



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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

PRECINCT PACKAGE

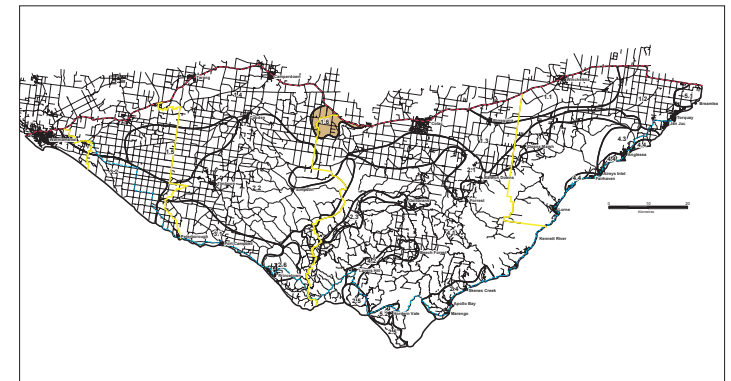
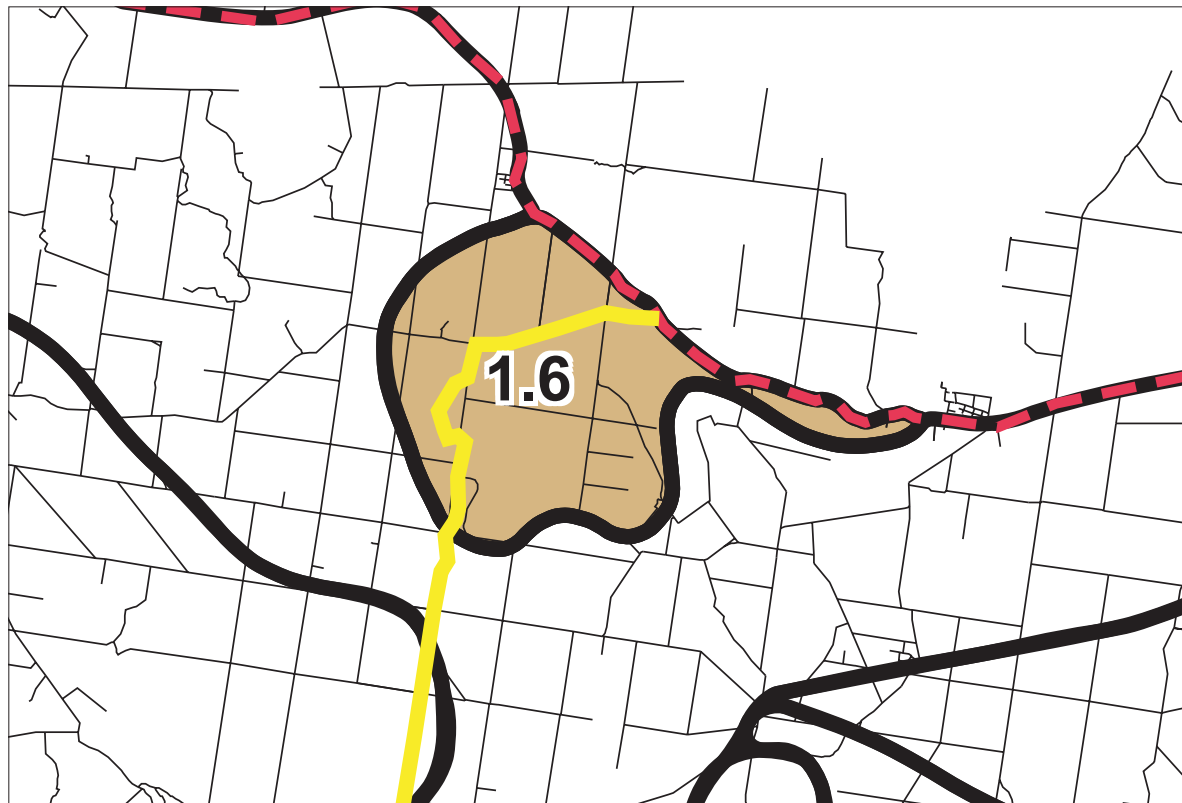
PRECINCT 1.6 | STONY RISES

