



THE GREAT OCEAN ROAD REGION
LANDSCAPE ASSESSMENT STUDY

plān i 'sphēre [// urban strategy planners]

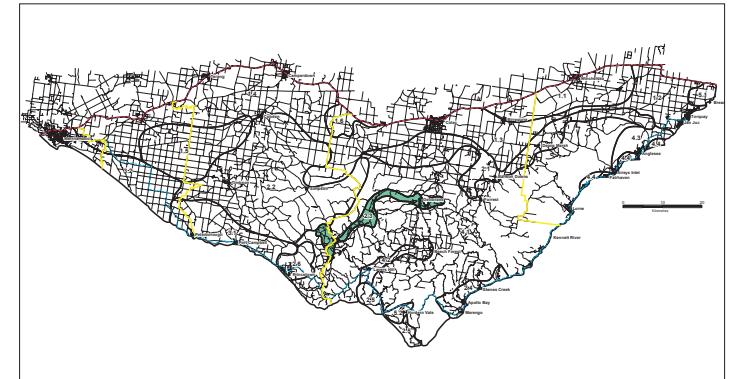
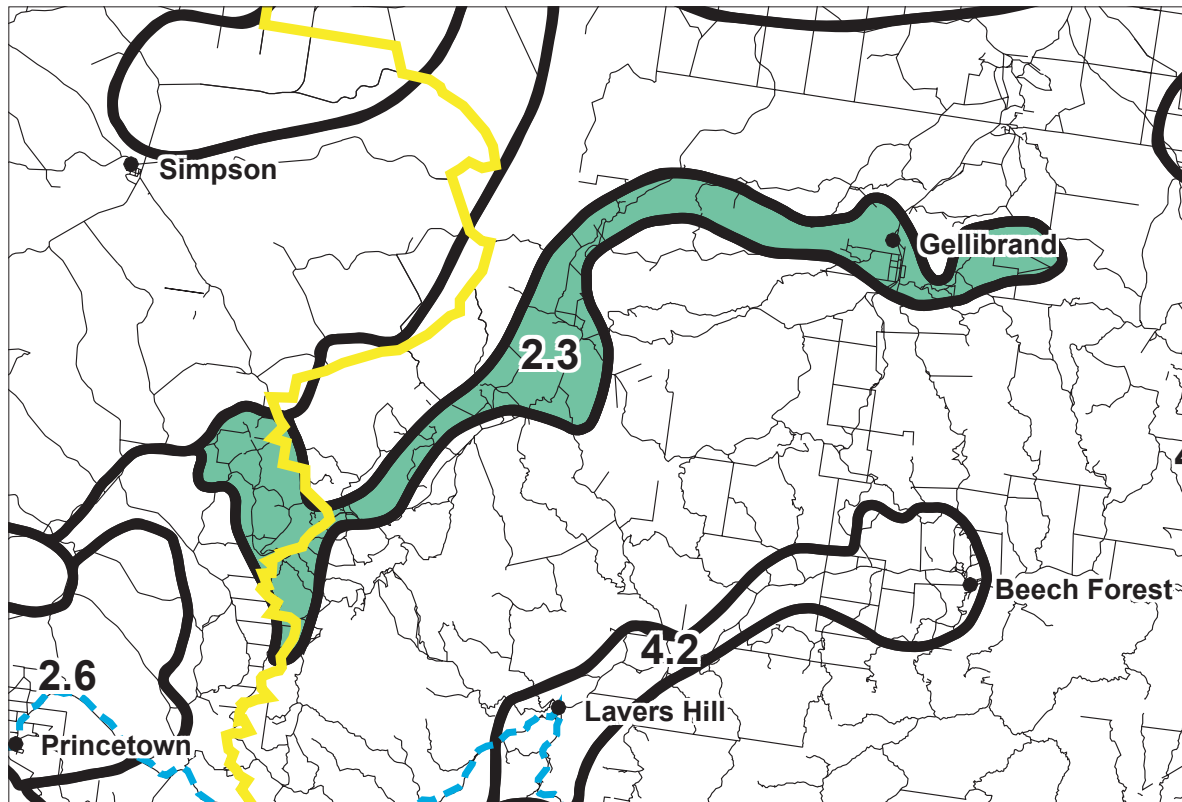
PRECINCT PACKAGE

