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 3.2 | NIRRANDA COAST AND HINTERLAND

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
3.2	Warrnambool	<p><i>State significance: Coastal cliffs landscape</i></p> <ul style="list-style-type: none"> Comprises rugged cliffs, with coastal scrub hinterland Not visible, but accessible in part from GOR Moderate visitation 	<p>Development Types:</p> <ul style="list-style-type: none"> Development focussed in Warrnambool and along the coast, particularly Logans Beach Tourism accommodation Residential development Bulky goods at entrances to Warrnambool <p>Potential Threats:</p> <ul style="list-style-type: none"> Sprawling development at edge of township Bulky structures with large footprints in coastal areas Visually dominant tourism infrastructure in coastal strip Loss of vegetation – shelter belts inland and coastal veg Cleared timber plantations 	<p>Zoning:</p> <p>RUZ</p> <p>R1Z, LDRZ Business, Industrial, and PPRZ in Warrnambool with some RLZ on the outskirts SLO1 Coastal Hinterland Landscape Area</p> <p>Overlays:</p> <p>DD02 Logans Beach</p> <p>DD04 Single Dwellings</p> <p>ES01 Coastal Environs</p> <p>ES02 Habitat Protection</p> <p>ES03 Lake Gillear</p>	<p><u>22.01 Settlement and Housing:</u></p> <p>22.01-1 Aboriginal Heritage</p> <p>22.01-6 Building and Construction in Low Density Residential and Rural Living Zones</p> <p>22.01-9 Logans Beach</p> <p>22.01-11 Large lot local policy</p> <p>22.01-14 Warrnambool Foreshore Precinct</p> <p>22.01-15 Lake Pertrobe Precinct</p> <p>22.01-16 Breakwater Harbour Precinct</p> <p>22.01-17 Escarpment Park Precinct</p> <p><u>22.02 Environment:</u></p> <p>22.02-1 Coastal Areas</p> <p>22.02-2 Rare and Threatened Species</p> <p>22.02-6 Steep Land</p> <p>22.02-7 Hilltop and Ridgeline Protection</p> <p>22.02-11 Hopkins Rover Open Space Policy</p> <p>22.02-13 Wild Coast Precinct</p>	<p>Strategic direction in relation to landscape requires strengthening</p> <p>Rural Zone permit trigger required for plantations</p> <p>SLO1 Objectives all relate to views with the exception of one</p> <p>SLO Permit Requirements and Decision Guidelines clear – could be strengthened</p> <p>No additional assessment tools [reference docs, local policies] listed in SLO Schedule</p>	<p>Strengthen MSS in relation to landscape generally, particularly 21.02 Overview..., 21.03 Factors Influencing..., and 21.09 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 3.2</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Strengthen Schedule to SLO1, including referencing new Local Policy and other existing policy</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
3.2 Proposed SLO	Moyne	<p><i>State significance: Coastal cliffs landscape</i></p> <ul style="list-style-type: none"> Comprises rugged cliffs and off-shore rock formations, with coastal scrub hinterland Not visible, but accessible in part from GOR Moderate visitation 	<p>Development Types:</p> <ul style="list-style-type: none"> Development focussed in Peterborough and along the coast New residential development at western edge of Peterborough Wind farms and gas plants in coastal hinterland Tourism accommodation, particularly B&Bs <p>Potential Threats:</p> <ul style="list-style-type: none"> Sprawling development at edge of township Bulky structures with large footprints in coastal areas Proliferation of signage adjacent to GOR Visually dominant tourism infrastructure in coastal strip Loss of vegetation – shelter belts inland and coastal veg Cleared timber plantations 	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ along coast line</p> <p>Nullaware zoned TZ and surrounded by RLZ</p> <p>Overlays:</p> <p>ES01 Coastal Areas</p>	<p><u>22.01 Settlement and Housing:</u></p> <p>22.01-1 Aboriginal Heritage</p> <p>22.01-11 Smaller Townships and Settlements</p> <p>22.01-13 Building Construction in Low Density Residential and Rural Living Zones</p> <p><u>22.02 Environment:</u></p> <p>22.02-1 Coastal Areas</p> <p>22.02-2 Rare and Threatened Species</p> <p>22.02-7 Hilltop and Ridgeline Protection</p> <p>22.02-8 Flora and Fauna</p> <p>22.02-9 Public Land</p> <p><u>22.03 Economic Development:</u></p> <p>22.03-3 Timber and Timber Processing Industries</p> <p>22.03-5 Housing on Lots of Less than the Minimum Area</p> <p>22.03-6 Excisions of Dwellings in the Rural Zone</p>	<p>Priority area:</p> <ul style="list-style-type: none"> Coastal location west of Peterborough to Warrnambool municipal boundary Well known coastal area in the Great Ocean Road Region Experiencing development pressures, particularly adjacent to the coast Located between two SLO areas [adjacent Municipalities] Privately owned land <p>Permit trigger there for development within 100 metres of RDZ1</p> <p>Plantations require trigger</p> <p>ES01 Schedule includes decision guidelines relating to amenity and landscape</p>	<p>Strengthen MSS in relation to landscape, particularly clause 21.06 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 3.2</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>Apply SLO to private land within coastal cliffs landscape</p> <p>[Also refer to Municipal Toolkit for description / discussion]</p> <p>Edit existing ES01 Schedule</p> <p>Review / strengthen relevant Local Policies</p>