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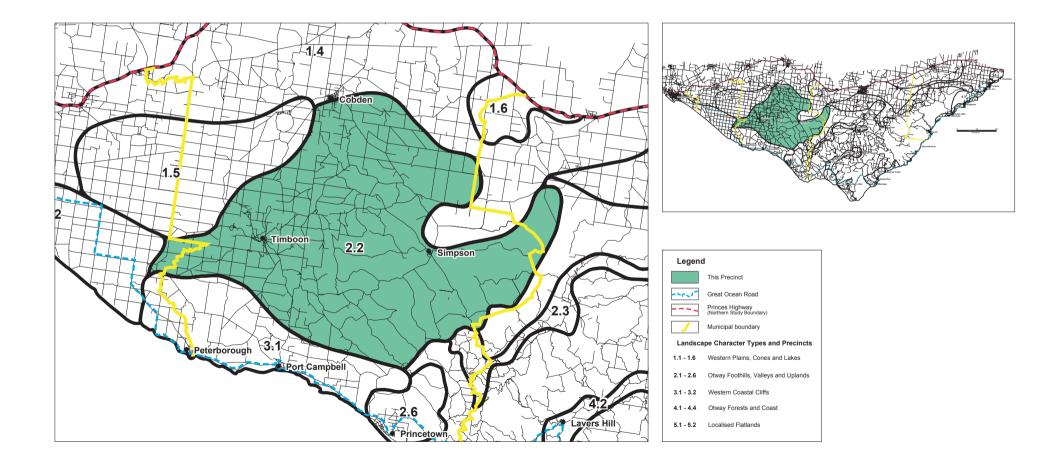
PRECINCT PACKAGE

PRECINCT 2.2 | DAIRYING HILLS AND VALES

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



PRECINCT 2.2 | DAIRYING HILLS AND VALES





PRECINCT DESCRIPTION

Precinct 2.2 is characterised by a complex network of sprawling hills and vales, with incised creeks and gorges around Timboon. The pastoral landscape is cris-crossed by geometric lines of shelter belts and hedge rows, and more informal tree planting, both native and exotic. There are areas of remnant bush, including some forest with understorey. Farm buildings are scattered, and dairying-related buildings tend to be located close to the road. There is a dramatic contrast between the more open areas that offer long distance views from ridge top roads, and the seclusion of the narrow, heavily treed valleys around Timboon. Roads follow curving alignments as they straddle ridges and meander into valleys.

DISTINCTIVE QUALITIES

The Otway Foothills, Valleys and Uplands landscape character type is located generally at the foothills of the Otway Forest, both inland and on the coast. It is characterised by hilly topography, varying from gentle to steep, and often incised with rivers, creeks and gullies. A patchwork of paddocks and shelter belts exists throughout this landscape character type, with some remnant vegetation in waterways and valleys.

Within this landscape character type, precinct 2.2 is distinctive for the contrasts in the landscape between open ridge tops and intimate, heavily wooded creek valleys. It is the dairying precinct of the Otway Foothills, Valleys and Uplands landscape, where the use of the land is most obviously reflected in the siting of buildings which are often located close to the roadsides. Stands of remnant vegetation, and the naturalistic landform and vegetation of the creek

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

valleys, are locally significant landscape features of the precinct.



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KEY CHARACTERISTICS

- Contrasts in the landscape between open, ridge-tops and intimate, heavily wooded creek valleys
- Stands of indigenous vegetation
- Tall shelter belts and hedge rows dividing paddocks
- Rural qualities, particularly when viewed from major road corridors
- Scattered pattern of development, tucked into the landscape

FUTURE DIRECTIONS

The rich patchwork of landscape elements in this precinct has the potential to be strengthened through the use of additional vegetation for emphasis. Buildings are scattered throughout the landscape and there is the opportunity to continue this pattern, with traditionally scaled dairying structures located close to the road.

LANDSCAPE OBJECTIVES

- To protect stands of indigenous and native vegetation, particularly within creek valleys.
- To increase the use of informal indigenous planting to emphasise natural landforms.
- To protect existing shelter belts and hedge rows.
- To ensure buildings and structures sit within, rather than dominate the landscape.
- To ensure ridge tops and visually prominent hill faces are largely kept free of development.
- To retain a rural outlook from main road corridors throughout the precinct.
- To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.
- 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 2.2 | DAIRYING HILLS AND VALES

