



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

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

ABOUT THE STUDY

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003





## Acknowledgments

### Project Team

The assistance of the Project Team, comprising the following officers of the Department of Sustainability and Environment (DSE) is gratefully acknowledged:

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Alison McFarlane, Senior Regional Planner, DSE (South West Region)

### Stakeholder Group

The members of the Stakeholder Group are particularly thanked for contributing their local knowledge and constructive feedback over the course of the Study. Stakeholders were:

Doug McNeill, Surf Coast Shire

Darren Frost and Rob Davis, Colac Otway Shire

Neil Haydon, Corangamite Shire

Russell Guest, Moyne Shire

Andrew Lacey, Warrnambool City Council

Kathryn Campbell, Parks Victoria

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## 1. Introduction

Planisphere was commissioned by the Department of Sustainability and Environment to undertake a landscape character assessment of the Great Ocean Road Region.

*Landscape character is the interplay of geology, topography, vegetation, water bodies and other natural features, combined with the effects of land use and built development, which makes one landscape different from another.*

The landscape character assessment was undertaken as part of the overall Great Ocean Road Region Strategy, and has devised a sound and consistent methodology for assessing the character of landscapes and the way in which various types of development can be managed in different landscape types.

This document, the 'About the Study' background report, contains an outline of the project brief, study context, methodology and process, including stakeholder comments and all relevant appendices.

The About the Study report is one of the four components that make up the contents of the Great Ocean Road Region Landscape Assessment Study. An outline of the full contents of the Study is included on page 4 of this document.



## 2. Study Contents

### Regional Toolkit

How the Study can be implemented in the Great Ocean Road Region Strategy and State Planning Policy

*Regional Toolkit Contents:*

- Methodology
- Regional Landscape Types
- Regional Landscape Elements
- Landscape Significance
- Summary of Regional Issues
- Regional Recommendations

*Precinct Package Contents:*

- Precinct Qualities & Objectives
- Precinct Development Principles
- Precinct Landscape Elements
- Precinct Analysis Maps
- Planning Scheme Analysis & Recommendations

### Precinct Packages

Descriptions, photos, development principles and recommendations for each of the 20 landscape precincts delineated across the region

*Precinct Packages (20):*

- 1.1 Winchelsea Western Plains
- 1.2 Undulating Mixed Farming
- 1.3 Undulating Grazing
- 1.4 Paddocks & Cones
- 1.5 Partially Wooded Plain
- 1.6 Stony Rises
  
- 2.1 Northern Foothills
- 2.2 Dairying Hills & Vales
- 2.3 Gellibrand River Valley
- 2.4 Apollo Bay Coastal Valleys and Hills
- 2.5 Johanna Coast to Cape Otway Coastal Valleys and Hills
- 2.6 Princetown Coastal Valleys and Hills
  
- 3.1 Port Campbell Coast and Hinterland
- 3.2 Nirranda Coast and Hinterland
  
- 4.1 Otway Ranges Forest and Coast
- 4.2 Cleared Uplands and Hilltops
- 4.3 Dry Coastal Woodland and Heath
- 4.4 Low Coastal Heath
  
- 5.1 Lakes and Saltmarshes
- 5.2 Aire Valley Marshes

### Municipal Toolkits

How the Study can be implemented by local Councils

*Municipal Toolkits (5):*

- Colac Otway Shire
- Corangamite Shire
- Moyne Shire
- Surf Coast Shire
- Warrnambool City

*Municipal Toolkit Contents:*

- Landscape Types & Precincts
- Landscape Elements
- Summary of Issues
- Recommendations

### About the Study

The study's background report (brief, method, process and context)

*About the Study Contents:*

- Brief & Method
- Policy & Context Analysis
- Study Process
- Next Steps



### 3. Brief

The Department of Sustainability and Environment's project brief was to complete a Landscape Assessment Study for the Great Ocean Road Region that:

- Provided an assessment of the existing distinctive landscape elements, features, characteristics, character, quality and extent of the landscape within the region, and their value or importance.
- Identified significant landscape types in the region, and potential measures for retaining and protecting their values.

The Landscape Assessment Study was commissioned as part of the Great Ocean Road Region Strategy being undertaken by the DSE.

The landscape of the Great Ocean Road Region is a major tourist attraction, and therefore a major driver of the region's economy.

Visitor numbers and the increasing attraction of parts of the region as a residential environment are combining to place pressure on some of the landscape qualities that have attracted people to the area.

In addition, the impact on rural and natural landscapes of wind farms, transmission and transport infrastructure and tourism developments has become a major planning issue in recent years.

The emphasis of the Landscape Assessment Study was therefore on devising a sound and consistent method for assessing the capacity of broad types of landscape to accommodate different types of development. *The Study was to focus on the way development should be accommodated in different types of landscapes.*

It was intended that the work would inform the Great Ocean Road Region Strategy's development of appropriate measures to manage growth and change in the Region.

A copy of the project brief is attached in [Appendix A](#).

### Study Area

The Study Area extended from Torquay in the east through to Warrnambool in the west, and included the area and townships from the coastline through to the Princes Highway. A map of the Study Area is included in the project brief.

With its unique coastal scenery and formations, the scale and variety of forests, vegetation cover and habitat, this region provides one of the State's most significant natural resources areas, which in turn underpin the recreation and tourism values and activities of the area.

### Project Stages

The project brief was divided into three stages:

#### Stage 1: Review of Current Work and Identification of Methodology

The key tasks for Stage 1 were to:

- Review current strategic documentation relevant to the region for input to the project.
- Identify any gaps and needs.
- Prepare a methodology and describe the services required to deliver the project outputs.

Stage 1, or the 'Preliminary Study', was undertaken by Planisphere before the commencement of the Landscape Assessment Study proper.

The Preliminary Study also involved a 'desktop' identification of preliminary landscape character types and produced a broad and general hypothesis of the landscape types that exist in the Region. The particular usefulness of this Preliminary Study was that it provided a clear indication of the subject matter to be analysed at a detailed level as part of the full Landscape Assessment Study (Stages 2 and 3).



The Final Report for Stage 1 is included in [Appendix B](#).

## **Stage 2: Comprehensive Landscape Analysis and Assessment**

The primary task for Stage 2 were to complete a comprehensive baseline assessment of landscape character, including an assessment of the existing distinctive landscape elements, features, characteristics, character, quality and extent of the landscape within the region, and their value or importance.

## **Stage 3: Recommendations**

Stage 3 involved preparing recommendations for potential measures for retaining and protecting significant landscape types.

A description of the methodology for Stages 2 and 3 of the Study is included in the following sections of this Report.



