



THE GREAT OCEAN ROAD REGION
LANDSCAPE ASSESSMENT STUDY

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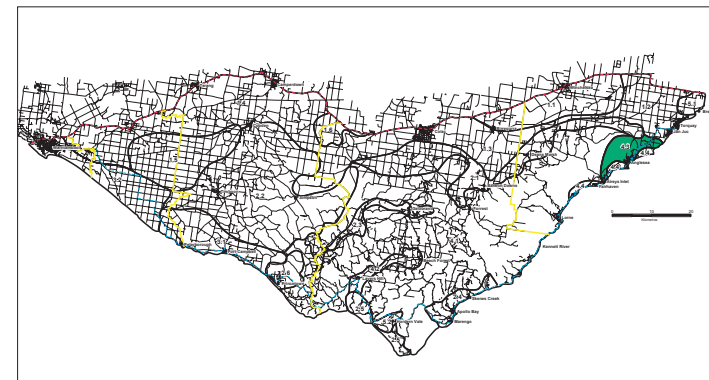
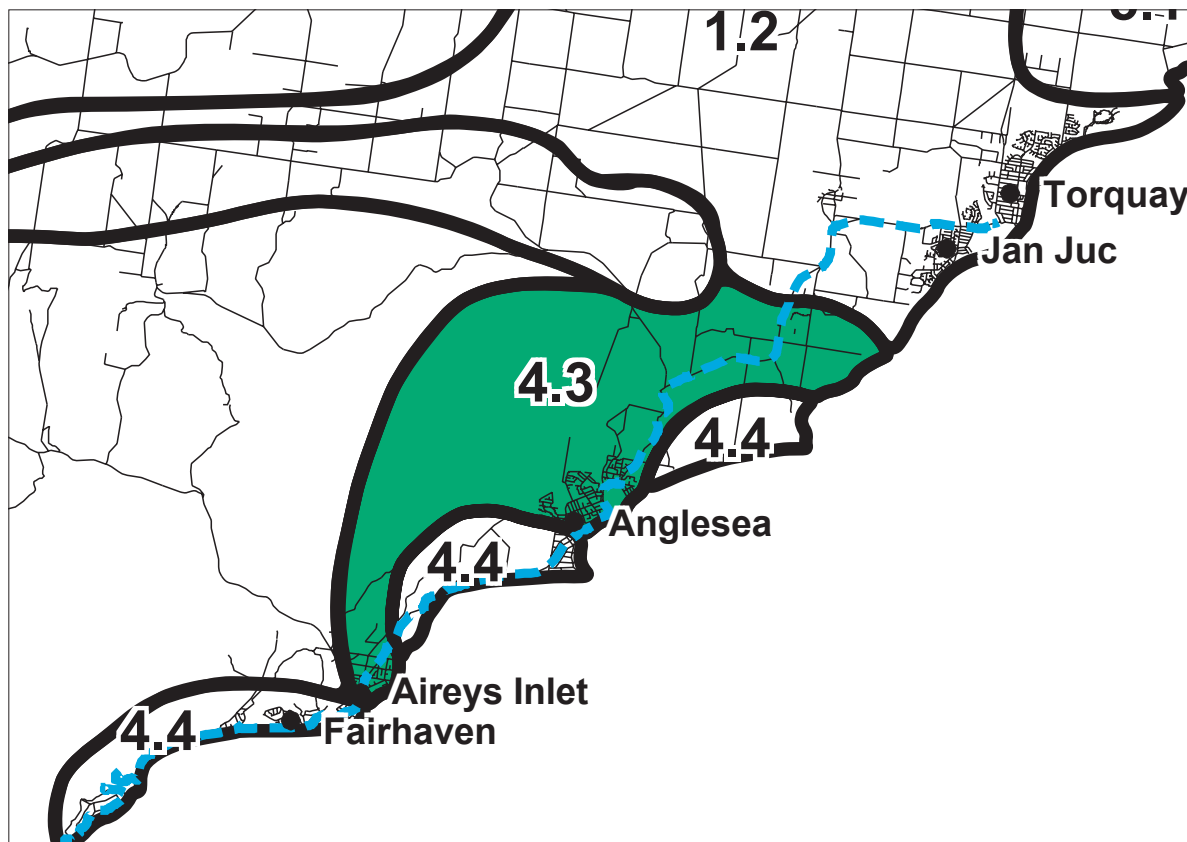
PRECINCT PACKAGE