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 1.6 | STONY RISES



**Legend**

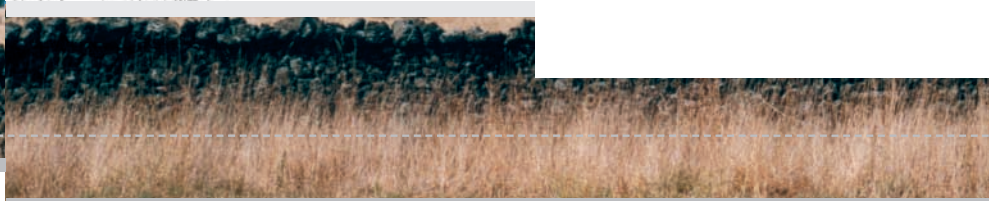
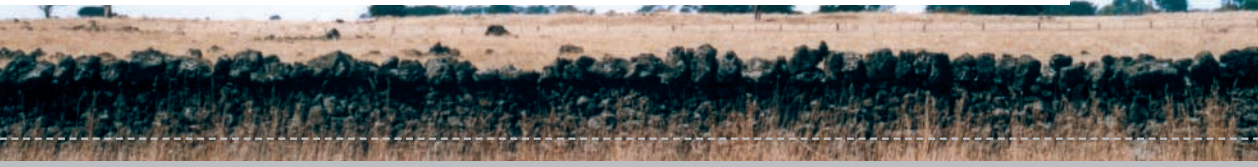
- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**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 1.6 | STONY RISES



## PRECINCT DESCRIPTION

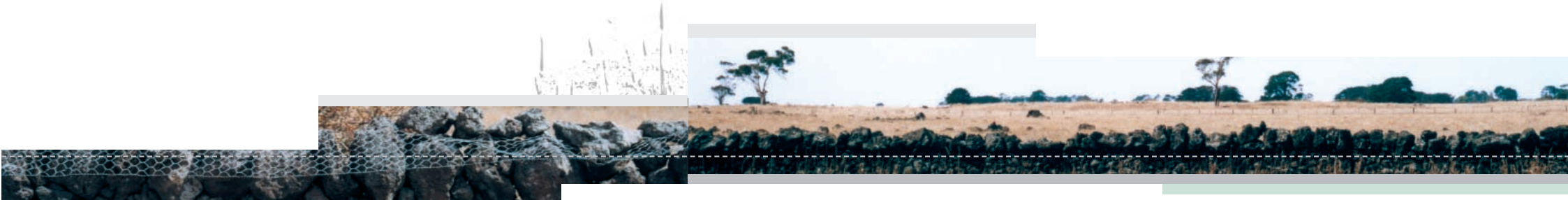
Precinct 1.6 is characterised by a roughly textured landscape with exposed rocky outcrops and water-filled, peaty sink holes. The small paddocks are strewn with rocks and boulders and mostly cleared of vegetation, though there are some stands of eucalypts and rows of cypresses. Bracken and blackberries are also scattered throughout the precinct. Apart from the unique geology, another feature of the area is the dry stone walls, dark in colour, partitioning the paddocks and defining the road corridor. Built form in the landscape is characterised by rambling farm houses, some being constructed of stone. Short and medium range views are available to plains and hummocks.

## 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 1.6 is distinctive for its dramatically different geology, expressed above the surface in the form of stony outcrops and sink holes. Rocks and boulders are strewn across paddocks and are used in the dry stone walls, which divide the fields and line the road sides. There is a stark, sculptural quality to the landscape in this precinct, unlike any other area in the Great Ocean Road region. The landscape is of state significance because of the unusual concentration of dry stone walling, stony outcrops and boulders.

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



## KEY CHARACTERISTICS

- Geology and geological features
- Starkness and rough texture of the landscape
- Exposed rocky outcrops and sink holes
- Dry stone walls dividing paddocks and lining the road sides
- Sense of openness, particularly from major road corridors such as the Princes Highway
- Contrast with adjacent pastoral landscapes

## FUTURE DIRECTIONS

The distinctive geological and man-made features of this precinct should be protected and views to them should be retained, particularly from road corridors. There is the opportunity to express landscape character through the use of local materials in buildings and structures.

## LANDSCAPE OBJECTIVES

- To protect existing indigenous and native vegetation.
- To preserve existing natural and man made features of the landscape.
- To protect the geological features of the precinct, including rocky outcrops and sink holes.
- To ensure buildings and structures are sited and designed in a way that the geological features of the precinct are revealed.
- To retain views to geological features, particularly from main roads and other prominent viewing locations.
- To retain the starkness and openness in the precinct, particularly adjacent to the main road corridors.
- To reduce the visual impact of development on large areas of the landscape.

# PRECINCT DEVELOPMENT PRINCIPLES

## PRECINCT 1.6 | STONY RISES

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To protect existing indigenous and native vegetation.	Retain existing indigenous and native trees and understorey wherever possible and provide for the planting of new indigenous vegetation.	<i>Loss of indigenous and native vegetation.</i>
DRY STONE WALLS	To preserve existing natural and man made features of the landscape.	Retain existing dry stone walls.	<i>Loss of dry stone walls.</i>
GEOLOGICAL FEATURES FINISHES	<p>To protect the geological features of the precinct, including rocky outcrops and sink holes.</p> <p>To ensure buildings and structures are sited and designed in a way that the geological features of the precinct are revealed.</p>	<p>Site buildings and structures away from geological features such as volcanic cones, craters and lakes, wherever possible.</p> <p>Protect geological features such as rocky outcrops and sink holes in any new development.</p> <p>Utilise colours and finishes that complement those occurring naturally in the local area.</p>	<p><i>Loss of geological features and formations.</i></p> <p><i>Development on or adjacent to geological features.</i></p> <p><i>Quarrying or excavation on geological features.</i></p>



LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
<p>GEOLOGICAL FEATURES INFRASTRUCTURE AND SIGNAGE</p>	<p>To retain views to geological features, particularly from main roads and other prominent viewing locations.</p>	<p>Retain views of geological features such as volcanic cones, craters and lakes from the Princes Highway and other Category 1 Roads.</p> <p>Avoid brightly coloured signage and infrastructure.</p> <p>Group signage at particular locations to minimise visual impact on large areas of the landscape, and to maintain views to geological features.</p>	<p><i>Loss of views to geological features.</i></p> <p><i>Signage clutter.</i></p> <p><i>Visually dominating signage and infrastructure.</i></p>
<p>SITING AND FINISHES</p>	<p>To retain the starkness and openness in the precinct, particularly adjacent to the main road corridors.</p> <p>To reduce the visual impact of development on large areas of the landscape.</p>	<p>Locate development a substantial distance from the Princes Highway and other Category 1 Roads wherever possible.</p> <p>Adopt the clustered development pattern of homesteads found in the precinct.</p> <p>Use simple building details.</p>	<p><i>Loss of sense of openness.</i></p>

# PRECINCT LANDSCAPE ELEMENTS

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ABOVE | Rocky outcrops and dry stone walls on the journey from Pirron Yallock to Camperdown.

## EDGES

The following 'landscape edges' exist within the precinct:

- Rocky outcrops and sink holes as landscape features and interfacing with adjacent pastoral landscapes
- Features in the landscape such as dry stone walls, which also form edges to paddocks and fields
- Other features in the landscape such as incised creek valleys and stands of vegetation
- The horizon, where the sky meets the landscape

## CORRIDORS

The following, taken from field survey notes, provides a sequence description of the journey along the Princess Highway from Pirron Yallock to Camperdown, passing through the precinct:

... On approach to Lake Corangamite there are stony rises - Manna Gums and rocky outcrops - sink holes and small water bodies dotted along the paddocks - dry stone walls edge highway and form paddock divisions - Stonyford - Pomborneit North has dry stone walls - views to volcanic cones - some remnant bush to the south - stone walls often line both sides of highway - 10 kilometres from Camperdown the walls end...



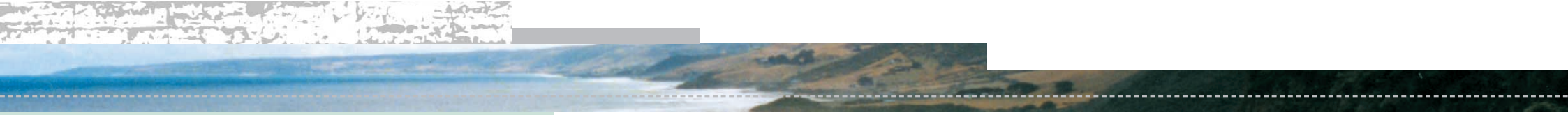


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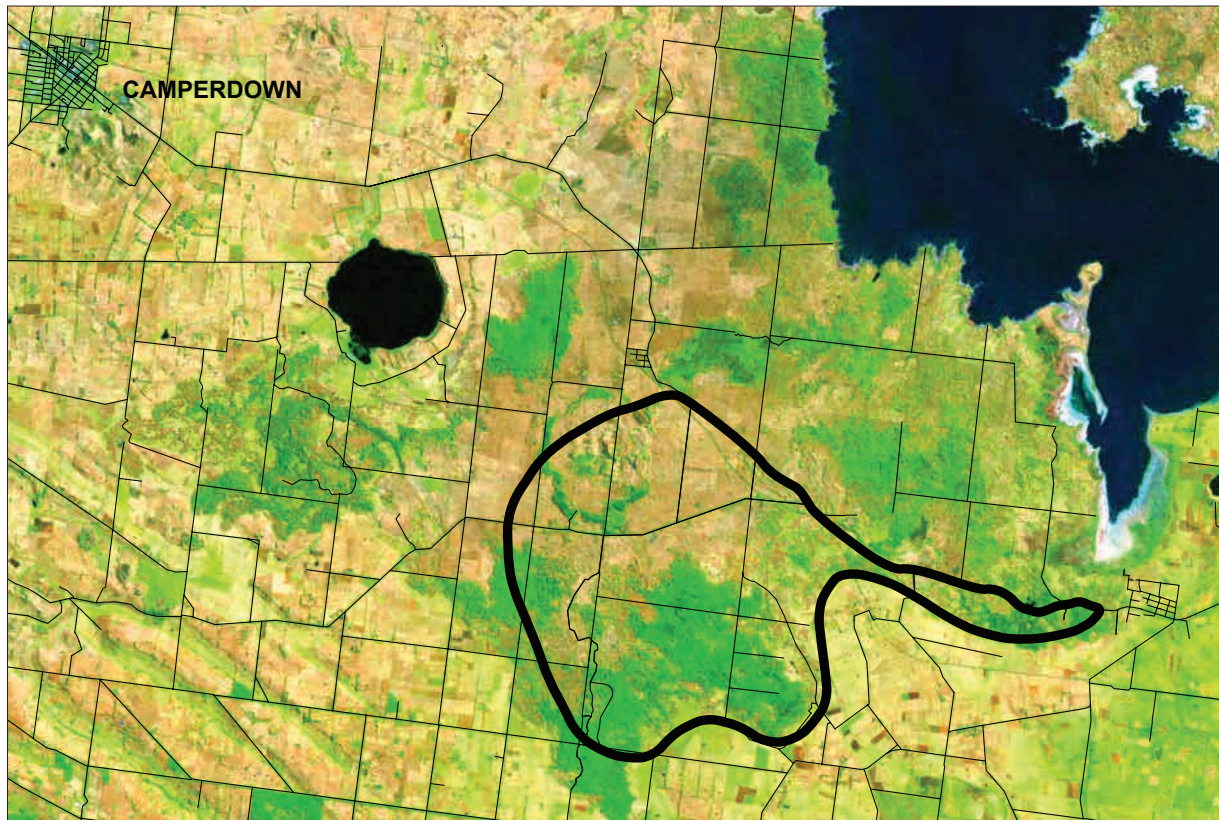
PRECINCT ANALYSIS  
PRECINCT 1.6 | STONY RISES