## 4. Methodology

Determining the boundaries of the Study and the most appropriate methodology was undertaken in consultation with the Stakeholder Group as part of Stage 1, and was the subject of the first Stakeholder Workshop. A set of 'key criteria' was developed with the stakeholders, having assessed the methodology of past landscape assessment studies undertaken here and overseas. The key criteria were that a satisfactory methodology should:

- Be logical, yet multi-dimensional
- Be clearly stated, and include definitions (everything should be qualified)
- Acknowledge deficiencies and limitations
- Include input from all affected groups, particularly the local community
- Include a description of landscape character types
- Map the landscape qualities
- Assess landscape not just in relation to 'naturalness'
- Assess landscape both objectively and subjectively
- Be developed with outputs in mind ie useable planning system tools
- Be flexible enough to be applied to other landscapes
- Identify significance in a way that uses clear rationale and criteria
- Identify significance using comparisons
- Identify characteristics and features that make a particular landscape 'special' or more significant than others

The criteria were used to arrive at the methodology for the Stages 2 and 3, which is described in the following sections.

### Stage 2

#### Policy Gaps and Threats Analysis

The objectives of the policy gaps and threats analysis were to:

- Determine the development pressures occurring in Municipal area in the Region, and the threats to landscape character
- Establish the success of current planning scheme provisions and policy in protecting and managing landscape character, and identify gaps
- Gain a detailed understanding of existing policy, zoning and overlay provisions
- Identify past and future policy directions for each Municipal area

This stage of the Study included one-on-one targeted interviews with Council officers from each Municipal area, an assessment of past planning permit applications and decisions, and detailed analysis of existing planning scheme provisions for each Municipal area.

#### Delineation of Landscape Types and Precincts

The objectives of this key task were to:

- Confirm the identification of landscape character types undertaken in the Preliminary Study through detailed data collection and analysis
- Identify additional landscape types
- Undertake visual and sensory analysis from a professional outsider's point of view
- Define and delineate precincts within each landscape character type

The delineation of landscape types and precincts involved the collection and analysis of a series of 'MapInfo layers' for the Region, including topography/contours, satellite photo imagery and ecological vegetation classes. The analysis and overlay of these contextual maps



contributed to the delineation of landscape types and precincts. The other key contributor was a visual assessment undertaken as part of a detailed survey of the Region, where numerous photos and notes were also collected.

All these 'layers' of information were analysed, with an emphasis on how they interacted to create landscape character. The landscape character types and precincts were then delineated and 'precinct analysis papers' were prepared, with much of that information now appearing in the [Precinct Packages](#), a key product of this Study.

A record of key views in the Region, following the establishment of the most photographed locations and scenery, was also prepared as part of this key task, and information regarding other 'landscape elements' such as townships, edges and corridors was also collected and analysed.

## Preparation of Development Principles

The objective of this key task was to:

- Prepare principles for development for each landscape character precinct in the Region

This involved the assessment of the outputs from every previous task, and the synthesis of these into a set of development principles for each landscape character precinct. This was considered an important output because following the policy gaps and threats analysis, it was determined that what was lacking at a local level was user-friendly and straightforward development principles to help guide and manage development in the Region. It was envisaged that these development principles would underpin the development of policy, and would operate within the context of a broader implementation framework. The development principles are now contained in the relevant [Precinct Packages](#).

## Identification of Landscape Character Significance

The objective of this task was to:

- Develop a list of criteria against which the landscape character significance of the Region could be assessed
- Identify the significance of various landscapes throughout the Region

The primary purpose of the Study was to determine the character of different landscape types within the Region, and to prepare principles for managing development within each landscape type. The development principles relied more on the characteristics of different landscapes than on judgements about relative significance. However, the identification of landscape character significance was also undertaken as it was one consideration in determining whether additional planning scheme controls or management measures were required.

Simple assessment criteria were developed for establishing landscape character significance and the terms Regional, State or National were used to indicate the level of significance. The criteria and results of their application are contained in the [Landscape Character Significance](#) section of the [Regional Toolkit](#).

Community perceptions and values were integrated into this task only so far as reading background information such as development proposal submissions, would allow. It is important to note that the assessment of landscape significance only addressed landscape character and not other potentially important factors like cultural heritage and environmental significance.

## Stage 3

### Analysis of VPP Planning Tools

The objective of the analysis of VPP planning tools was to:

- Recommend a suite of planning scheme tools most appropriate to the protection and management of landscape character in the Region

This task involved re-assessing the outputs from the policy gaps and threats analysis, and analysing the advantages and disadvantages of



the various VPP tools available. Relevant recent VCAT and Panel decisions that referenced landscape character were also sourced.

## Implementation Recommendations

The objective of this key task was to:

- Propose additional planning scheme controls (if appropriate), policy content and a framework for implementation of the suite of recommendations

The Study's recommendations on additional planning controls were arrived at using the following 'formula':

*Significance + Pressure + Lack of Control = Priority Area (for additional control)*

This task also involved ensuring that the findings of the Study were easily translatable into policy for inclusion in the local planning schemes, and making recommendations regarding the structure and content of policy both in the SPPF (as part of the implementation of the Great Ocean Road Region Strategy) and the LPPF.

Recommendations regarding additional planning scheme controls, such as the location of proposed Significant Landscape Overlay areas were also refined.

It was envisaged that this information, along with the other findings of the Study, would be presented in a user-friendly 'toolkit' format. That way, local Councils could easily translate the information into planning scheme amendment documentation and proceed with implementation.

The analysis and issues identified in each of the methodology tasks are discussed in more detail in [section 6](#) of this report.



## 5. Consultation and Participation

### Community Consultation

Planisphere's proposal for Stages 2 and 3 of the Study included extra tasks such as the preparation of exhibition material for community input and facilitation of community consultation, to be undertaken following the initial identification of landscape character significance. However it was determined by the client, in consultation with the Stakeholder Group, that the findings would be released for public input at the Study's completion. This would occur at the same time that the Great Ocean Road Region Strategy was publicly released, ensuring integration of the two bodies of work.

Recommendations relating to the next steps of the process are contained in the [Regional Toolkit](#).

### Project Team

A number of Project Team meetings were held throughout the process. These preceded every Stakeholder Workshop and also occurred at other key milestones throughout the Study. The Project Team were the day to day project managers of the Study, and meetings were held to discuss issues as they arose and to approve and ratify work before it was presented to the Stakeholder Group. Members of the Project Team are noted in the Acknowledgments section of this report.