PRECINCT 2.3 | GELLIBRAND RIVER VALLEY

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

LOCALITY MAP

PRECINCT 2.3 | GELLIBRAND RIVER VALLEY



Legend

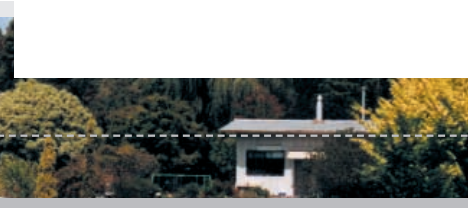
- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

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 2.3 | GELLIBRAND RIVER VALLEY



PRECINCT DESCRIPTION

Precinct 2.3 is a cleared pocket, tucked into the Otway Forest. It is an intimately scaled area, following the river valley with enclosed views to forested ridges and hilltops. The pastoral landscape and openness on the valley floor provides a contrast to the dense bushland beyond, though occasionally this bushland runs into the precinct in the form of forested gullies and slopes. The enclosed landscape is emphasised by the simple timber structures dotted throughout, tucked into the landscape. There is a sense of history within the precinct due to links to the past in the form of the original logging rail line and old routes through the area.

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 2.3 is distinctive for its location in a cleared river valley pocket, among the dense Otway Forest. The valley floor is intimately scaled, with adjacent slopes covered in lush vegetation. The combination of river valley and forest edge scenery are particular features that contribute to the landscape character of this precinct.

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



KEY CHARACTERISTICS

- Low scale development
- Intimately scaled valley floor
- Development nestled in the landscape; tucked away
- Adjacent slopes heavily vegetated
- Visual links to Otway Ranges

FUTURE DIRECTIONS

Visual links to the heavily vegetated slopes of the Otway Ranges should be reinforced through additional planting of indigenous trees on the valley floor. Views to the forest should be maintained by ensuring that development is low scale and contained to the existing settlement in the valley.

LANDSCAPE OBJECTIVES

- To retain the dominance of the heavy vegetation cover in gullies and slopes that run down to the valley floor.
- To increase indigenous vegetation, particular adjacent to the main road corridor.
- To ensure low scale development on the valley floor, nestled into the vegetation.
- To maintain clear views to the heavily vegetated slopes and the Otway Ranges from the valley floor.
- 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.

PRECINCT DEVELOPMENT PRINCIPLES

PRECINCT 2.3 | GELLIBRAND RIVER VALLEY

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SITING AND DESIGN	To retain the dominance of the heavy vegetation cover in gullies and slopes that run down to the valley floor.	<p>In circumstances where development can not be avoided on hill faces:</p> <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. <p>In circumstances where development can not be avoided on ridge tops:</p> <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. <p>Replace any trees lost due to development with indigenous trees that will grow to a similar size.</p>	<p><i>Light colours or highly reflective finishes on hill faces.</i></p> <p><i>Dark colours and finishes on ridge tops.</i></p> <p><i>Excessive cut and fill.</i></p> <p><i>Large building footprints.</i></p> <p><i>Loss of vegetation in visually prominent locations.</i></p> <p><i>Clearing of heavily vegetated hill faces and gullies.</i></p>
VEGETATION	To increase indigenous vegetation, particular adjacent to the main road corridor.	Retain existing indigenous and native trees and understorey wherever possible and provide for the planting of new indigenous vegetation.	<i>Lack of vegetation, particularly adjacent to the main road corridor.</i>

LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
HEIGHT AND FORM	<p>To ensure low scale development on the valley floor, nestled into the vegetation.</p> <p>To maintain clear views to the heavily vegetated slopes and the Otway Ranges from the valley floor.</p>	<p>Utilise low scale building forms, tucked into the landscape.</p> <p>Keep development below the dominant tree canopy height.</p> <p>Integrate new development with the landscape through the use of appropriate indigenous vegetation.</p>	<p><i>Loss of sense of enclosure.</i></p> <p><i>Visually dominant, bulky buildings.</i></p> <p><i>Buildings that have no relationship to landform.</i></p> <p><i>Buildings that protrude above the tree canopy height.</i></p>
TIMBER PLANTATIONS INFRASTRUCTURE	<p>To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations and large buildings and structures.</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> <p>Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise visibility from Category 1 Roads and key viewing locations.</p> <p>Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development.</p>	<p><i>Visibility of timber plantations from main road corridors.</i></p> <p><i>Loss of vegetation.</i></p> <p><i>Landscape 'scarring' through loss of large areas of vegetation on hill faces and ridges.</i></p>
TOWNSHIPS AND SETTLEMENTS	<p>To maintain the dominance of the natural landscape from main road corridors outside townships.</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>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 2.3 | GELLIBRAND RIVER VALLEY



EDGES

The following 'landscape edges' exist within the precinct:

- Interface of development along edge of road
- Cleared valley contrasting with treed hill faces and ridges
- Vertical edge of town where it interfaces with the vegetated hill faces
- Landscape features in the landscape such as the river, and the interface of development with these features
- Plantation edges

CORRIDORS

The following, taken from field survey notes, provides a description of the journey travelling south on Colac

-Lavers Hill Road, approaching Kawarren to just beyond Gellibrand:

... North side of Otway forest is indigenous - pass through plantations - Kawarren is cleared farmland in base of valley - cleared for school, set in bush - Gellibrand - partly cleared valley and surrounding hills - pine and native forest on surrounding ridges - further into forested precinct...



ABOVE | View to the Otway Ranges from Gellibrand



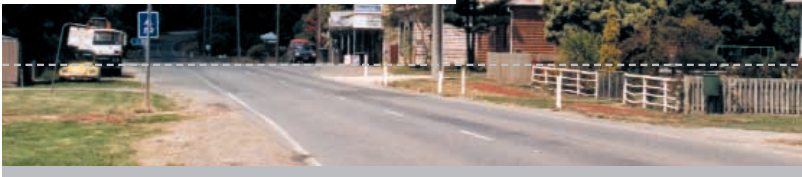
ABOVE | Simple, small scale buildings along the road edge

The main township within the precinct is Gellibrand.

GELLIBRAND

Gellibrand is a timber town, tucked into the valley, with a river frontage. It has a linear layout and comprises just a few small scale, simple buildings mostly located along the road edge. Treed hill faces and ridges surround the town, and provide a contrast to the cleared valley floor.