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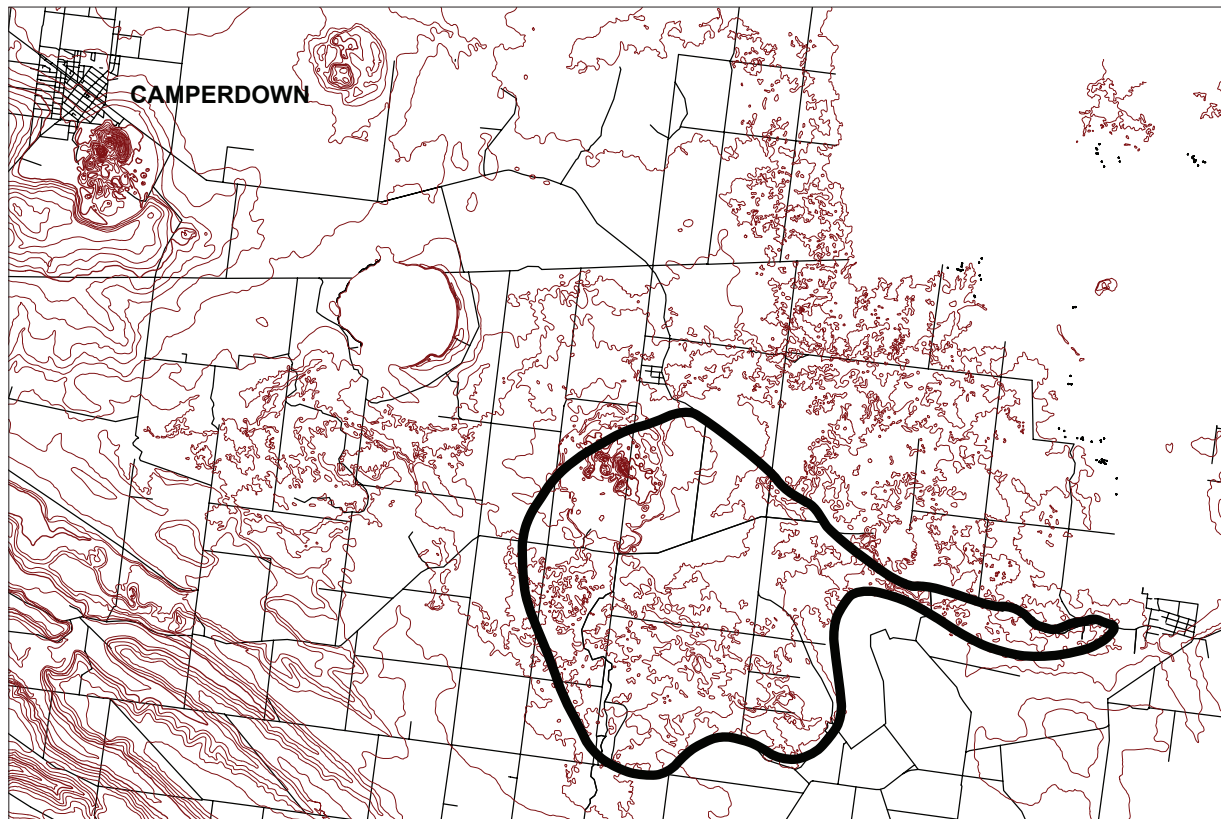
## PRECINCT ANALYSIS MAPS