### Stakeholder Group

Stakeholder participation was built around a Stakeholder Group, comprising representatives from the following organisations:

- Surf Coast Shire
- Colac Otway Shire
- Corangamite Shire

- Moyne Shire
- Warrnambool City Council
- Parks Victoria
- Tourism Victoria
- VicRoads
- Sustainable Energy Authority Victoria
- Victorian Coastal Council
- Corangamite Catchment Management Authority
- DSE (Heritage Victoria)
- DSE (South West Region)
- DSE (Urban Design)
- DSE (Planning Projects)

A series of five workshops were held with the Stakeholder Group at key milestones throughout the process. The Stakeholder Group oversaw the Study content, scrutinised drafts and confirmed briefs for future work. The workshops allowed time for the group to establish and 'gel', and to provide productive input into the Study at key stages.

An outline of the key purpose of each Stakeholder Workshop is noted below, and agendas for the workshops are included in [Appendix C](#).

#### Stakeholder Workshop 1, 2 December 2002

As noted previously, the first Stakeholder Workshop was held as part of Stage 1 of the Study, in order to discuss the possible scope of the landscape assessment work. The feedback and discussion at this workshop contributed to the preparation of the proposed methodology for Stages 2 and 3, which is included in the Final Report for Stage 1 in [Appendix B](#) of this report.



### **Stakeholder Workshop 2, 16 January 2003**

Stakeholder Workshop 2 was held to discuss the brief for Stages 2 and 3 of the Study. Feedback from this meeting contributed to the refinement of the methodology described in this Report.

### **Stakeholder Workshop 3, 14 March 2003**

At the third Stakeholder Workshop, the findings of the policy gaps and development analysis were presented, and the landscape character types and precincts were discussed, including descriptions and vision statements for the landscape character precincts.

### **Stakeholder Workshop 4, 6 May 2003**

The key purpose of Stakeholder Workshop 4 was to discuss the distinctive qualities (significance), landscape character objectives and development principles for the landscape character precincts.

### **Stakeholder Workshop 5, 17 July 2003**

Stakeholder Workshop 5 was held to discuss the recommendations of the Study and how they were proposed to be implemented.

The outcomes of the Stakeholder Workshops and the way in which feedback was incorporated into the content of the Study is discussed in more detail in [section 6](#) of this report.



## 6. Analysis and Issues

### Policy Gaps and Development Analysis

Targeted one-on-one interviews were held with strategic planners from each of the Municipalities in the Region in order to gain a detailed understanding of the development pressures occurring in the area, the threats to landscape character, and the most appropriate tools to manage those threats. Important information gathered as part of this stage of the Study included:

- The success of current policy and planning scheme provisions
- An appreciation of the gaps in planning scheme provisions and policy
- An understanding of past and future policy directions (including past, current and future amendments)
- Information regarding development threats and issues for each Municipal area

The planning schemes for each of the Municipalities were utilised as a key resource during this task, so that the consultant team gained a detailed understanding of the zoning and overlay provisions across the Study Area and how they operate across Municipal boundaries.

The findings of the policy gaps and development analysis were collated into a summary document which is included in [Appendix D](#).

### Development Pressures and Issues

It was determined that the majority of development pressure is experienced in coastal areas in the Region, both in and between established townships. Despite this, it was found that development activity is increasing in the rural hinterland, and is often associated with tourism activity or hobby farming.

Development pressure is largely residential, with dwellings being constructed more and more for permanent residents, as opposed to holiday shacks. As a result, these homes tend to be larger and more

visually imposing, and are often sited and designed to take advantage of coastal views.

There is increasing pressure for substantial tourism developments, as well as the established trend for B&B style accommodation. These types of developments often occur within easy access of the Great Ocean Road, or another of the key north to south main roads.

The Region is also experiencing pressure for infrastructure development, such as telecommunication towers, and wind farms in the coastal hinterland. Inland, there is pressure for timber plantations with the associated clear felling being visually intrusive, particularly from main tourist roads.

The development pressures and issues for each Municipal area are discussed in the relevant [Municipal Toolkit](#), and are listed in the summary document in [Appendix D](#).

### Planning Scheme Provisions and Policy

In relation to the success of current planning provisions and policy, it was found that the majority of planning schemes in the Region make reference to landscape character at a broad strategic level. However, these are primarily statements in relation to the protection of views as opposed to strategic directions that come from a detailed analysis of landscape types. The Surf Coast Planning Scheme is one exception where several 'landscape units' are defined in the Landscape and Culture Strategy section of the Municipal Strategic Statement (Clause 21.06). But while broad objectives are provided in relation to the landscape units, the objectives cover a variety of topics (land use, tourism, economic development etc) and may be limited in their applicability and effectiveness.

Other feedback from Council planners included that there is a lack of more detailed criteria or 'guidelines' for the assessment of planning



permit applications, and in particular how new development should relate to the character of the landscape. Also, while the Significant Landscape Overlay (SLO) is utilised in some areas within the Region, the schedules to the overlay are often generic and lacking in detail. Council planners who were interviewed indicated that they would support the more extensive use of the SLO, but do not have the resources to undertake the background analysis required to justify their use. This feedback was supported by the findings in the Panel Report to the Colac Otway Planning Scheme Amendment C2 which sought, among other things, to extend the SLO1 across the entire southern section of the Municipality. The panel found that while there are likely to be ample and strong justifications for the application of the SLO over significant areas of land within the Shire, it could not be supported because of the *“broad brush nature of the proposed control”* and the *“lack of a specific justification based on an analysis of the landscape types that it seeks to protect”*.

It was also found, and backed up by comments received from the Council planners, that the Environmental Rural Zone (ERZ) is being relied on to trigger a planing permit in the Region, particularly in coastal areas. However, while the ERZ may provide a successful permit trigger, its key purpose is environmental outcomes and not the protection and management of landscape character, and guidelines to aid decision making once a planning permit is required are often lacking.

### Past and Future Policy Directions

Discussions with Council officers regarding current and future policy directions revealed that MSS reviews are well progressed in the Region, with recommendations regarding the structure, format and content of the five relevant MSSs contained in the *Three Year MSS Review Report* (Keaney Planing and Research Pty Ltd and Michael Kirsch, August 2002). In addition, township character studies are underway for some of the townships in the Region, including Apollo Bay and a number of coastal settlements in Surf Coast Shire. The Council planners also indicated that the ‘Rural Zones Review’ is being closely monitored for its contribution to improving statutory processes and provisions, and the effects of those on landscape character.

The review of planing permit applications, VCAT decisions and various Panel reports during this stage and throughout the course of the Study, contributed to the consultant team’s depth of understanding about the policy gaps and development pressures occurring in the Region. The documents that were reviewed are listed and summarised in [section 7](#) of this Report.

The findings of the policy gaps and development analysis were reported to the Stakeholder Group at its workshop on 14 March 2003, and were well received. This work was progressed at a precinct level and was included in more detail in the Precinct Analysis Papers. This material now appears in the relevant [Precinct Packages](#).

