



THE GREAT OCEAN ROAD REGION  
LANDSCAPE ASSESSMENT STUDY

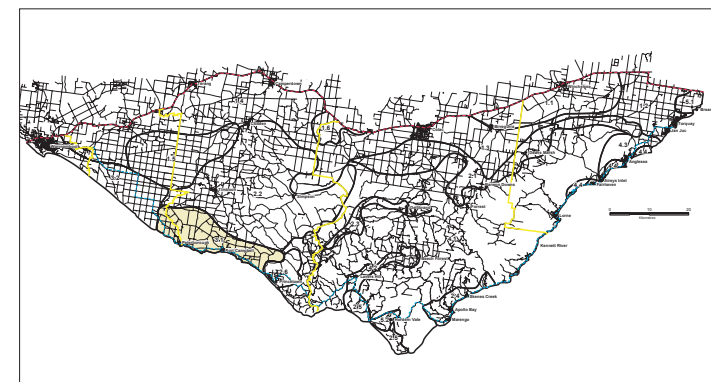
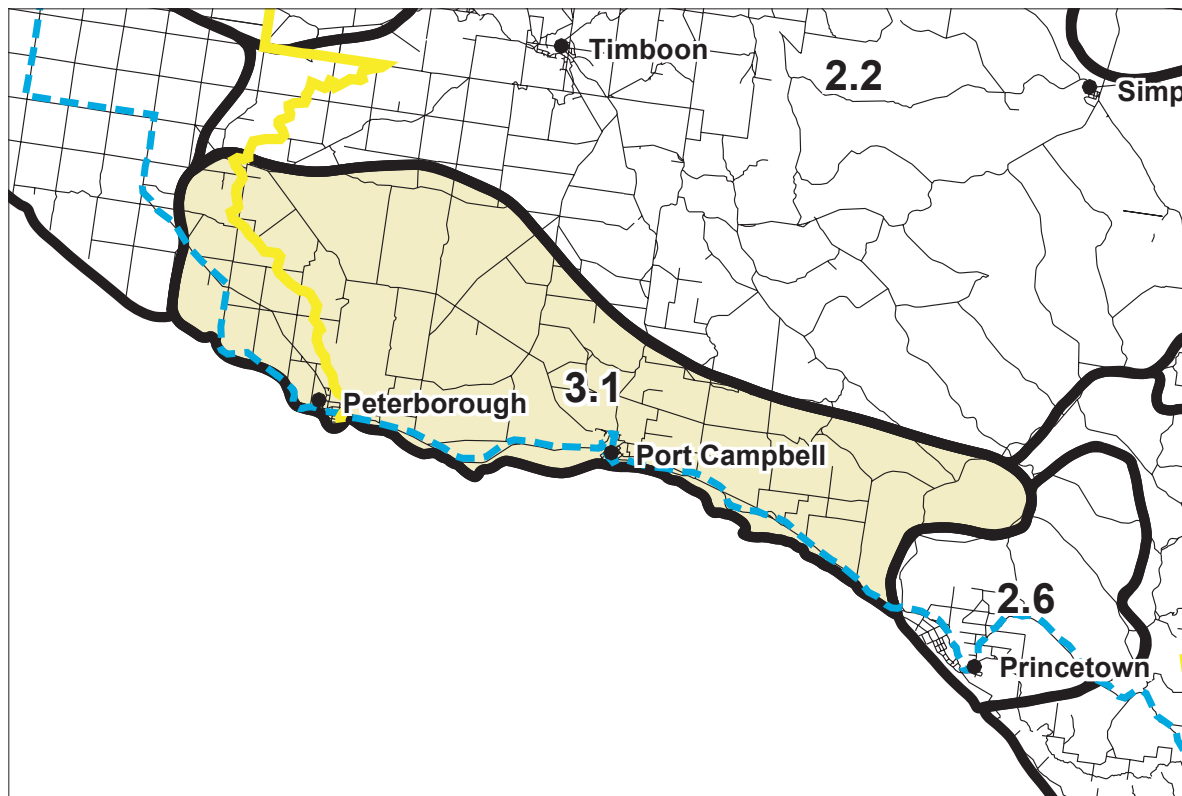
**plān i' sphere** [ // urban strategy planners ]

PRECINCT PACKAGE  
PRECINCT 3.1 | PORT CAMPBELL COAST AND HINTERLAND  
FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003



# LOCALITY MAP

PRECINCT 3.1 | PORT CAMPBELL COAST AND HINTERLAND



**Legend**

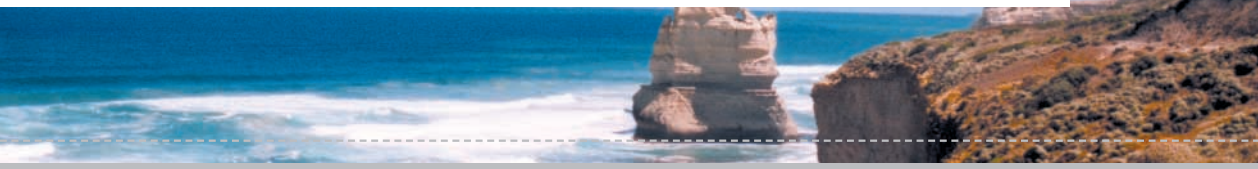
- This Precinct
- Great Ocean Road
- Princes Highway (Northern Study Boundary)
- Municipal boundary