PRECINCT 4.3 | DRY COASTAL WOODLAND AND HEATH

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

LOCALITY MAP

PRECINCT 4.3 | DRY COASTAL WOODLAND AND HEATH



Legend

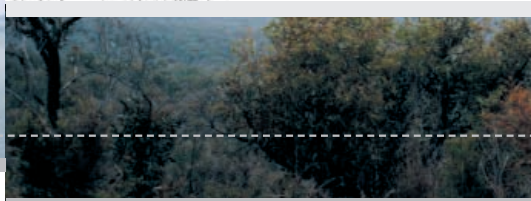
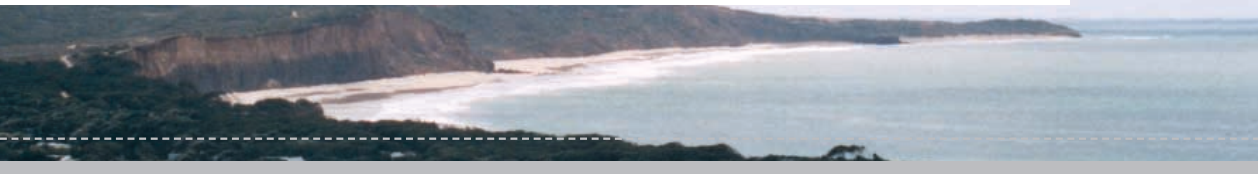
- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

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 Flattlands

PRECINCT QUALITIES AND OBJECTIVES

PRECINCT 4.3 | DRY COASTAL WOODLAND AND HEATH



PRECINCT DESCRIPTION

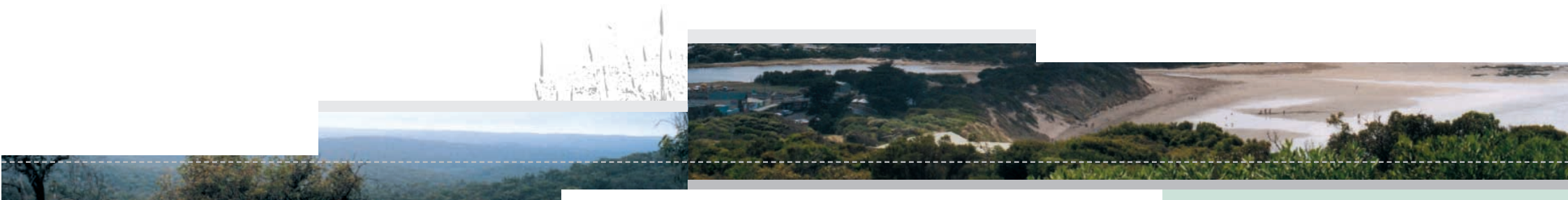
Precinct 4.3 includes the townships of Aireys Inlet and Anglesea, and is located inland from the areas of low coastal heath. The landscape is characterised by dry coastal vegetation, including short eucalypt trees with an understorey of dense scrubby woodland. The topography climbs towards the Otway Ranges in the east and pastoral land in the north. A large area of the precinct inland from Anglesea is reserved for coal mining, yet is also recognised for its significant flora and fauna values (Anglesea Heathland). Buildings are predominantly located in townships, with some examples of isolated farm dwellings on the northern periphery. Residential development on the edges of townships is often highly visible, being sited on visually prominent hill faces.

DISTINCTIVE QUALITIES

The Otway Forests and Coast landscape character type consists of the main area of the Otway Ranges and coast, containing large areas of dense, tall forest cover in hilly terrain, extending to the sea with high, rugged cliffs in places. In some coastal locations the vegetation is sparser and smaller in scale. This landscape character type also includes areas of plantation timber and clearings set among the forest.

Within this landscape character type, precinct 4.3 is distinctive for its dry woodland vegetation and rugged coastal hinterland, increasing in scale towards the Otway Ranges. Much of the Anglesea coastline is visible from the Great Ocean Road, and is a landscape of state significance.

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



KEY CHARACTERISTICS

- Dry forested landscape
- Indigenous woodland vegetation
- Coastal townships
- Views to the coast

FUTURE DIRECTIONS

The appearance of a vegetated landscape, particularly when viewed from the Great Ocean Road, should be restored between townships and the significant heathland areas should be protected. Development on the outskirts of existing townships has the potential to be improved by restoring the balance between buildings and vegetation. Ridge tops should remain free of bulky development with a large footprint wherever possible.

LANDSCAPE OBJECTIVES

- To ensure that development in coastal areas is sited to retain indigenous vegetation while adhering to wildfire regimes.
- To ensure ridge tops are kept free of bulky development with a large footprint.
- To restore the balance between vegetation and built form in highly visible locations on the edges of townships.
- To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations, and other infrastructure such as powerlines, or that associated with mining.
- To ensure that the appearance of a forested landscape is the dominant feature between townships.