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	
/EGETATION	To protect stands of indigenous and native vegetation, particularly within creek valleys. To increase the use of informal	Retain existing indigenous and native trees and understorey wherever possible and provide for the planting of new indigenous and native vegetation.	Loss of indigenous and native vegetation.	
	indigenous planting to emphasise natural landforms.	Replace any trees lost due to development with similar size indigenous trees.		
SHELTER BELTS AND HEDGE ROWS	To protect existing shelter belts and hedge rows.	Retain existing hedge rows and shelter belts wherever possible.	Loss of hedge rows and shelter belts.	
		Replace lost shelter belts and hedge rows with a species suitable to the local area.		
HEIGHT AND SITING	To ensure buildings and structures sit within, rather than dominate the landscape.	Keep development below the dominant tree canopy height.	Buildings that protrude above	
		Locate any development outside townships sparsely, siting buildings and structures to avoid the loss of existing vegetation.	the tree canopy height.	
		Utilise low scale building forms, tucked into the landscape.		
SITING AND DESIGN	To ensure ridge tops and visually prominent hill faces are largely kept free of development.	In circumstances where it can not be avoided on hill faces:	Light colours or highly reflective finishes on hill face	
		 Locate development sparsely to avoid loss of vegetation. Design buildings to follow the contours or step down the site. Articulate buildings into separate elements, and avoid visually dominant elevations. 	Dark colours and finishes on ridge tops.	
			Excessive cut and fill.	
			Large building footprints.	
		 Use darker colours and finishes that are less prominent visually, particularly roofs. 	Loss of vegetation in visually prominent locations.	
		In circumstances where it can not be avoided on ridge tops:		

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SITING AND DESIGN		– Locate development to avoid the loss of vegetation.	
[Cont.]		 Use lighter colours and finishes to minimise visibility against the sky. 	
SITING	To retain a rural outlook from main road corridors throughout the precinct.	Between townships, site development substantial distances 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.
TIMBER PLANTATIONS	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.	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.	Visibility of timber plantations from main road corridors.
TOWNSHIPS AND SETTLEMENTS	To maintain the dominance of the natural landscape from main roads outside townships.	Ensure townships have a definite visual edge, delineating the boundary between urban development and the	Highly visible ribbon development.
		natural landscape beyond.	Unclear edges to townships.
		Locate signage away from entrances and exits to townships wherever possible.	Signage clutter at entrances and exits to townships.
RURAL LIVING AND LOW	To improve the appearance of rural living	In rural living and low density residential areas:	High, solid fencing.
DENSITY RESIDENTIAL DEVELOPMENT	and low density residential development located on the fringes of townships.	 Use permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation. 	Loss of vegetation.
		 Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous vegetation wherever possible. 	Impervious surfacing.
		 Utilise vegetation for privacy 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. 	

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ABOVE | Scenes from the journey from Timboon towards Port Campbell.

EDGES

The following 'landscape edges' exist within the precinct:

- The interface between the township edges and the 'natural' landscape
- Landscape features as edges in the landscape, such as vegetated creek valleys within pastoral uplands
- The interface between landscape features such heavily wooded valleys and open ridge tops
- The many incised valleys and creeks within the landscape
- The interface of buildings with natural and man made features, including road corridors

CORRIDORS

The following, taken from field survey notes, provides a sequence description of the journey from Cobden

to beyond Timboon, travelling south on Cobden - Port Campbell Road:

... Cobden - rolling land - valley landscape with remnant eucalypts and exotic shelter belts - rolling to hilly landforms - (similar to Otway foothills) - scattered trees - consistent roadside bushy vegetation - wide roadside verges with dense indigenous vegetation - encloses journey and creates glimpses through screening - Scotts Creek has a hall and store - Timboon has a creek-side setting crossroads in centre - shops along through road, with nearby bushland - bushy roadside verges with flatter country in sections - remnant bush shelter belts and exotic rows of cypresses - less native vegetation toward Port Campbell – views towards Port Campbell exist from the edge of the precinct...



ABOVE | The bushy town character of Timboon.

There are two major townships within the precinct: Timboon and Simpson.

TIMBOON

Timboon occupies a distinctive site astride the valley of Powers Creek, at the junction of three main roads. The topography and the main roads define the layout of the town. The centre is occupied by a deep gully with tall manna gums, which gives the town a bushy character. Beyond the centre, development straggles along the main roads that wind up out of the valley and as a result, the edge of the town is not strongly defined. There is a mix of residential and industrial buildings occupying the higher land on the perimeter of the town, bordering the open farmland landscape. The quality and type of development on the main road approaches has detracted from the town's distinctive character.

SIMPSON

The township of Simpson is settled on a wide ridge of the Otway foothills. There are only a few streets in the town, which branch off a feeder road from the junction of two main roads. The housing is mostly low key as is the roadside takeaway shop, which marks the town centre. There is a strong presence of native vegetation particularly along the roadsides.