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PRECINCT ANALYSIS

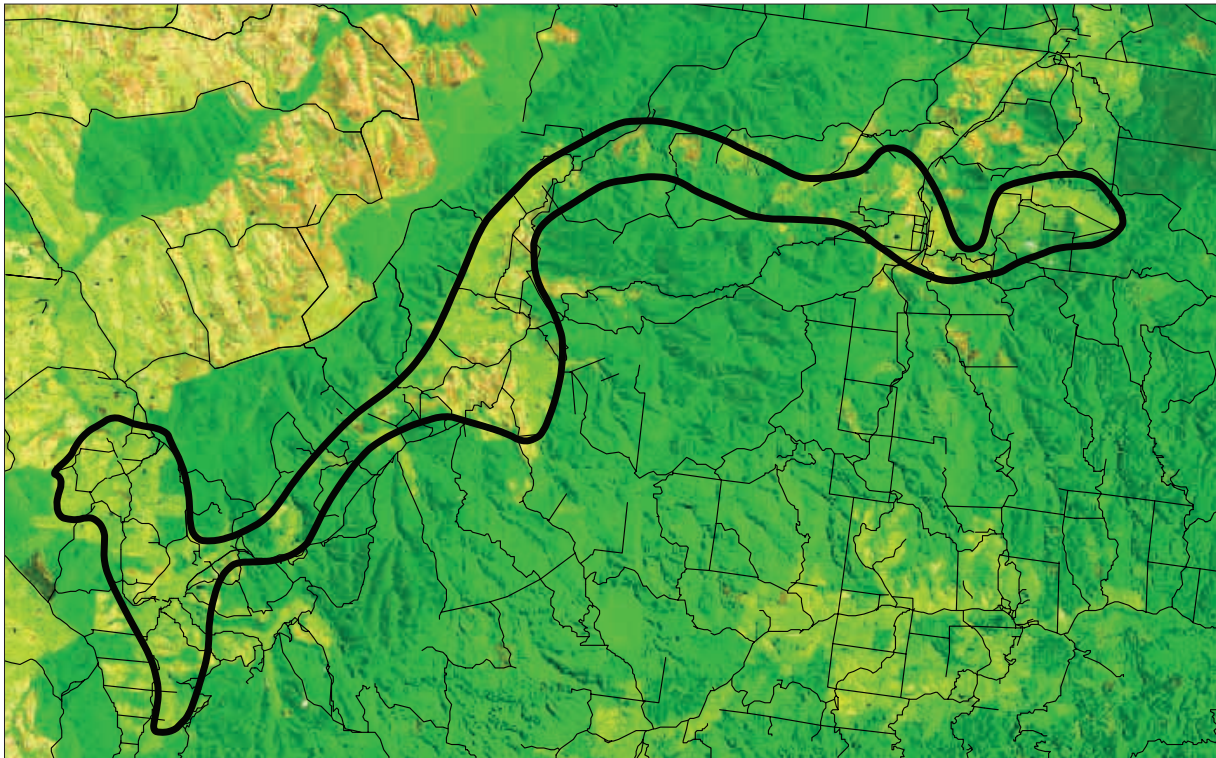
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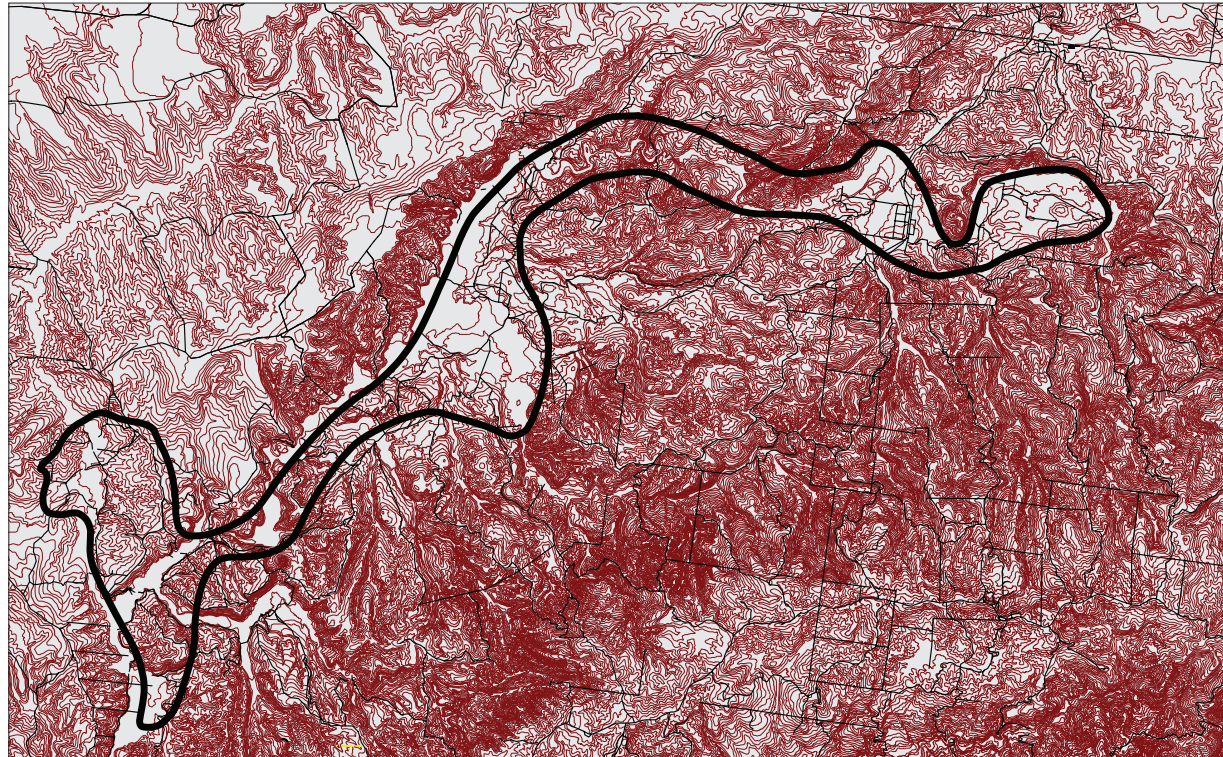
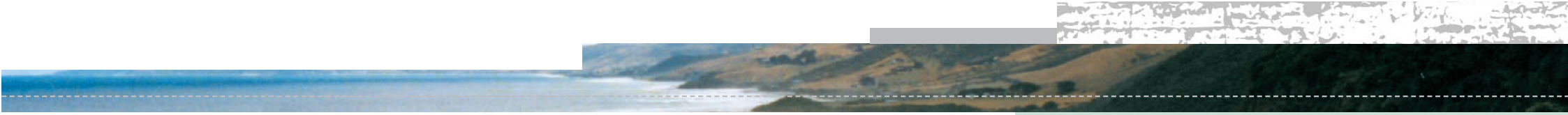
PRECINCT ANALYSIS MAPS