PRECINCT DEVELOPMENT PRINCIPLES

PRECINCT 4.3 | DRY COASTAL WOODLAND AND HEATH

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To ensure that development in coastal areas is sited to retain indigenous vegetation while adhering to wildfire regimes.	Retain existing coastal vegetation where it is safe to do so, and provide for the planting of new indigenous coastal vegetation wherever possible.	<i>Loss of large areas of coastal indigenous vegetation.</i>
SITING AND DESIGN	To ensure ridge tops are kept free of bulky development with a large footprint. To restore a balance between vegetation and built form in highly visible locations on the edges of townships.	In circumstances where development can not be avoided on hill faces: <ul style="list-style-type: none"> – 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. – Use darker colours and finishes that are less prominent visually, particularly roofs. In circumstances where development can not be avoided on ridge tops: <ul style="list-style-type: none"> – Locate development to avoid the loss of vegetation. – Use lighter colours and finishes to minimise visibility against the sky. Replace any trees lost due to development with indigenous and/or native trees that will grow to a similar size.	<i>Light colours or highly reflective finishes on hill faces.</i> <i>Dark colours and finishes on ridge tops.</i> <i>Excessive cut and fill.</i> <i>Large building footprints.</i> <i>Loss of vegetation in visually prominent locations.</i> <i>Clearing of heavily vegetated hill faces and gullies.</i>
INFRASTRUCTURE TIMBER PLANTATIONS	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations, and large buildings and structures.	On the coastal side of the Great Ocean Road, infrastructure such as powerlines and other utility services should be underground wherever possible. 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.	<i>Loss of vegetation.</i> <i>Landscape 'scarring'.</i> <i>Visibility of timber plantations from main road corridors.</i> <i>Landscape 'scarring'</i>

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
INFRASTRUCTURE TIMBER PLANTATIONS (Cont.)		<p>Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development.</p> <p>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.</p>	
SITING, DESIGN AND FINISHES SIGNAGE AND INFRASTRUCTURE TOWNSHIPS AND SETTLEMENTS	To ensure that the appearance of a forested landscape is the dominant feature between townships.	<p>Avoid development on the coastal side of the Great Ocean Road, and in coastal areas between townships wherever possible. If it cannot be avoided, site development to maximise retention of existing vegetation and views to the ocean.</p> <p>New buildings should be designed to respond to the characteristics of the site and locality, demonstrating a high standard of contemporary expression and finish.</p> <p>Utilise colours and finishes that complement those occurring naturally in the local environment.</p> <p>Set back development from the Great Ocean Road on the landward side, between townships.</p> <p>Avoid brightly coloured signage and infrastructure, particularly on the coastal side of the Great Ocean Road.</p> <p>Group signage at particular locations to minimise visual impact on large areas of the landscape, and to maintain views.</p> <p>Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.</p> <p>Locate signage away from entrances and exits to townships wherever possible.</p>	<p><i>Visually dominant development in coastal areas, between townships.</i></p> <p><i>Loss of coastal views.</i></p> <p><i>Ribbon development.</i></p> <p><i>Signage clutter.</i></p> <p><i>Visually dominating signage and infrastructure.</i></p> <p><i>Ribbon development.</i></p> <p><i>Unclear edges to townships.</i></p> <p><i>Signage clutter at entrances and exists to townships.</i></p>

PRECINCT LANDSCAPE ELEMENTS

PRECINCT 4.3 | DRY COASTAL WOODLAND AND HEATH



ABOVE | The coastal edge at Bells Beach



ABOVE | Long range views of the coast and Otway Ranges along the G.O.R.

EDGES

The following 'landscape edges' exist within the precinct:

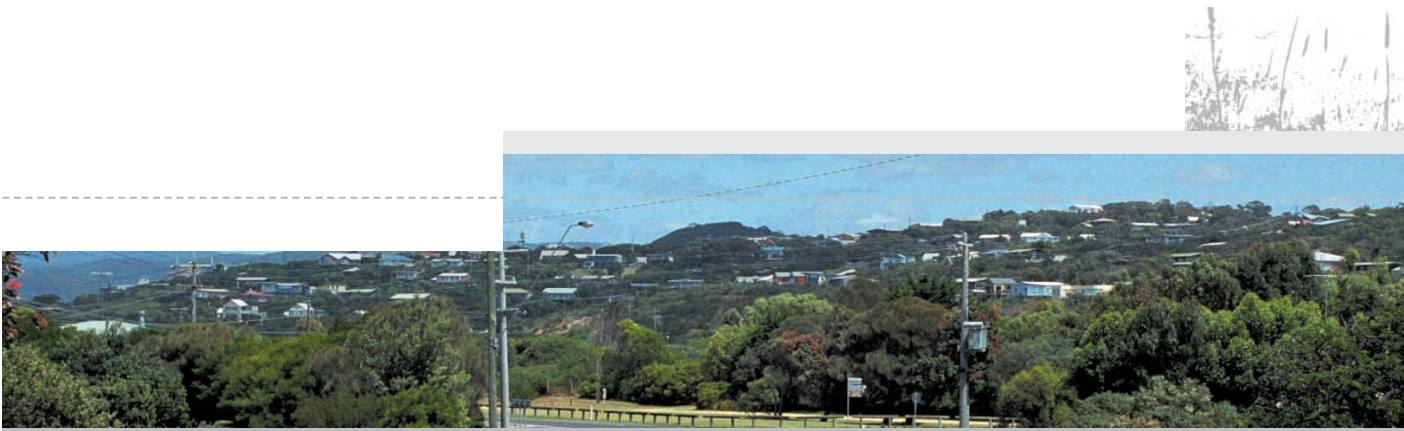
- Township edges and their landscape surroundings
- Edges of the townships with the national park and hill faces beyond the current built form limit
- Natural features such as incised valleys as edges within the landscape
- Edges of the mining area
- Edge of the coastal cliff faces and dunes
- The edge created by the Great Ocean Road and the interface of development with that edge

KEY VIEWS

A key viewing location frequented by visitors to the region is the Anglesea Scenic Lookout.