## Delineation of Landscape Types and Precincts

A professional assessment of landscape character underpinned this part of the Study, focussing on objective distinctions between character types, the relationship between landscape character types and precincts and their capacity to accommodate development. The tasks that were undertaken as part of this stage of the Study are detailed below.

### Analysis Maps

The delineation of landscape types and precincts involved the collection and analysis of a series of GIS ‘MapInfo layers’ for the Region, including topography/contours, satellite photo imagery and ecological vegetation classes. This information was overlaid and analysed, with an emphasis on how the layers interacted to create landscape character.

This task produced a series of ‘analysis maps’ that were used throughout the course of the Study. Following delineation of landscape character types and precincts, this work was also progressed at a detailed precinct level, with the detailed analysis work included in the Precinct Analysis section of the [Precinct Packages](#).



## Field Survey

A detailed field survey of the Region was undertaken by the consultant team's landscape architect and architect/urban designer over the course of 6 days. The survey followed extensive in-house analysis of the MapInfo GIS layers and was a key contributor to the delineation of landscape types and precincts. The field survey was also done with the benefit of the findings of the Preliminary Landscape Assessment undertaken as part of Stage 1, which produced a general hypothesis of the landscape types that exist in the Region.

The survey resulted in the creation of a photographic library for every landscape type and precinct in the Region, and was enriched by extensive notes on the following:

- Delineation and description of preliminary landscape character types
- Delineation and description of preliminary landscape character precincts, including the following elements:
  - Land form
  - Vegetation, tree cover, species
  - Land use
  - Settlements, building types, building settings
- List of threats to landscape character for each preliminary landscape character precinct
- Sequence description of the journey along designated road corridors
- Description of the views from a series of nominated key viewing locations throughout the Region
- Preliminary development principles for each preliminary landscape character type
- Thumb nail description of key townships and their relationship to the landscape

The Survey Brief is included in [Appendix E](#). All information collected on the field survey was included in the Precinct Analysis Papers described in the next section of this Report.

## Precinct Analysis Papers

Precinct Analysis Papers were prepared for each of the landscape character precincts in the Region. The Precinct Analysis Papers included the following information:

- Precinct name
- Landscape character type
- Precinct description
- Vision
- Map layers analysis, including:
  - Satellite photo
  - Contour map
  - Ecological vegetation classes
  - Landform type
- Townships
- Edges
- Corridors
- Key views
- Policy context, including:
  - Zones map
  - Overlays map
  - Policy context summary
- Development pressures
- Character opportunities and threats

A full set of the Precinct Analysis Papers is included in [Appendix F](#). All of the information contained in the Precinct Analysis Papers was refined and re-worked and now appears in the [Precinct Packages](#), a key output of this Study. It should be noted that the precinct numbers have remained the same, but that some precinct names have been changed as the Study has progressed.

## Stakeholder Feedback

The delineation of landscape types and precincts, and a number of sample Precinct Issues Papers were presented at Stakeholder Workshop 3. Feedback regarding the overall delineation of landscape



character types and precincts was positive, with the descriptions of landscape types and the locations of precincts supported by the group. Additional feedback covered the following issues:

### Language

A number of comments were received regarding the use of language in the Precinct Analysis Papers. A particular point was made regarding the precinct descriptions and the importance of remaining *subjective* as opposed to *emotive* in the language used. The term 'development pressure' was also questioned and considered inappropriate in some instances. The point was made that the development of farming structures associated with the agricultural use of land is 'normal' or 'expected' and that the word 'pressure' may have negative connotations. These comments were considered and incorporated as appropriate.

### Structure of Document

A number of suggestions were received regarding the structure of the Precinct Analysis Papers and the vision in particular. The Significant Landscape Overlay (SLO) structure and content was discussed and it was considered preferable that the words produced by the Study be easily translated into VPP format, eg the SLO contains a statement and nature of key elements of the landscape, landscape character objectives to be achieved etc. The Precinct Analysis Papers were restructured accordingly, and the vision statement was translated into a series of objectives that underpinned the development principles for each precinct.

### Significance

A number of stakeholders made the point that the landscapes or precincts in the Region should be allocated a level of significance. Most suggestions preferred a regional-state-national model in a similar way that cultural heritage significance is allocated. It was noted that the primary aim of the Study was to determine the character of different landscapes and the way in which development should be managed within them. However, following discussion with the stakeholders it was agreed that the determination of the relative significance of the

landscapes was important, particularly if applying a tool such as the SLO. This work was progressed in the following stages of the Study.

### Implementation

A number of stakeholders raised issues regarding the implementation of the Study. It was noted that any development principles prepared needed to be useful and practical, and that care needed to be taken if introducing additional controls into the local planning schemes due to resourcing constraints at the various councils. It was considered important to only introduce additional control in landscapes that are significant and under threat.

### Cultural Heritage

It was noted that a number of landscapes that are significant for cultural heritage reasons were not picked up in the material produced as part of this stage of the Study. It was explained to the stakeholders that the work focussed on landscape character as opposed to cultural heritage significance or other related topics such as environmental significance, and that it was not intended to identify or analyse the cultural heritage aspects of landscape.

All stakeholder comments received at and following Stakeholder Workshop 3 have been summarised, including responses to each topic raised. This stakeholder feedback table is included in [Appendix G](#).

## Preparation of Development Principles

The preparation of development principles for each of the landscape character precincts in the Region involved further analysis and synthesis of the outputs produced from the previous tasks.

## Precinct Descriptions, Qualities and Objectives

Following comments from the previous Stakeholder Workshop, the first sections of the Precinct Analysis Papers were refined and updated to include the following information:

### Precinct Description



The statements describing the landscape character of the precincts were retained, and reviewed to ensure that they were factual and objective.

### **Distinctive Qualities**

A 'distinctive qualities' statement was prepared for each landscape character precinct, beginning with a description of the relevant landscape character type. The second part of this statement (in bold) described what was distinctive or special about the landscape character precinct. This was the first step towards determining the relative landscape character significance of each landscape. The conclusions of the bold paragraphs includes reference to the relative significance of the precinct.

### **Key Characteristics**

A summary of the key landscape characteristics was included in the document in order to highlight the 'essence' of each landscape precinct.

### **Future Directions**

A future directions statement was prepared as the 'stepping stone' towards the preparation of landscape character objectives for each precinct.

### **Landscape Character Objectives**

The landscape character objectives replaced the previous vision statement on the Precinct Analysis Papers and underpinned the development principles, prepared as part of the next stage of the Study.

The revised first sections of the Precinct Analysis Papers containing the precinct descriptions, qualities and objectives are included in [Appendix H](#).

## **Development Principles**

Sets of development principles were then prepared for each landscape character precinct. The development principles were initially referred to as 'design guidelines', but were revised and changed to 'development principles' following stakeholder feedback and to better reflect the level at which they were pitched. The development principles were structured as follows:

### **Landscape Element**

The first column lists the landscape character element to which the development principle applies eg vegetation, townships and settlements etc.