PRECINCT 1.6 | STONY RISES



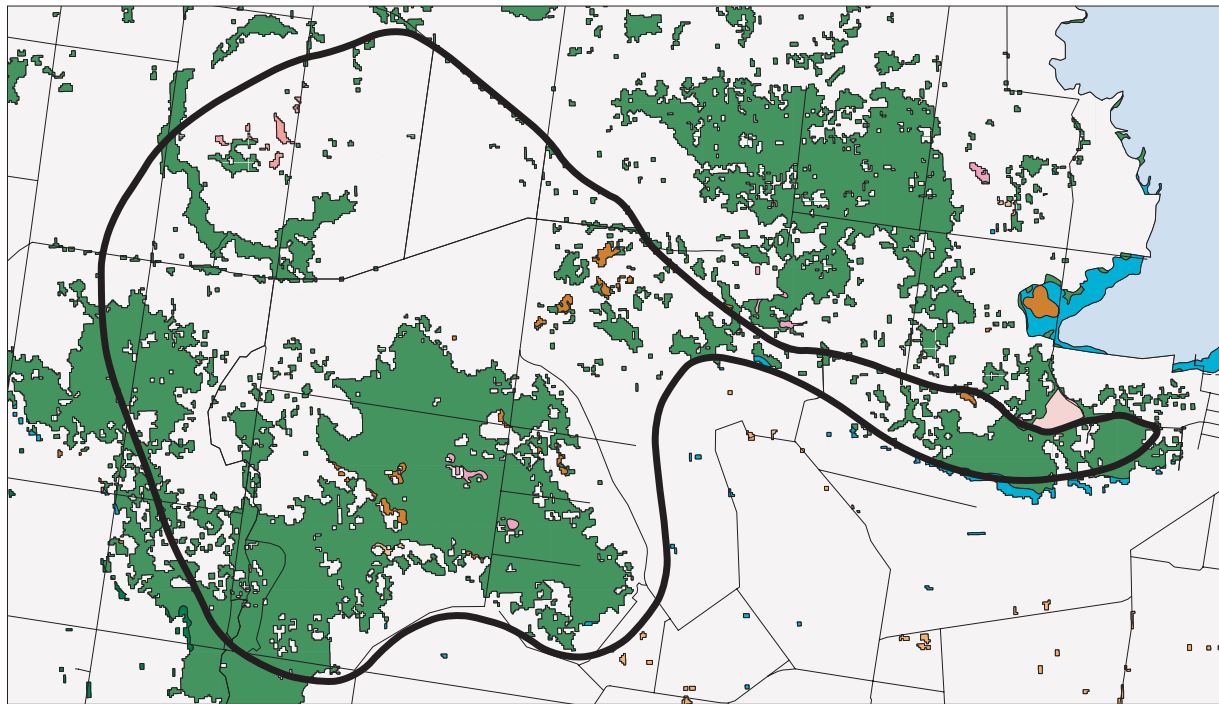
### SATELLITE PHOTO

The satellite photo highlights the topography and vegetation cover of the precinct. Most evident is the contrast between the bare, volcanic landscape and the vegetated areas.



## CONTOUR MAP

The contour map highlights the topography of the precinct which is characterised by hummocks and rocky outcrops.