ANGLESEA SCENIC LOOKOUT

The lookout provides 280-300 degree views from Point Roadknight to Point Addis and glimpses further west along the coast. There are distant views to the Alcoa Chimney Stack, and on a clear day to the Mornington Peninsula to the south east. The views are dominated by orange cliffs and bluffs, with jagged, angular edges dropping to the wide bay. There are views to hills, where vegetation dominates and houses occasionally protrude above the tree canopy, particularly in the west. The lookout setting is informal with an unsealed aggregate car park with many spaces, and a busy road below.



ABOVE | Housing on the hills of Aireys Inlet

There are two major townships within the precinct: Aireys Inlet and Anglesea.

AIREYS INLET

The township of Aireys Inlet is characterised by dwellings that impose themselves on the landscape setting of hills and creeks. Dwellings in Aireys Inlet extend many rows deep into the hillside, with roofs and walls highly visible protruding above the low coastal heath that becomes more open heathland and scrubby at the town edges. The town centre is low key; a point of focus is the lighthouse, which is a significant element of the township character.



ABOVE | The town centre at Anglesea

ANGLESEA

Anglesea sits at the commencement of foothills of the Otway Ranges on either side of the Anglesea River. The town sits within the surrounding heathland and red basalt cliff faces to the east and west. The topography is dramatic with the land rising steeply from the coast and former wetlands near the river's entrance to the sea, to ridges either side. The town's development hugs the hills, and is largely hidden by remnant eucalypt trees, other than along the road and the Point Roadknight ridge. Development along the road, in particular the shopping centre, is highly visible and busy, indicating the town's growing popularity for its scenery, sea views and beaches.



THE GREAT OCEAN ROAD REGION
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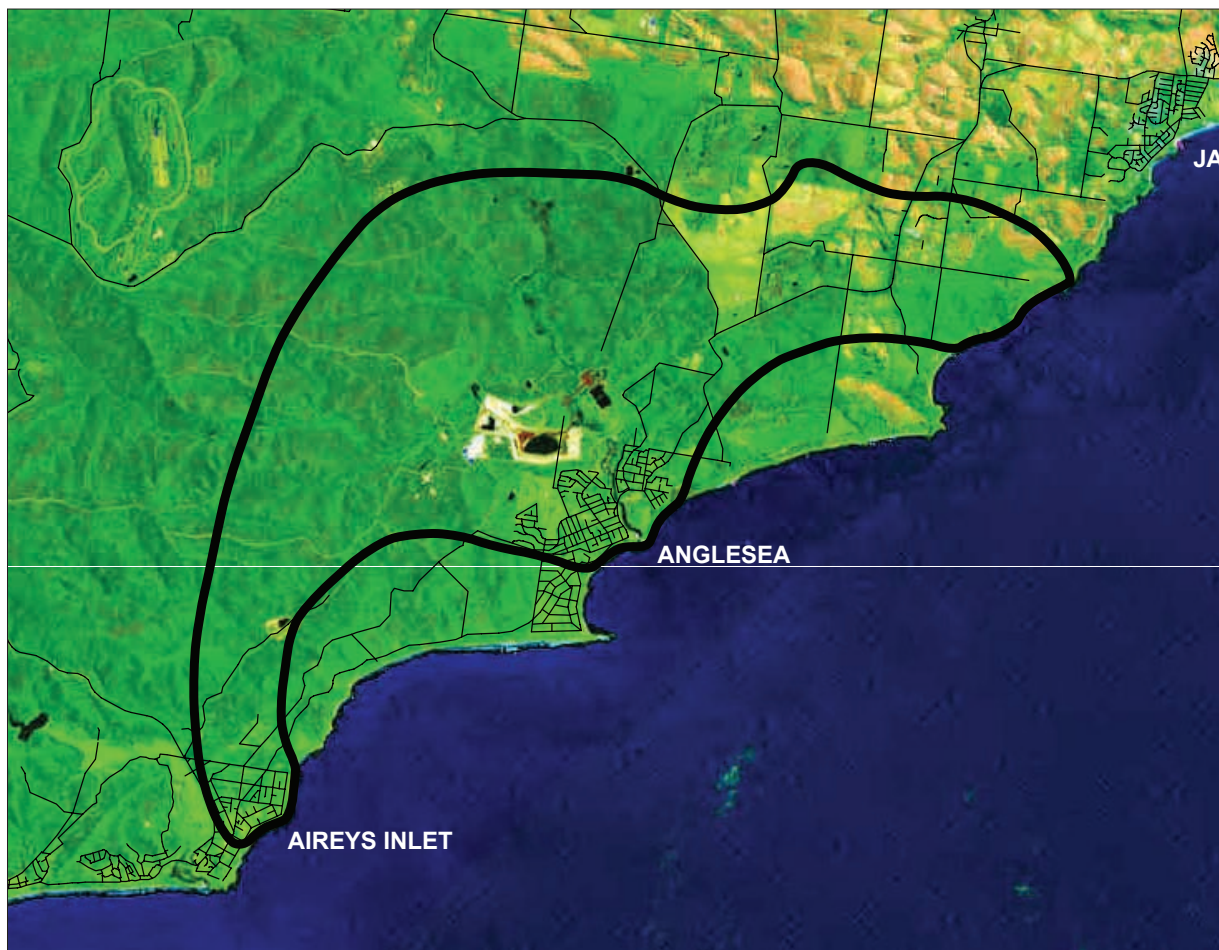
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PRECINCT ANALYSIS
PRECINCT 4.3 | DRY COASTAL WOODLAND AND HEATH