### **Objective**

The second column contains the landscape character objectives which state the intention and desired outcome for that landscape element.

### **Design Response**

The third column contains the design response statements which are the preferred method of achieving the relevant objective. However, other methods of satisfying the objectives may be demonstrated to the Councils' satisfaction.

### **Avoid**

The avoid statements in the fourth column of the development principles specify inappropriate design responses.

The first draft of the development principles are also included in [Appendix H](#). These were refined in light of stakeholder comments and now form part of the [Precinct Packages](#).

## **Stakeholder Feedback**

The revised precinct descriptions, distinctive qualities statements, objectives and development principles were presented at Stakeholder Workshop 4 on 6 May 2003 and were well received. Stakeholder feedback and responses to the comments have been summarised and



are included in [Appendix I](#). In short, the following issues were raised by the stakeholders.

### Structure and Content

It was noted by one stakeholder that a number of design responses were similar and some applied to more than one precinct. This was considered repetitive and it was suggested that the development principles be collapsed and consolidated. The structure and content of the development principles was then discussed in detail and it was explained that each set of development principles would be part of a 'stand alone' document for each precinct that made sense independent of other material. Other feedback suggested stopping the work at the objectives level, and questioned the need for the design response and avoid statements. However, it was agreed after discussion that the development principles would be a necessary and useful output of the Study, and that they were needed for translation into the Design Guidelines section of the SLO schedule, for example.

### Boundary Change

One minor precinct boundary change was suggested by the stakeholders at this stage of the project. It involved re-aligning the boundary between Precincts 3.1 and 3.2, so that Precinct 3.1 contained the Bay of Islands. This change has been incorporated into the final documents.

### Detailed Comments

Many detailed comments were received regarding wording and/or detailed character issues for a variety of precincts. These have been incorporated where appropriate.

## Identification of Landscape Character Significance

Following the preparation of development principles, the identification of landscape character significance was undertaken in more detail.

While the primary purpose of the Study was to determine the character of different landscapes and to prepare principles for managing development, it was agreed that the identification of landscape character significance was an additional key task. The significance of landscapes, for instance, was one consideration in determining whether additional planning scheme controls or management measures were required.

Community perceptions and values were integrated into this task only so far as reading background information such as development proposal submissions would allow. It is important to note that the assessment of landscape significance only addressed landscape character and not other potentially important factors like cultural heritage and environmental significance.

This work was prepared in close consultation with the Project Team, and involved the following key tasks:

### Assessment Criteria

Simple assessment criteria were developed for establishing landscape character significance and the terms Regional, State or National were used to indicate the level of significance. The assessment criteria were tested with the Project Team and approved before they were applied to the Region.

### Applying the Criteria

The criteria and results of their application are contained in the [Landscape Character Significance](#) section of the [Regional Toolkit](#).

A summary table of the relative significance of each landscape character precinct is contained in [Appendix J](#) of this report.

## Analysis of VPP Planning Tools

Following the identification of significance, a detailed analysis of VPP planning tools was undertaken. This task involved re-assessing the outputs from the policy gaps and threats analysis, and analysing the



advantages and disadvantages of the various VPP tools available. Relevant recent VCAT and Panel decisions that referenced landscape character were sourced.

A detailed discussion of the VPP tools that are in place in each of the local planning schemes is included in the relevant [Municipal Toolkit](#), and summarised for the entire Study Area in the [Regional Toolkit](#). Preliminary research is also included at a detailed precinct level in the Precinct Analysis Papers which are included in [Appendix F](#).

In summary, it is important to note that the zoning of land relates primarily to its use, and that the purpose of the various zones is clearly stated in the VPPs. For example, the purpose of the Environmental Rural Zone includes *to encourage development and the use of land which is in accordance with sound management and land capability practices, and which takes into account the environmental sensitivity and bio-diversity of the locality*. As such, the zoning of land is not the most appropriate tool to protect and manage landscape character. Rather, the Significant Landscape Overlay is the most appropriate VPP tool for this purpose. This is backed-up by VCAT findings, including the recent decision on the proposed Moonlight Head Eco Hotel (VCAT Reference Number P2436/2002), and is clearly indicated by the purpose of the Significant Landscape Overlay, which includes:

- *To identify significant landscapes.*
- *To conserve and enhance the character of significant landscapes.*

In circumstances where the relative significance of a landscape does not warrant the use of the Significant Landscape Overlay, a local policy may be more appropriate to aid decision making in relation to the protection and management of landscape character. Local policy can also be used in conjunction with the Significant Landscape Overlay to enable the provision of policy guidance in the assessment of planning applications.

A detailed analysis of the existing and proposed planning scheme provisions on a precinct by precinct basis is included in the [Planning Scheme Analysis and Recommendations](#) section of the [Precinct Packages](#).

## Implementation Recommendations

Implementation recommendations, both within and outside the planning system, were prepared as the final key task of the Study. Within the planning system, there were two types of recommendations:

- Additional planning scheme controls (eg overlays)
- Policy recommendations (eg local policy, MSS changes etc)

Outside the planning system, recommendations covered areas such as public land management, future work, community education and support for local councils.

### The Formula

The Study's recommendations on additional planning scheme controls were arrived at using the following formula:

*Significance + Pressure + Lack of Control = Priority Area (for additional control)*

This formula determined those areas of significant landscape character within the Region that were not covered by sufficient planning scheme controls and were experiencing development pressure. In many of these areas zone controls were relied upon to trigger a permit and comprehensive assessment guidelines were not available. The level of significance was attributed to the landscapes through the application of the assessment criteria as discussed in the [Identification of Landscape Significance](#) section of this Report.

The priority areas that were identified were recommended for protection and management through the application of the Significant Landscape Overlay.

Proposed Significant Landscape Overlay areas are detailed in the [Regional Toolkit](#) and each of the [Municipal Toolkits](#) if applicable.

The pattern of land ownership in the Region also contributed to the location of proposed Significant Landscape Overlay areas. Land in public ownership is not recommended for additional controls as it is protected by the zoning provisions, 'public park' status and



management by the relevant public authority. A map showing the land ownership pattern in the Region is included in [Appendix K](#).

## Policy Recommendations

Additional policy recommendations were prepared, including proposed changes to the State Planning Policy Framework and the Local Planning Policy Framework for each local Council. These recommendations, as well as those proposed external to the planning system, are detailed in each of the [Municipal Toolkits](#) and are summarised for the entire Study Area in the [Regional Toolkit](#).

## The Toolkit Idea

Rather than prepare one cumbersome report, it was decided in the early stages of the Study to present to the recommendations in the form of a 'toolkit'. The toolkit would comprise four key components as depicted in the Study Contents on page 4 of this Report.