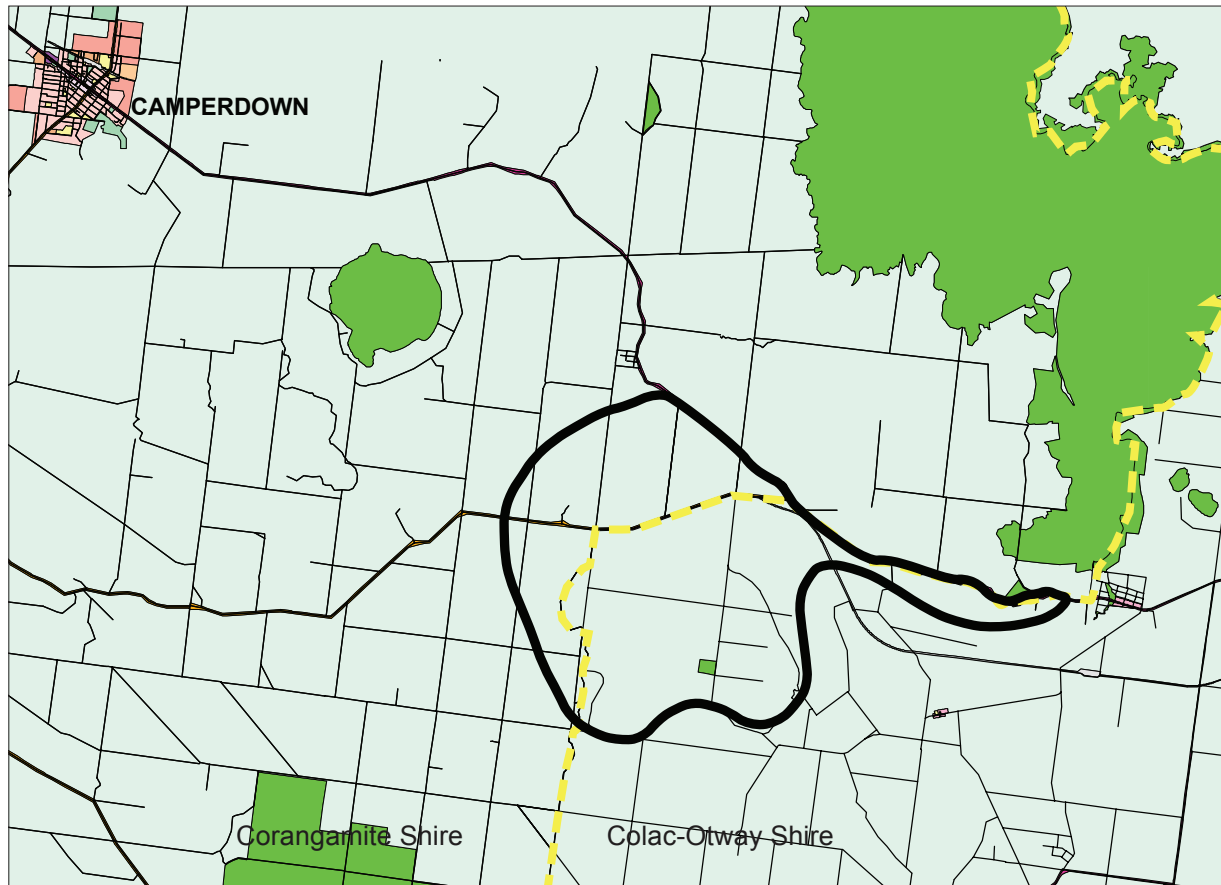


## ECOLOGICAL VEGETATION CLASSES

The ecological vegetation classes map shows the precinct as mostly private land with no tree cover with substantial sections of Stoney Rises Herb-rich Woodland extending down from Lake Corangamite. Patches of Plains Sedgy Wetland and Scoria Cone Woodland classes are dotted amongst the Stoney Rises Herb-rich Woodland areas.