PRECINCT 2.3 | GELLIBRAND RIVER VALLEY



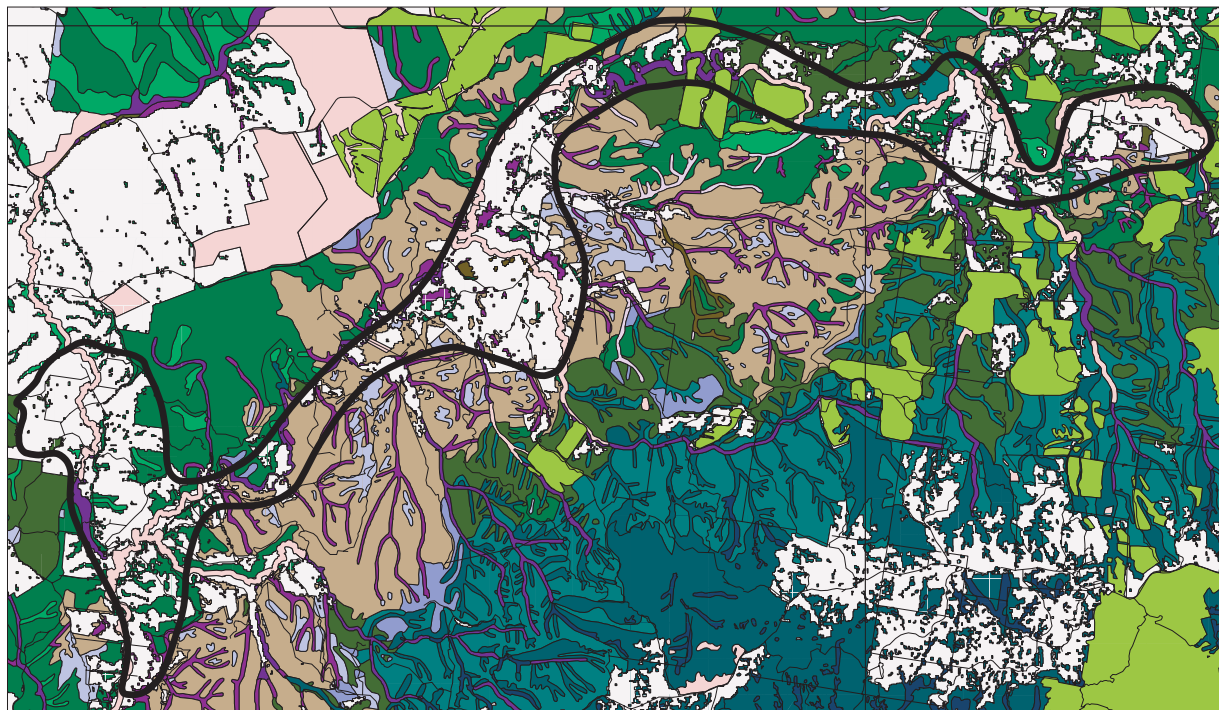
SATELLITE PHOTO

The satellite photo distinguishes the precinct from its forested slope surrounds revealing a cleared river corridor with dense patches of vegetation.



CONTOUR MAP

The contour map shows a flattened river valley that narrows in some parts with steep slopes on either side.