The [Regional Toolkit](#) would act as an 'executive summary' document and contain a summary of landscape character types and precincts, landscape character significance, and landscape elements, issues and recommendations for the entire Region.

The [Precinct Packages](#) would contain detailed landscape character information, including the development principles, for each of the 20 landscape character precincts identified across the Region.

The [Municipal Toolkits](#) would be prepared for each local Council within the Region and would provide a more detailed analysis of the landscape character issues within each Municipal area, as well as a list of proposed recommendations to the planning scheme. It was envisaged that the relevant [Precinct Packages](#) could be appended to the Municipal Toolkits to provide a complete picture of landscape character within the Shire.

## Stakeholder Feedback

The implementation recommendations and the structure of those recommendations in the 'toolkit' format were presented in summary at

Stakeholder Workshop 5. The summary document is included in [Appendix L](#). Detailed planning scheme analysis tables for each landscape character precinct, and proposed Significant Landscape Overlay areas were also presented to the stakeholders. Comments to the implementation recommendations included the following issues.

### Great Ocean Road

It was suggested by one stakeholder that the entire length of the Great Ocean Road corridor be covered by the Significant Landscape Overlay. Though this may be a good idea in principle (that is, to send a message that the Great Ocean Road is an important feature of the landscape of the Region) there are a number of issues that are worth considering. Firstly, the Great Ocean Road passes through various landscape types and precincts, and an SLO for its entire length would require numerous schedules reflecting this varying character. Secondly, a permit trigger is already in place for buildings within 100 metres of the Great Ocean Road, and the local policy / development principles prepared as part of this Study will aid decision making in this area considerably. Also, land immediately adjacent to the road is in public ownership as well as many coastal parks on the coastal side of the key tourist route. It is therefore considered that these existing protection and management regimes, combined with the proposed SLOs in other coastal areas within the vicinity of the Great Ocean Road, are sufficient to manage development along its length.

### Cultural Heritage

The issue of cultural heritage significance versus landscape character significance was again raised as a key question, particularly in relation to the protection of the dry stone walls in Precinct 1.6. It should be noted that protection of items of cultural heritage significance, though a related topic, is outside the scope of the Study brief. The concentration of dry stone walls in Precinct 1.6 contributes to an entire *landscape* (along with volcanic cones and rocky outcrops) of State significance.

### Proposed Significant Landscape Overlay Areas

The precise boundaries of the proposed SLO areas was questioned by the Stakeholder Group. At the workshop, the proposed SLO areas



were presented in draft form and at a 'blobby' scale. It was explained that it is outside the scope of the brief to prepare exact cadastral boundaries for the proposed overlays areas, but since the meeting the SLO areas have been refined somewhat to exclude public land, zoned townships etc.

### **Landscape Character Significance**

Comments were received from stakeholders following the internal circulation of the refined significance criteria and significance map at DSE. The criteria were supported, and 'statements of significance' appearing in dot point form on the Landscape Significance Map in the Regional Toolkit and as statements in the Precinct Packages have been refined in light of feedback. These combined 'statements of significance' are included in the summary document in Appendix J.

The stakeholder comments as outlined above are provided in more detail, along with responses, in the summary table in Appendix M.





## 7. Additional Background Documents

Reference material in addition to that summarised as part of Stage 1 was also utilised throughout Stages 2 and 3 of the Study. A summary of those documents follows.

***Strategic Development Master Plan, Colac Otway Shire. PPK Environment and Infrastructure Pty Ltd, South Melbourne, 2000***

Reviews the Shire's economic development and strategic planning framework and sets out strategies and actions to facilitate sustainable economic growth and planned development. The Master Plan addresses a number of matters relating to the future strategic planning of the Shire, including: an Economic Development and Tourism Strategy; the Colac Structure Plan; the Apollo Bay Structure Plan; Skenes Creek to Marengo Coastal Action Plan and the Apollo Bay Harbourside Development Plan.

***Neighbourhood Character Study Apollo bay / Marengo: Exploration of Issues and Residential Neighbourhood Character Precincts. Colac Otway Shire Council. 2002***

Definition of the neighbourhood character of Apollo Bay / Marengo. Captures the community's current perception of negative and positive character attributes and defines the existing character precincts and preferred character precincts. The study also addresses all of the issues identified within the *Strategic Development Master Plan*.

***Visual Effects Assessment of the Proposed Moonlight Head Eco-Hotel, Williamson, D.N. Scenic Spectrums Pty Ltd, Glen Waverley. 2003***

Describes the project in detail, and summarises the expert opinion of Dennis Williamson on the visual effects and significant impacts of the Moonlight Head Eco-Hotel. The document also includes recommendations for further minimisation of visual impacts.

***Sustainable Rural Strategy, Chapter Four: Significant Landscapes of the Mornington Peninsula, Mornington Peninsula Shire, 2003***

The document identifies unique landscape settings in the rural areas of the Mornington Peninsula and describes the significance of each in relation to environmental, aesthetic, cultural and economic values. The assessment is predominantly carried out within a GIS environment.

***Scenic and Town Character Assessment, Green, R., in Australian Planner Vol 37(1), 2000***

Article sets out a methodology for community involvement within a character assessment, using the example of Airlie beach, Queensland. The article suggests certain procedures: face-to-face interviews; projective mapping; photographic surveys and photo sorting and analysis of results.

***Future Agricultural Landscapes, Barr, N., in Australian Planner Vol 40(2), 2003***

Identification and criticism of the use of minimum lot size and land division policies as the sole tools to protect 'prime agricultural land'. Author contends that the use of these tools betrays a misunderstanding of "the dynamic interplay between economic and social forces that are transforming agriculture". The paper explores these forces which include: technological change, amenity demand for land water and landscape, youth and farming, etc.

***Classifications, Sagazio, C., in Trust News, June 2003***

Listing of recent classifications across Victoria, adopted by the National Trust's Council. Includes an identification of significant trees, buildings and landscapes and also statement of significance.

***Wind Farm Benefit Sought for Locals, Boddy, R., in Planning, 20 June, 2003***

Article identifying the fear that economic benefits of wind farms may bypass local communities of the Scottish Highlands.



**Heritage Search Results, website [online]**  
**<http://www.nattrust.com.au>, National Trust of Australia (Victoria)**  
**<Accessed 27 November 2002>**

Basic search results of buildings and trees listed by the National Trust of Australia (Victoria), under the search headings of: Warrnambool, Moynes, Surf Coast, Colac Otway and Corangamite.