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

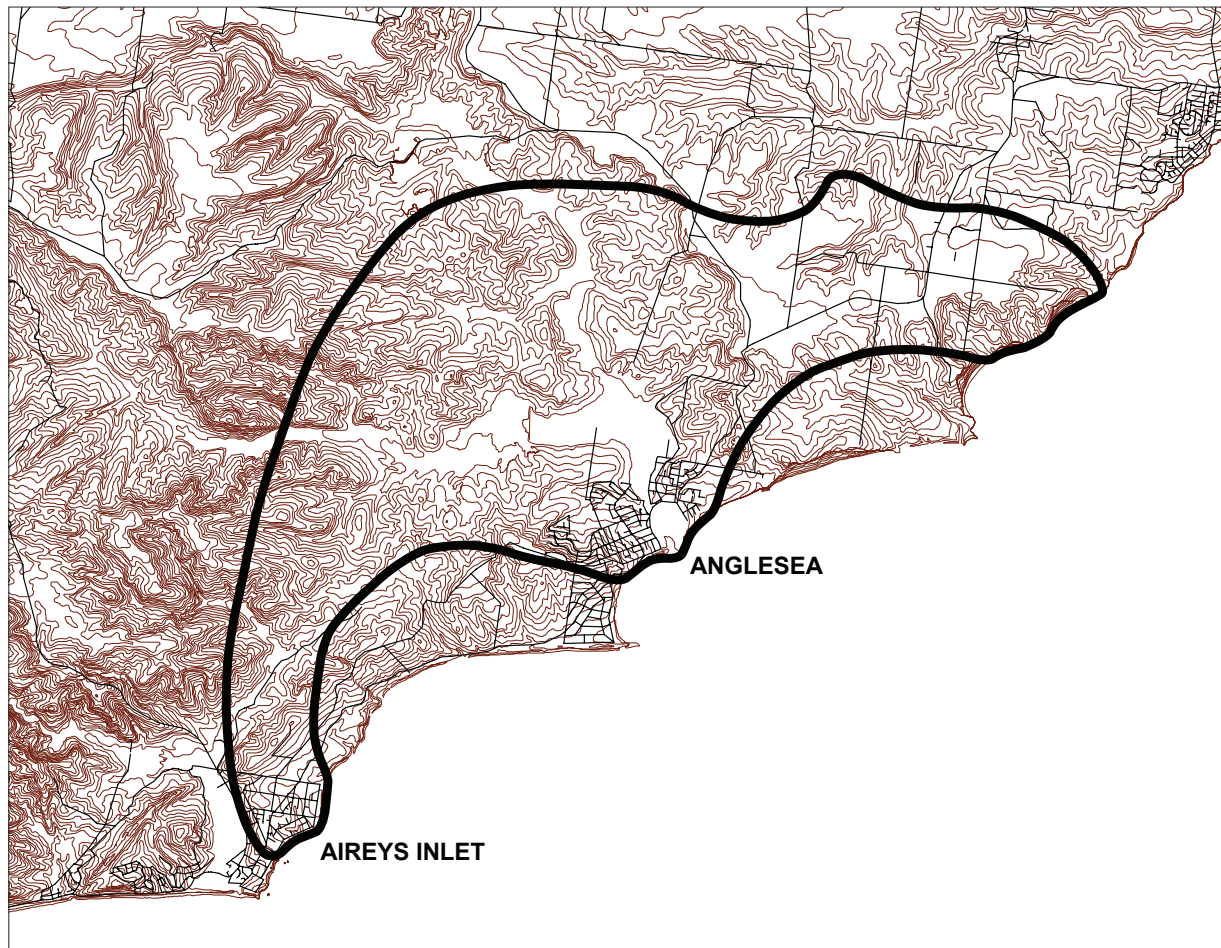
PRECINCT ANALYSIS MAPS

PRECINCT 4.3 | DRY COASTAL WOODLAND AND HEATH



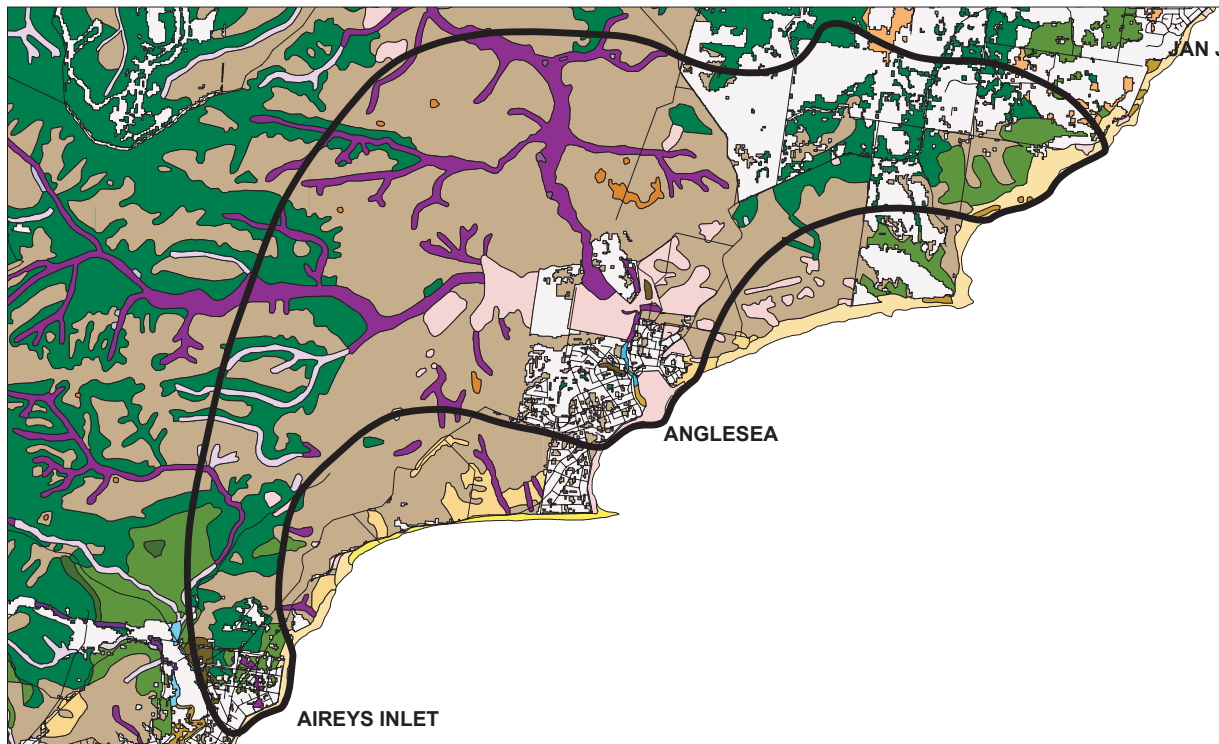
SATELLITE PHOTO

The satellite photo reveals a dense vegetation cover throughout the precinct and cleared pastoral land on the northern periphery. A dominant feature is the large open cut coal mine, as are the townships of Anglesea and Aireys Inlet, and Anglesea River.



CONTOUR MAP

The contour map shows a moderately steep topography that climbs to the Otway ranges in the east and flat pastoral land in the north. Anglesea River and its tributaries are clearly delineated on the contour map.