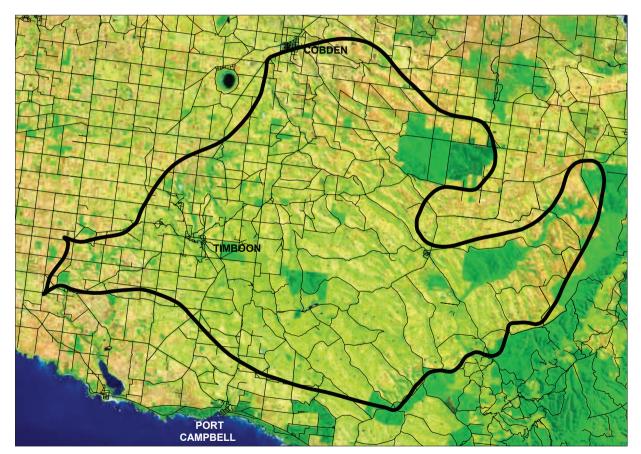


PRECINCT ANALYSIS PRECINCT 2.2 | DAIRYING HILLS AND VALES

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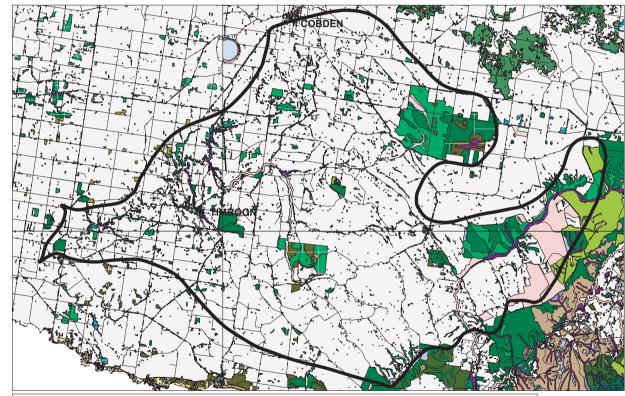
SATELLITE PHOTO

The satellite photo reveals the lush, dairying character of much of the farmland, and the uneven distribution of tree cover. The steeply wooded valleys of the creek system around Timboon are evident, as are the ridges that cause the undulations in topography and belie the existence of coastlines from former geological eras.

TIMBOON PORT CAMPBELL

CONTOUR MAP

The contour map shows the complexity of the hill and valley systems that permeate the precinct.



ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows most of the land as privately owned with no tree cover. There are concentrations of Riparian Forest, Lowland Forest, and Herb-rich Foothill Forest, along creek corridors and in some large parcels of land in isolated areas, and closer to the Otway foothills where there are also expanses of cleared and severely disturbed land. In the north west part of the precinct there is a stronger presence of Damp Heathland / Damp Heathy Woodland.

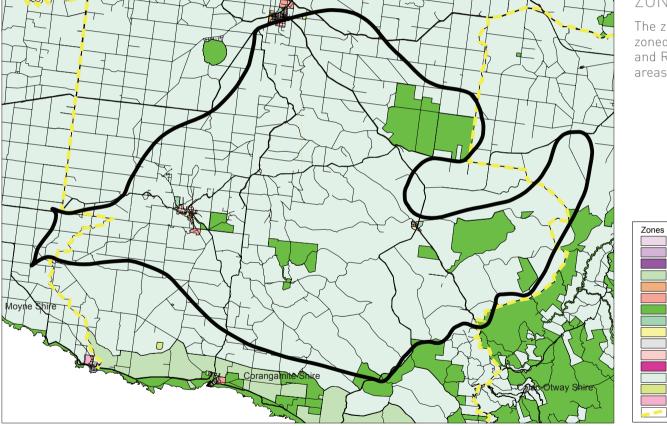
Vegetation Classes

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Damp Heath Scrub Lowland Forest Damp Heath Scrub/Heathy Woodland Complex Mangrove Shrubland Damp Heathland / Damp Heathy Woodland Damp Sands Herb-rich Woodland Damp Sands Herb-rich Woodland / Not assessed to date - Formerly Not Applicable/ Not Within Victoria Permanent Saline Damp Heathland / Damp Heathy Woodland Deep Freshwater Marsh Estuarine Wetland Plains Brackish Sedge Wetland Plains Freshwater Sedge Wetland Plains Grassland Floodplain Riparian Woodland Freshwater Meadow Grassy Dry Forest Plains Sedgy Wetland Plains Swampy Woodland Plantation (undefined) Grassy Forest Grassy Woodland Heathy Woodland Heathy Woodland/Sand Heath Mosaic Private Land No Tree Cove Herb-rich Foothill Forest Reed Swamp Riparian Forest Shrubby Foothill Forest Complex Riparian Scrub Complex Lignum Wetland Riparian Woodland

Lowland Forest Riparian Woodland / Escarpment Shrubland Nort assessed to date - Formerly Not Applicable / Scoria Cone Woodland / Sand Heathland Sub-saline Herbland - Seday (Paparian Woodland / Palins Grassland) Shrubby Porest - Palins GrassWotland Mosaic Shrubby Porest - Palins Grass Wetland - Shrubby Forest - Palins Grass Wetland - Shrubby Forest - Palins Grass Wetland - Shrubby Forest - Palins Grass Wetland - P