**What is Windpower, website [online]**  
**[http://www.nattrust.com.au/pages/default.cfm?page\\_id=7255](http://www.nattrust.com.au/pages/default.cfm?page_id=7255),**  
**National Trust of Australia (Victoria). <Accessed 27 November 2002>**

Provides detailed definition of wind farms and how they can benefit Australia in terms of renewable energy resources. Identifies the most suitable areas for wind farms in Victoria as coastal areas near or between major towns where the turbines can catch strong, continuous wind. Also identifies the impacts of wind farms and the need for government policy.

**Catchment Note: The Corangamite Regional Catchment Strategy, Corangamite Catchment Management Authority. April 2002**

Short summary and definition of the strategy, which sets a long-term direction for natural resources in the Corangamite region. Summarises the intentions of the strategy to guide natural resource planning, present goals for natural resources and social and economic development. Also identifies that the strategy will guide coordinated action and investment and be based on science and innovative thinking.

**Heritage Items Listed by Municipality. Website [online]**  
**<http://www.doi.vic.gov.au>, Department of Infrastructure.**  
**<Accessed 27 November 2002>**

Basic search results of heritage items listed by Warrnambool City, Moynes Shire, Corangamite Shire and Colac-Otway Shire.

**Historic Places Special Investigation South-Western Victoria Final Recommendations, Land Conservation Council**

Recommendations of the Land Conservation Council of historic places within South-Western Victoria.

**Windfarm Development in South West Victoria : A reflection on the lessons learned by the Western Coastal Board in assessing the impacts of windfarm development in South West Victoria, Western Coastal Board. May 2002**

Identifies both the positive aspects and downfalls of wind farms in South West Victoria. The Western Coastal Board contends that more research needs to be done into the true gains of losses in the implementation of wind farms.

**D.O.I South West Region: Three Year MSS Review Report (Shires of Colac Otway, Corangamite, Golden Plains, Moynes and Southern Grampians). Keaney Planning and Research Pty Ltd and Kirsch, M, August 2002**

Provides an independent review of the structure, format and content of the following new format planning schemes in the South West Region of Victoria: Golden Plains; Southern Grampians; Colac Otway; Corangamite, and Moynes. Also provides recommendations to councils on responding to particular issues through the various implementation tools provided by the VPP's.

**Portland Wind Energy Project: EES Landscape and Visual Impact Assessment Expert Witness Report, Pacific Hydro Limited, Haack, P. (EDAW). February 2002**

Environmental Effects Statement of the Portland Wind Energy Project including assessment of visual sensitivity, affects on tourism, review of community perceptions

**Portland Wind Energy Project: Visual Assessment Review, Pacific Hydro Limited. Environmental Resources Management Australia, South Melbourne, February 2002**

Provides a full description of the Wind Energy Project and reviews the methodology utilised within the EES and the effectiveness of its design



objectives. Also independently checks the outcomes of the assessment for the proposed wind farm sites and supplements and expands upon the findings of the EES. Concludes in agreement with the EES carried out.

***Discussion and Options Paper, Rural Zones Reference Group. January 2003***

Examines four key issues in rural areas, including: zone purposes; development control (subdivision and buildings and works); specific uses and inter-governmental coordination. Identifies the need for action in relation to improving statutory processes and provisions, encouraging and documenting best practice, and professional development and training.

***Great Ocean Road Region Draft Strategy, February 2003***

A draft strategy intended to guide the region's next 20 years of development, which declares important new national parks on land and sea and aims at tightening planning controls. Goals of the strategy include: protecting the landscape and caring for the environment, managing the growth of towns, improving management and access of transport and encouraging sustainable economic development and resource use.

***Meander Valley Scenic Management Strategy, draft summary, Inspiring Place Pty Ltd.***

Provides a detailed assessment of visual values, visual character and priorities for landscape management in the Meander Valley. Sets out desired outcomes for the strategy, some of which include: the retention of cultural values; the protection of core values of the scenery, and recognition of the economic, environmental and social values which depend on the landscape character.

***Port Campbell National Park, Bay of Islands Coastal Park: Visitor Guide, Parks Victoria. December 2001***

Basic visitor guide for Port Campbell National Park and Bay of Islands Coastal Park, with information on history, native wildlife and detailed maps of sites of interest.

***Shire of Heytesbury Landscape Assessment: A report for the Shire of Heytesbury, Jeavons, M. September 1990***

The study identifies and evaluates landscape character types and significant landforms and structures, and develops a comprehensive program for the conservation and visual enhancement of these areas within the Shire. Includes detailed maps, photographs and descriptions of the study areas

***Regional Awareness and Perceptions Study, Roy Morgan Research for Tourism Victoria. November 2001***

Surveys and analyses of the awareness of holiday destinations in Victoria, as opposed to short trip destinations, and identification of the associations attached to these destinations, for example, art and culture, recreation and sport, shopping and wildlife.

***National Scenic Areas: Scottish Natural Heritage's Advice to Government website [online] <http://www.snh.org.uk/news/1out-nsa5b.htm>, Scottish Natural Heritage. <Accessed 28 November 2002>***

Outline of 'special' places within Scotland, considered nationally outstanding for their scenic qualities and the recognition of places where protection is necessary to maintain these qualities. The document identifies the need for higher standards within the built environment and the need to enhance certain landscapes.

***More than Meets the Eye: Identifying and Assessing Aesthetic Value, Australian Heritage Commission, Barton ACT. October 1993***

Summary of results and assessment of workshops held to define and identify issues related to the assessment of aesthetic value.

***Chapter 6, Principles of Landscape Classification website [online] <http://www.countryside.gov.uk/ci/guidance/Chap6/Class1.htm>, The countryside Agency. <Accessed 19 December 2002>***

Examines in detail the last step in the characterisation process that is, classifying and describing landscape character. This step looks at: the principles and practice of landscape classification; terminology used;



dealing with boundaries between landscape character types and areas, and a description of character.

**EDAW Projects: Pohick Bay Regional Park website [online]**  
[http://www.edaw.com/what\\_we\\_do/IT/projects/pohick.htm](http://www.edaw.com/what_we_do/IT/projects/pohick.htm) EDAW.  
<Accessed 25 November 2002>

This article outlines a particular project, entitled the *Pohick Bay Regional Park Natural and Cultural Resources Inventory and Existing Conditions Assessment GIS and Database*. Specifically, it is a database and report of the natural and cultural resources within the Pohick Bay Regional Park. Some of the themes in the study include: land use context, site features, slopes and soils, hydrology and wetlands, vegetation and habitats.

**EDAW Projects: Gaviota Coast Resource Study website [online]**  
[http://www.edaw.com/what\\_we\\_do/IT/projects/pohick.htm](http://www.edaw.com/what_we_do/IT/projects/pohick.htm) EDAW.  
<Accessed 25 November 2002>

This article examines and describes a particular project, the *Gaviota Coast Resource Study*, undertaken by EDAW, which aims to preserve and protect the fragile elements of the Gaviota Coast environment. The project consists of a GIS based inventory of resource and planning information.