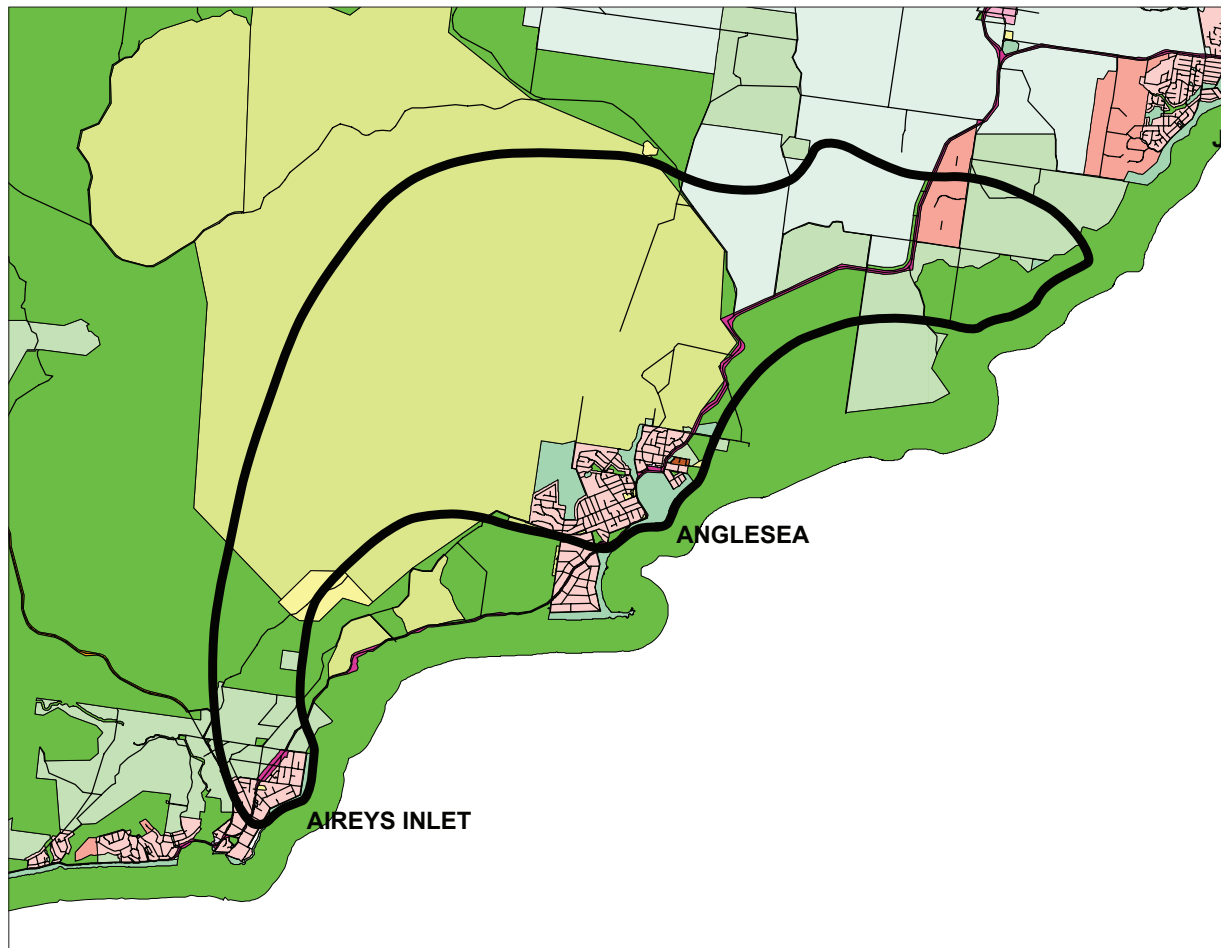


ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows the precinct as dominated by Heathy Woodland vegetation classes. There are fingers of Riparian Scrub Complex that follow river systems and creek lines, there are patches of Lowland forest, and shrubby dry forest adjacent to the water systems and extending from the Otway foothills. Large parcels of private land with no tree cover are found in the flatter north eastern section of the precinct and at the Anglesea