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ZONING MAP

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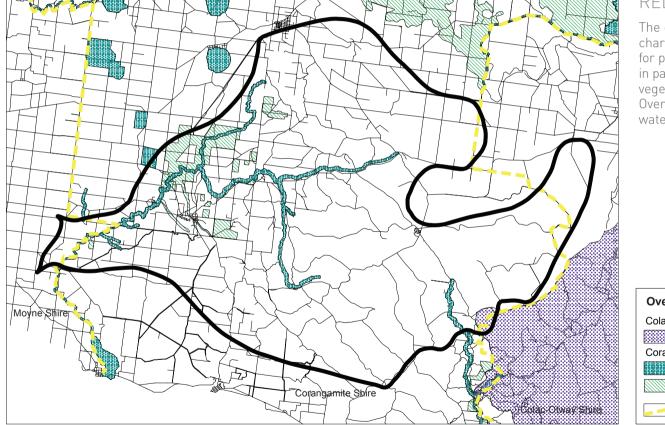
> PCRZ PPRZ PUZ

PUZ4 R1Z RDZ1

RUZ SUZ1 TZ Municipal Boundary

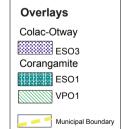
The zoning map depicts the majority of the precinct zoned Rural with some patches of Public Conservation and Resource zoned areas primarily coinciding with areas of significant vegetation.





RELEVANT OVERLAYS MAP

The overlays in the precinct related to landscape character are the Vegetation Protection Overlay, in place for protection of significant and remnant vegetation, both in patches and adjacent to watercourses, and for roadside vegetation protection. The Environmental Significance Overlay is also used in the precinct for protection of watercourses, waterbodies and wetland areas.



PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

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Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.2	Moyne [western extremity of precinct]	N/A	 Development Types: Farming structures Timber plantations Potential Threats: Loss of native vegetation Clearing of vegetation on hill tops and skylines Loss of shelter belts 	Zoning: RUZ Overlays: No overlays	22.01 Settlement and Housing: 22.01-1 Aboriginal Heritage22.02 Environment: 22.02-2 Rare and Threatened Species 22.02-7 Hilltop and Ridgeline Protection 22.02-8 Flora and Fauna22.03 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 adjacent to main roads	Strengthen MSS in relation to landscape, particularly clause 21.06 Environment Introduce new Local Policy including Development Principles for Precinct 2.2 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

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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
2.2	Colac Otway [eastern extremity of precinct]	N/A	 Development Types: Farming structures Timber plantations Potential Threats: Loss of native vegetation Clearing of vegetation on hill tops and skylines Loss of shelter belts 	Zoning: RUZ Overlays: ESO3 Proclaimed Water Catchments ESO2 applies to one stream	22.01 Main Roads / Scenic Routes 22.02 Ridgelines 22.04 House Lot Excision in the Rural and Environmental Rural Zones	Review strategic directions Permit trigger exists for development within 100 metres of RDZ1 Decision framework / assessment tools lacking generally Plantations adjacent to main roads	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 2.2 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

PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

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Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.2	Corangamite	N/A	 Development Types: Development within the townships Farming structures Timber plantations Potential Threats: Loss of native vegetation Clearing of vegetation on hill tops and skylines Ribbon development and vegetation clearance on entry routes to Timboon Loss of shelter belts Rural residential development on township edges 	Zoning: RUZ PCRZ [patches only] Townships of Simpson and Timboon are primarily zoned R1Z, with small areas of LDRZ. Simpson has TZ on outskirts. The southern parts of Cobden are zoned R1Z and some LDRZ Overlays: VP01 Significant and Remnant Vegetation Protection ES01 Watercourse, Waterbody and Wetland Protection VP02 Roadside Vegetation	22.01 Settlement:22.01-1 UrbanGrowth Boundary22.01-2 House LotExcision22.01-3 ResidentialInfrastructure22.02 Environment:22.02-1 Catchmentand Land Protection22.02-2 WildfireManagement22.02-5 Natural andCultural Heritage22.03 EconomicDevelopment:22.03-2 Horticulture22.03-3 Timber andTimber ProcessingIndustries22.03-4 Tourist Useand Development:22.04-1 BuildingLines and Height22.04-3 HighwayDevelopment22.04-6 Sheds andOutbuildings22.04-7 Townscape	Permit trigger exists for development within 100 metres of RDZ1 Decision framework required Plantations adjacent to main roads	Review/strengthen MSS in relation to landscape, particularly 21.04-2 Environment Introduce new Local Policy including Development Principles for Precinct 2.2 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 Local Policy 22.04-3