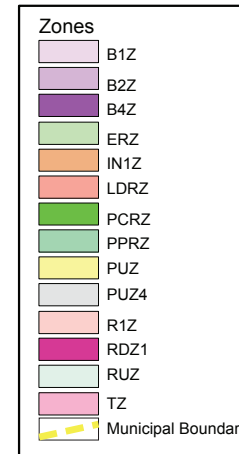
### Vegetation Classes

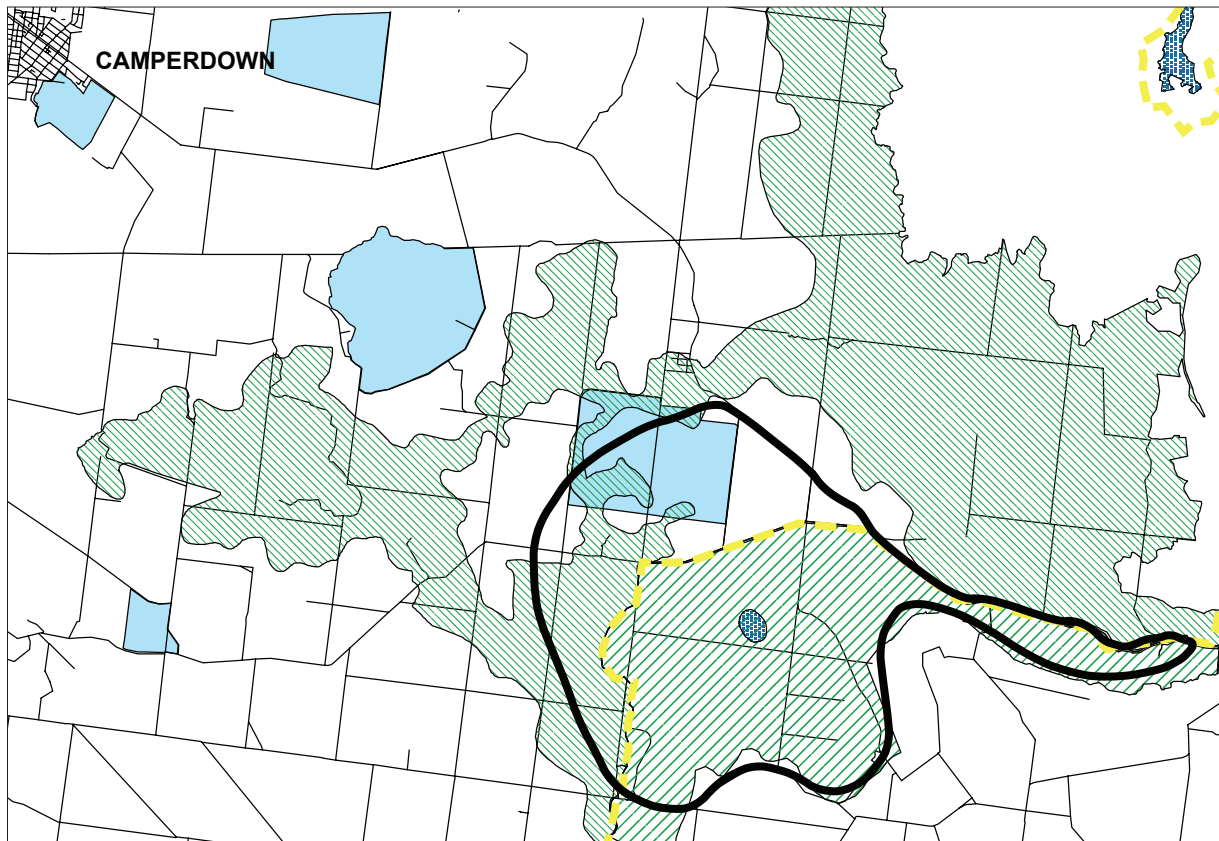
<ul style="list-style-type: none"> <li>□ Aquatic Herbland</li> <li>□ Aquatic Herbland/Plains Sedgy Wetland Mosaic</li> <li>□ Bird Colony Shrubland</li> <li>□ Calcarene Dune Woodland</li> <li>□ Cane Grass-Lignum Halophyllic Herbland</li> <li>□ Cinder Cone Woodland</li> <li>□ Clay Heathland</li> <li>□ Cleared Severely Disturbed</li> <li>□ Coast Gully Thicket</li> <li>□ Coastal Dune Scrub</li> <li>□ Coastal Dune Scrub Mosaic</li> <li>□ Coastal Headland Scrub</li> <li>□ Coastal Headland Scrub/</li> <li>□ Headland Coastal Tussock Grassland Mosaic</li> <li>□ Coastal Landfill / Sand Accretion</li> <li>□ Coastal Saltmarsh</li> <li>□ Coastal Tussock Grassland</li> <li>□ Cool Temperate Rainforest</li> <li>□ Creeklane Grassy Woodland</li> </ul>	<ul style="list-style-type: none"> <li>■ Damp Heath Scrub</li> <li>■ Damp Heath Scrub/Heathy Woodland Complex</li> <li>■ Damp Heathland / Damp Heathy Woodland</li> <li>■ Damp Sands Herb-rich Woodland</li> <li>■ Damp Sands Herb-rich Woodland /</li> <li>■ Damp Heathland / Damp Heathy Woodland</li> <li>■ Deep Freshwater Marsh</li> <li>■ Estuarine Wetland</li> <li>■ Floodplain Riparian Woodland</li> <li>■ Freshwater Meadow</li> <li>■ Grassy Dry Forest</li> <li>■ Grassy Forest</li> <li>■ Grassy Woodland</li> <li>■ Heathy Woodland</li> <li>■ Heathy Woodland/Sand Heath Mosaic</li> <li>■ Herb-rich Foothill Forest</li> <li>■ Herb-rich Foothill Forest/</li> <li>■ Shrubby Foothill Forest Complex</li> <li>■ Lignum Wetland</li> </ul>	<ul style="list-style-type: none"> <li>■ Lowland Forest</li> <li>■ Mangrove Shrubland</li> <li>■ Not assessed to date - Formerly Not Applicable/</li> <li>■ Not Within Victoria</li> <li>■ Permanent Saline</li> <li>■ Plains Brackish Sedgy Wetland</li> <li>■ Plains Freshwater Sedgy Wetland</li> <li>■ Plains Grassland</li> <li>■ Plains Grassland/Plains Grassy Woodland Mosaic</li> <li>■ Plains Grassy Wetland</li> <li>■ Plains Sedgy Wetland</li> <li>■ Plains Swampy Woodland</li> <li>■ Plantation (undefined)</li> <li>■ Private Land No Tree Cover</li> <li>■ Herb-rich Foothill Forest</li> <li>■ Riparian Forest</li> <li>■ Riparian Scrub Complex</li> <li>■ Riparian Woodland</li> </ul>	<ul style="list-style-type: none"> <li>■ Riparian Woodland / Escarpment Shrubland</li> <li>■ Sand Heathland</li> <li>■ Scoria Cone Woodland</li> <li>■ Seasonally-inundated Sub-saline Herbland</li> <li>■ Sedgy Riparian Woodland</li> <li>■ Shallow Freshwater Marsh</li> <li>■ Shrubby Dry Forest</li> <li>■ Shrubby Foothill Forest</li> <li>■ Shrubby Wet Forest</li> <li>■ Stoney Rises Herb-rich Woodland</li> <li>■ Stony Knoll Shrubland / Plains Grassy Woodland /</li> <li>■ Plains Grassy Wetland</li> <li>■ Swamp Scrub</li> <li>■ Swamp Scrub / Aquatic Herbland</li> <li>■ Swampy Riparian Woodland</li> <li>■ Water Body - Natural or man made</li> <li>■ Reed Swamp</li> <li>■ Wet Forest</li> <li>■ Wet Heathland</li> <li>■ Wet Sands Thicket</li> </ul>
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## ZONING MAP