township. Cleared land that is severely disturbed, highlights the mining area and some river floors.

Vegetation Classes

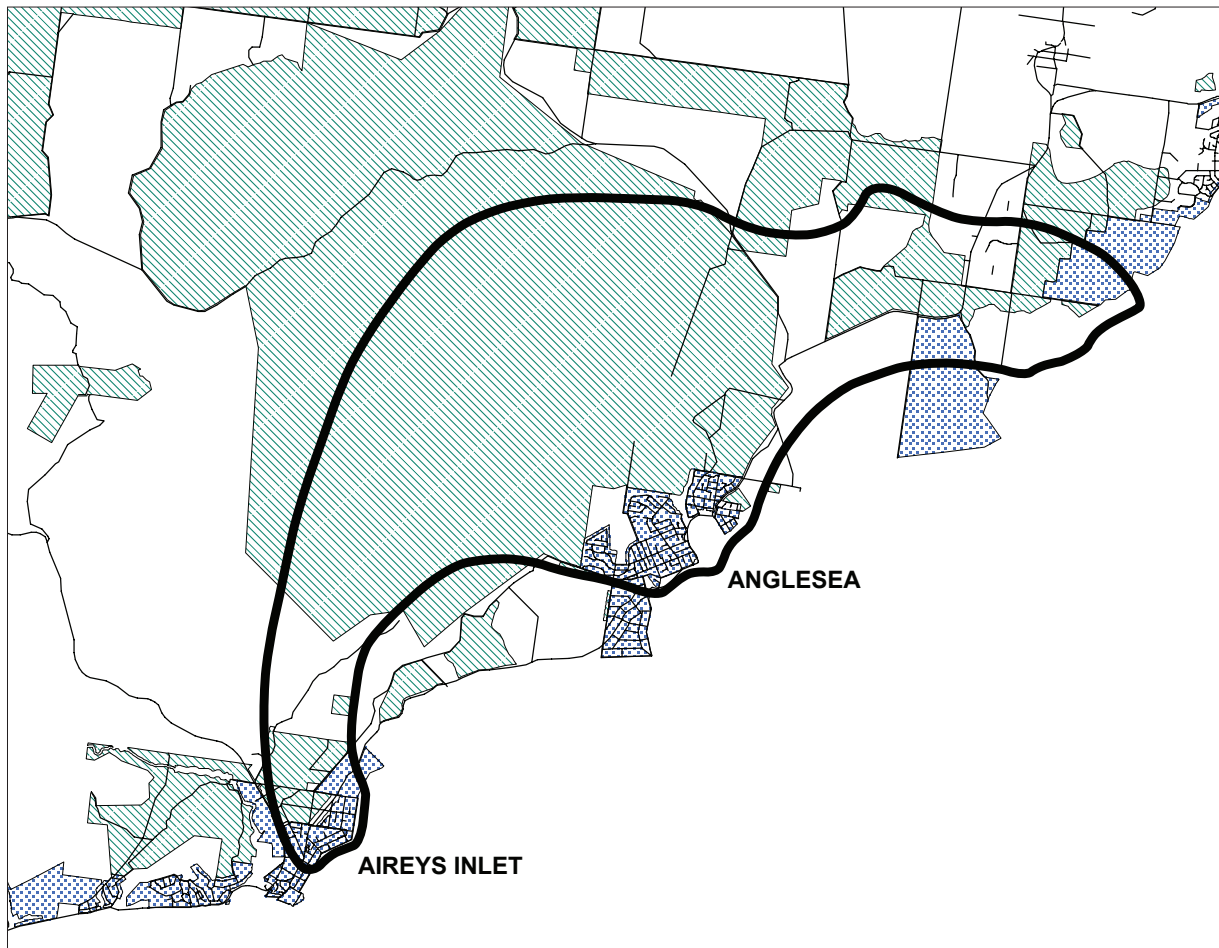
<ul style="list-style-type: none"> □ Aquatic Herbland □ Aquatic Herbland/Plains Sedy Wetland Mosaic □ Bird Colony Shrubland □ Calcarenite Dune Woodland □ Cane Grass-Lignum Halophyllic Herbland □ Cinder Cone Woodland □ Clay Heathland □ Cleared Severely Disturbed □ Coast Gully Thicket □ Coastal Dune Scrub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