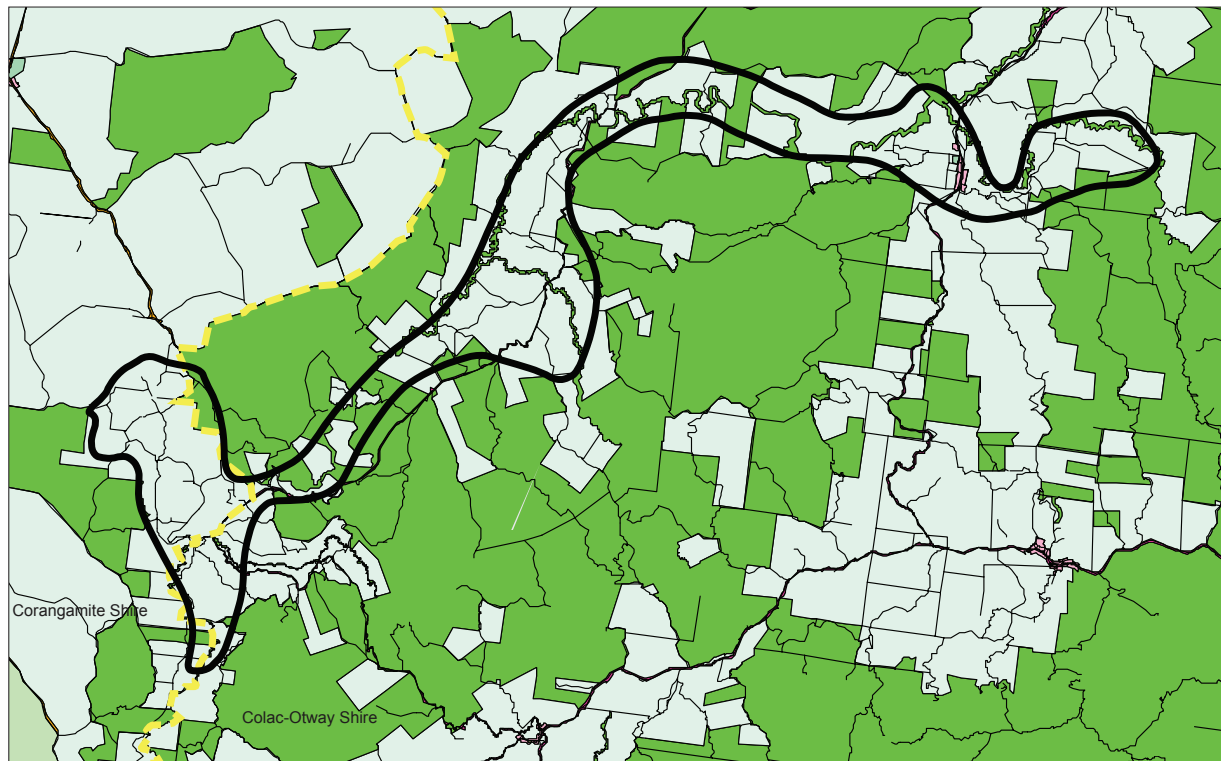


ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map shows the flattened parts of the precinct as largely cleared with remnants of Riparian Scrubland Complex, Lowland Forest and Damp Sands Herb-rich Woodland. Other vegetation classes including Shrubby Wet Forest, Riparian Forest, Shrubby Foothill Forest and Heathy Woodland, cross through the precinct following rivers and linking the forested areas either side.

Vegetation Classes

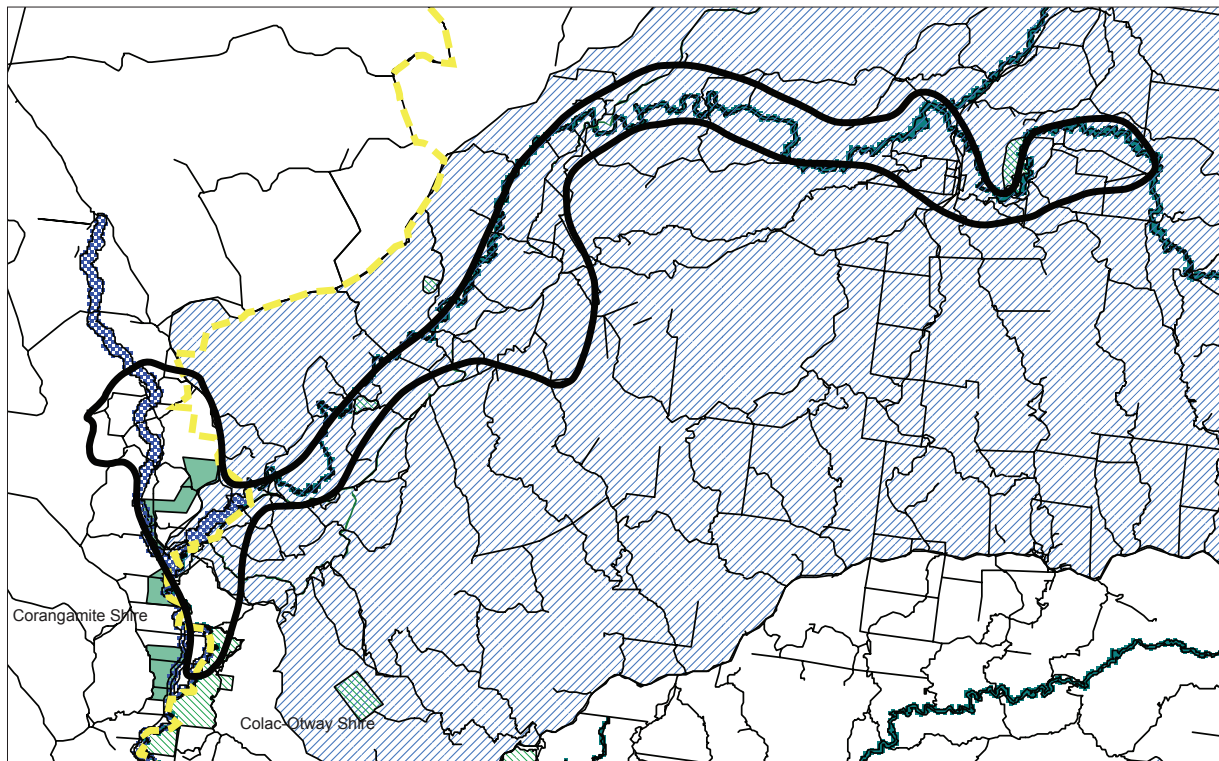
<ul style="list-style-type: none"> □ Aquatic Herbland □ Aquatic Herbland/Plains Sedge Wetland Mosaic □ Bird Colony Shrubland □ Calcareous Dune Woodland □ Cane Grass-Lignum Halophytic Herbland □ Cinder Cone Woodland □ Clay Heathland □ Cleared Severely Disturbed □ Coast Gully Thicket □ Coastal Dune Scrub □ 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 □ Creekline 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 Sedge 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 ■ Sedgey Riparian Woodland ■ Shallow Freshwater Marsh ■ Shrubby Dry Forest ■ Shrubby Foothill Forest ■ Shrubby Wet Forest ■ Stony 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