**Information Feature Stories website [online]**  
<http://www.geelongotway.org/news/feature-links/> <Accessed 26 November 2002>

Information feature stories including: natural attractions; the Great Ocean Road region; the Great Ocean Road Hinterland; the Great Ocean Road – Torquay to Lavers Hill and Bayside Bollard Walk. The feature stories give a detailed description and history of each site / area in terms of cultural heritage and environmental significance.

**Minerva Gas Field Development, EDAW, South Melbourne. July 1995**

Provides independent results of landscape and visual assessment of a number of related elements within the Minerva Gas Field Development Proposal. The assessment identifies this section of the coast as being

home to high scenic quality and environmental significance and examines key areas and the effects of the project in detail.

**Winchelsea Strategy Plan, Shire of Winchelsea. November 1992**

Document places particular emphasis on the economic element associated with the future land use and development of the Shire, and outlines three specific sectors for growth: food processing; new food products, and forestry products.

**A Study of Resident Perceptions of Neighbourhood Character in Anglesea, Green, R. November 2002**

Study outlines how people living in Anglesea conceptualise the term 'neighbourhood character'. The results of the study suggest that various planning mechanisms and controls should be implemented to encourage new development that possesses attributes associated with high perceived character compatibility and discourage development with attributes related to low character compatibility.

**Surf Coast Shire Council Minutes, Surf Coast Shire. 17 April 2001**

Copy of the council minutes regarding Planning Permit Application 00/0571 – 615 Great Ocean Road, Bellbrae. The application requested approval for a Telstra mobile phone tower, which, the council outlines would protrude above the estimated canopy of the surrounding vegetation, thus creating an eyesore. The council recommended, however, that the permit be granted subject to conditions.

**A Study of Resident Perceptions of Neighbourhood Character in Lorne, Green, R. December 2002**

The study examines the way in which residents of Lorne perceive neighbourhood character, in terms of the contribution of existing environmental features. The study outlines attributes that strongly contribute to neighbourhood character and attributes that are detracting of neighbourhood character. The study is carried out through the display of a series of photographs and then documentation of residents' reactions to how they contribute or detract from neighbourhood character.



***Planning and Environment List – No. P51026/2001, Victorian Civil and Administrative Tribunal. September 2002***

A detailed document of review that went to VCAT regarding land at 2 Yandandah Road, Fairhaven. The document outlines the case put to VCAT, including a comprehensive time line of events, a description of the existing land and the proposed development. The tribunal makes several recommendations and gives the applicant the opportunity to produce a plan and land development package that reflects the observations and conclusions of the Tribunal.

***Surf Coast Shire: Surf Coast Heritage Study, Context Pty Ltd and Kellaway, C. February 1998***

Study comprises a summary print-out of 502 places on the database of significant places. The study indicates the significance of each place and the research priority recommended to ensure that significant places are protected under the planning scheme.

***Regulatory Services Committee Meeting Agenda, Corangamite Shire. 27 August 2002***

Meeting agenda outlines the planning permit 02/074 – Moonlight Head Eco-hotel and ancillary facilities, and makes recommendations regarding matters such as traffic, car-parking and noise.

***Port Campbell Urban Design Framework, Chris Dance Land Design. March 2002***

The framework addresses several aspects of the township including the preservation and presentation of the natural environment, the design and function of the streetscape, the circulation of vehicles and pedestrians and the form and extent of future development. The framework provides an analysis of the existing township and identifies a broad range of issues for the future of Port Campbell, including growth and development, tourism, traffic and parking demand and the role of the natural environment.

***Planning and Environment List – No. P2436/2002, Victorian Civil and Administrative Tribunal, April 2003***

Detailed document of case that went to the Tribunal regarding the proposal to develop the Moonlight Head Eco-Hotel. The application to review the council's decision to grant a permit was disallowed and the council's decision to grant a permit was affirmed. The document outlines several conditions attached to the permit, which address a number of issues including traffic/car parking, operating hours and noise.

***Application for Review P2346/2002 Moonlight Head Hotel Development: Landscape Statement of Evidence, Schutt, S. February 2002***

An application to review the decision made by council to grant a permit for the Moonlight Head Eco-Hotel. The document entails a detailed landscape statement of evidence by Stephen Schutt, landscape architect. The document also provides a site description, including the landscape character of the general area, a description of the relevant planning framework and key landscape design principles and a detailed assessment of the proposal. Schutt recommends that the proposal is appropriate and that it should be allowed to proceed.

***Pride of Place: Colac Otway Heritage Study: Stage 1, Mary Sheehan and Associates. October 1998***

A comprehensive document which identifies and assesses all 'post-contact' places of cultural significance within the Colac Otway Shire and makes recommendations for the future conservation of these places. The major component of the document is a detailed environmental history of the area after European settlement.

***Strategic Development Master Plan, Colac Otway Shire. PPK Environment and Infrastructure Pty Ltd, South Melbourne. October 2001***

The Master Plan critically reviews the Shire's economic development and strategic planning framework and sets down the strategies and actions to facilitate the achievement of sustainable economic growth and planned development. The Plan comprises of a number of



components including: an economic Development and Tourism Strategy; the Colac Structure Plan; the Apollo bay Harbourside Plan; and the Skenes Creek to Marengo Coastal Action Plan.

**Status of Planning Amendments. Rob Davis. January 2003.**

List of amendments, their current status and the responsible officer, as at 28 January 2003.

**Planning Permit- No. P02/408. Colac Otway Shire. December 2002.**

Copy of planning permit issued by the Colac Otway Shire for land at Crown Allotment 41, Parish of Weeaprounah, 4230 Colac-Lavers Hill Road, Weeaprounah. The permit outlines a number of conditions which apply to the permit required by Council, VicRoads, the Department of Sustainability and Environment, the CFA and South West Water.

**Planning Permit- No. P02/373. Colac Otway Shire. December 2002.**

Copy of planning permit issued by the Colac Otway Shire regarding land at 4555 Great Ocean Road, Lavers Hill, Crown Allotment 9 & 29, Parish of Barwongemoong. Outlines the conditions for the permit required by Council.

**Colac Otway Shire News. November 2002: Edition No. 15.**

**Ordinary Council Meeting Notes: Environment and Planning, Colac Otway Shire. 23 October 2002.**

Discussion of planning permit application for 9 lot re-subdivision, 185 and 200 Horden Vale Road, Hordenvale. Document outlines the location and zoning, the proposal, the planning scheme provisions, objections to the proposal, referrals and consideration of the application. The Council makes several recommendations and outlines the conditions for a permit.