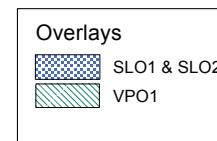
Much of the precinct is zoned Special Use for the purpose of mining. The surrounding zoning includes Rural, Environmental Rural, and Public Conservation and Resource, there is a small portion of Low Density Residential zoning in the north east section of the precinct. The townships of Anglesea and Aireys Inlet are zoned mostly Residential with some Business zoning in Anglesea.

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



RELEVANT OVERLAYS MAP

The overlays relevant to landscape character include the Vegetation Protection Overlay for Significant Native Vegetation, which covers the mine area. Other relevant overlays include the Significant Landscape Overlay, which aims to protect and enhance the scenic and environmental quality of the Great Ocean Road and Coastal Environs. The Significant Landscape Overlay to protect and enhance Coastal Townscape Character also applies.



PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 4.3 | DRY COASTAL WOODLAND AND HEATH

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
4.3	Surf Coast	<p><i>State significance: Coastal landscape</i></p> <ul style="list-style-type: none"> Comprises cliff, bay and beach landscape Adjoins an urbanised environment Visible and accessible from GOR High visitation 	<p>Development Types:</p> <ul style="list-style-type: none"> Tourist accommodation and commercial development Tourism and directional signage Infrastructure and structures associated with tourism attractions Telecommunication towers Timber plantations Wind farms or small turbines for individual use Pressure focussed along the coast <p>Potential Threats:</p> <ul style="list-style-type: none"> Poorly designed buildings Loss of dry coastal woodland and heath Excessive excavation Poorly sighted infrastructure Dense areas of development Skyline dominated by built form 	<p>Zoning:</p> <p>SUZ Alcoa Mine</p> <p>RUZ</p> <p>ERZ</p> <p>PCRZ</p> <p>LDRZ in the north east corner</p> <p>R1Z in the townships of Anglesea and Aireys Inlet, some LDRZ on township edges</p> <p>Overlays:</p> <p>SL01 Great Ocean Road and Coastal Environs</p> <p>SL02 Coastal Townscape Character</p> <p>VPO1 Significant Native Vegetation) Anglesea Heathland</p> <p>DD05 Industrial Areas</p>	<p>22.01 Coastal Development</p> <p>22.02 Rural and Environmental Development Policy</p> <p>22.03 Fire Safety</p> <p>22.05 Surf Coast Design and Colours</p> <p>22.06 Streetscape and Landscaping</p>	<p>Good strategic basis for landscape protection and enhancement</p> <p>Alternative 'landscape units' identified in MSS</p> <p>Comprehensive suite of local policies, but Local Policy specific to landscape required</p> <p>SLO over much of coastline requires permits for most developments</p> <p>SLO over coastal towns requires permits for developments of significant height and site coverage</p> <p>DD0 over precincts with specific design requirements</p> <p>40 hectare permit trigger in place for timber production in the Schedules to the Rural Zone in Surf Coast</p> <p>Buffer requirement needed</p> <p>Permit trigger in place for development within 100 metres of RDZ1</p> <p>Key issue is ribbon development and low density residential development at township edges</p> <p>Decision guidelines required</p>	<p>Review MSS [strengthen if required]:</p> <p>21.04 Environment and Landscape, and Housing and Settlement [Anglesea to Eastern View]</p> <p>Review MSS Clause 21.06 Landscape and Culture Strategy; review/amend landscape units, descriptions and objectives</p> <p>Review/strengthen MSS Clause 21.09 Rural Residential Strategy for LDRZ and RLZ areas</p> <p>Review/strengthen MSS as it relates to townships within the landscape, especially Clause 21.12 and 21.13</p> <p>Introduce new Local Policy including Development Principles for Precinct 4.3</p> <p>Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review relevant Local Policies for inconsistencies</p>