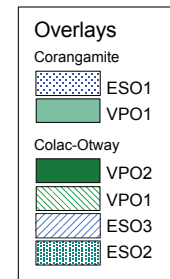
The precinct is zoned mostly Rural with Public Conservation and Resource zoning within the Gellibrand River surrounds, and Residential zoning in the Gellibrand township.

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



RELEVANT OVERLAYS MAP

The overlays relevant to landscape character within the precinct are the Environmental Significance Overlay for water catchment protection which applies to the majority of the precinct, the Environmental Significance Overlay for the protection lakes, wetlands and streams, that applies to the Gellibrand River and surrounds. There are two Vegetation Protection Overlays for the protection of significant and remnant vegetation, and also roadside vegetation.



PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 2.3 | GELLIBRAND RIVER VALLEY

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
2.3	Corangamite [minimal area]	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> Highly visible timber plantations Potential pressure for residential development on hill faces <p>Potential Threats:</p> <ul style="list-style-type: none"> Commercial development adjacent to the roadside Loss of native vegetation in road corridor Heavy, colourful built form Buildings sited on hill faces or ridge tops Loss of surrounding forested areas 	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ</p> <p>Overlays:</p> <p>VPO1 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>Permit trigger exists for development within 100 metres of RDZ1</p> <p>Decision framework</p> <p>Plantations adjacent to main roads</p> <p>Protection of vegetated slopes and vegetation adjacent to main road [VPO in place]</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 2.3</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>

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
2.3	Colac Otway	N/A	<p>Development Types:</p> <ul style="list-style-type: none"> • Pressure associated with township of Gellibrand • Highly visible timber plantations • Potential pressure for residential development on hill faces <p>Potential Threats:</p> <ul style="list-style-type: none"> • Commercial development adjacent to the roadside • Loss of native vegetation in road corridor • Heavy, colourful built form • Buildings sited on hill faces or ridge tops • Loss of surrounding forested areas 	<p>Zoning:</p> <p>RUZ</p> <p>PCRZ</p> <p>TZ Gellibrand</p> <p>Overlays:</p> <p>VP01 Significant and Remnant Vegetation</p> <p>ES03 Proclaimed Water Catchments</p> <p>ES02 Lakes, Wetlands and Streams</p> <p>VP02 Roadside Vegetation</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>22.05 Coastal and Otway Ranges Townships</p>	<p>Permit trigger exists for development within 100 metres of RDZ1</p> <p>Decision framework lacking</p> <p>Plantations adjacent to main roads</p> <p>Protection of vegetated slopes and vegetation adjacent to main road [VPOs existing]</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 MSS in relation to townships in the landscape, particularly 21.01-04 and 21.04-03 Settlement Patterns and Rural Living</p> <p>Also review MSS Clause 21.04-10 in relation to smaller communities</p> <p>Review/strengthen all relevant Local Policies in relation to landscape</p> <p>Introduce new Local Policy including Development Principles for Precinct 2.3</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [perhaps amend 22.01] to include indigenous buffer requirement for plantations adjacent to RDZ1</p>