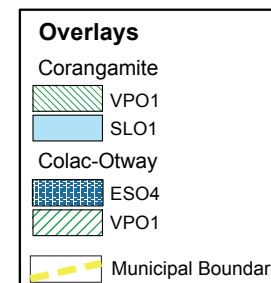
The majority of the precinct is zoned Rural, with a small area of land zoned Public Conservation and Resource.





## RELEVANT OVERLAYS MAP

The overlays relevant to landscape character include the Vegetation Protection Overlay for the protection of significant and remnant vegetation throughout the majority of the precinct and the Significant Landscape Overlay which is in place to protect the unique volcanic landscape. The Environmental Significance Overlay is in place for habitat protection.



# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 1.6 | STONY RISES

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
1.6	Corangamite	<p><i>State significance:</i> <i>Stony rises landscape</i></p> <ul style="list-style-type: none"> <li>• <i>Comprises highly unusual concentration of dry stone walls; stony outcrops and boulders</i></li> <li>• <i>Visible from Princes Highway and train</i></li> <li>• <i>Low visitation (mostly private land)</i></li> </ul>	<p>Development types:</p> <ul style="list-style-type: none"> <li>• Farming structures</li> <li>• Dwellings</li> <li>• Outbuildings</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>• Destruction of dry stone walls</li> <li>• Loss of vegetation, including shelter belts</li> <li>• Removal of evidence of past volcanic action</li> <li>• Surface mining; excavation</li> <li>• Ribbon development along the Princes Highway</li> <li>• Poor siting of infrastructure such as telecommunication towers</li> <li>• Development close to craters or lakes</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>Overlays:</p> <p>SL01 [Volcanic Landscape Area]</p> <p>VPO1 [Significant and Remnant Vegetation]</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>Strategic direction and decision framework needs strengthening generally</p> <p>Permit trigger in place for development within 100 metres of Princes Highway</p> <p>SL0 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>[Plantations unlikely but covered by introduction of trigger in Rural Zone adjacent to RDZ1 across municipality]</p> <p>Control over development adequate, but Schedule needs 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 1.6</p> <p>Cover development visible from Princes Highway in Local Policy</p> <p>Tailor existing SL01 Schedule to landscape character type</p> <p>Review Local Policy 22.04-3</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
1.6 Proposed SLO	Colac Otway	<p><i>State significance:</i> <i>Stony rises landscape</i></p> <ul style="list-style-type: none"> <li>• <i>Comprises highly unusual concentration of dry stone walls; stony outcrops and boulders</i></li> <li>• <i>Visible from Princes Highway and train</i></li> <li>• <i>Low visitation [mostly private land]</i></li> </ul>	<p>Development types:</p> <ul style="list-style-type: none"> <li>• Farming structures</li> <li>• Dwellings</li> <li>• Outbuildings</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>• Destruction of dry stone walls</li> <li>• Development immediately adjacent to the Princes Highway</li> <li>• Loss of vegetation, including shelter belts</li> <li>• Removal of evidence of past volcanic action</li> <li>• Surface mining; excavation</li> <li>• Ribbon development along the Princes Highway</li> <li>• Poor siting of infrastructure such as telecommunication towers</li> <li>• Development close to craters or lakes</li> </ul>	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ</p> <p>Overlays:</p> <p>VP01 Significant and Remnant Vegetation</p> <p>ES04 Habitat Protection</p>	<p>22.01 Main Roads / Scenic Routes</p> <p>22.02 Ridgelines</p> <p>22.04 House Lot Excision in the Rural and Environmental Rural Zones</p>	<p>Assessment tools lacking generally, particularly for development adjacent to the RDZ1 and volcanic features</p> <p>Development adjacent to main roads permit trigger in place</p> <p>No SLOs in place for volcanic landscape or dry stone walls in this precinct</p> <p>Priority area: Stony rises landscape</p> <ul style="list-style-type: none"> <li>• Main road and tourist route</li> <li>• Private land</li> <li>• Volcanic landscape with unusual concentrations of dry stone walls</li> <li>• Adjacent Municipality has SLOs in place</li> </ul> <p>[Plantations unlikely but covered by trigger which has been recommended across the municipality]</p>	<p>Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land</p> <p>Review/strengthen all relevant Local Policies</p> <p>Introduce new Local Policy including Development Principles for Precinct 1.6</p> <p>Apply SLO to stony rises landscape</p> <p>[Also refer to Municipal Toolkit for description / discussion]</p> <p>Tailor SLO Schedule to landscape character type</p>