**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 3.1 | PORT CAMPBELL COAST AND HINTERLAND



## PRECINCT DESCRIPTION

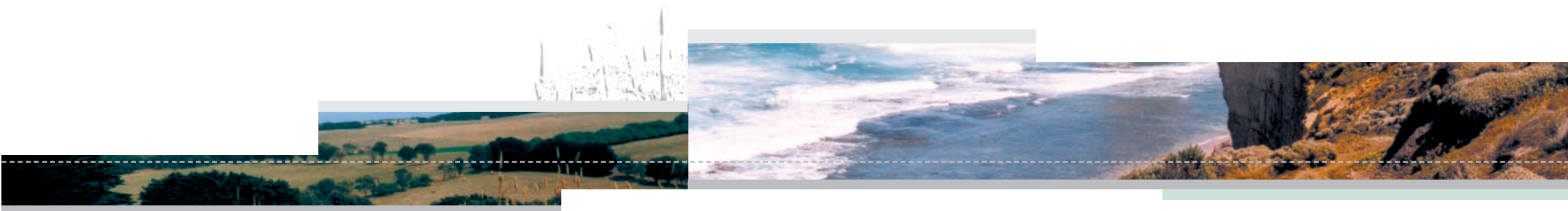
Precinct 3.1 includes the iconic Twelve Apostles coastline. The coastal strip, which is generally wider east of Peterborough than west, is mainly low heath and scrub, sometimes with taller casuarinas, and with grassland or dunes in some locations. The dunal undulations gently rise and fall in places, offering occasional glimpses from the road of sea cliff promontories. Natural spectacles like the Twelve Apostles and Loch Ard Gorge, with their rugged cliff faces and their unique 'sculptured' pillars and arches, are only visible from walking tracks that start from well-developed tourist car parks and visitor centres. The ground-hugging scale of much of the vegetation ensures that normal structures and buildings are highly visible, and the coastal strip is gradually accruing toilet blocks, helicopter hangars, signs, lighting columns and other infrastructure that intrudes into the untamed character of the coast. The hinterland rises gradually from the coastal strip, continuing its gentle topography, but becoming steeper along creek valleys. The inland landscape is open and rolling, with little in the way of vegetation apart from occasional shelter belts, some of which enclose groups of roadside farm buildings. The arch of the big sky unites the landscapes of the hinterland and the coastline, and there are views of the sea from higher points.

## DISTINCTIVE QUALITIES

The Western Coastal Cliffs landscape character type is located along the western coast of the study area from Warrnambool to beyond Port Campbell, and extending into the hinterland well beyond the Great Ocean Road. It is characterised by low to dramatic sea cliffs, including spectacles such as the Twelve Apostles and Loch Ard Gorge, with gently undulating topography further inland. Vegetation is low coastal scrub, with reserves of natives or plantations, and paddocks with shelter belts in the hinterland.

Within this landscape character type, precinct 3.1 is distinctive as the location of the visually stunning coastal cliffs and iconic natural spectacles such as the Twelve Apostles and Loch Ard Gorge. The combination of these distinctive cliffs and landforms, the indigenous coastal vegetation and the untamed, wild ocean has produced a landscape of national significance that attracts thousands of international visitors every year.

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



## KEY CHARACTERISTICS

- 'Sculptured' coastal cliffs
- Untamed and wild coast
- Views of coastal formations
- Low, indigenous coastal vegetation
- Undulating hinterland landscape
- Shelter belts between paddocks inland

## FUTURE DIRECTIONS

The coastal strip adjacent to the iconic coastline is currently cluttered with structures and infrastructure, which impacts on the 'naturalness' of the experience from the Great Ocean Road. Future development has the potential to be better integrated with the landscape, with an understanding that long stretches of the coastal strip should remain free of development.

## LANDSCAPE OBJECTIVES

- To protect indigenous vegetation within coastal areas.
- To increase indigenous vegetation inland, particularly to highlight landscape features such as creek valleys.
- To retain clear views of the coastal cliffs and formations from coastal areas.
- To ensure that long stretches of the coastal strip remain free of development.
- To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly when viewed from the Great Ocean Road.
- To ensure that buildings and structures inland do not dominate views from the Great Ocean Road.
- To improve the appearance of residential development located on the fringes of townships.

# PRECINCT DEVELOPMENT PRINCIPLES

## PRECINCT 3.1 | PORT CAMPBELL COAST AND HINTERLAND

| LANDSCAPE ELEMENT                                  | OBJECTIVE  | DESIGN RESPONSE   | AVOID  |
|--|--|---|--|
| VEGETATION   | To protect indigenous vegetation within coastal areas.   | Retain existing indigenous coastal vegetation and provide for the planting of new indigenous coastal vegetation wherever possible.  | <i>Loss of indigenous coastal vegetation.</i>  |
| VEGETATION   | To increase indigenous vegetation inland, particularly to highlight landscape features such as creek valleys.  | Retain existing indigenous and native vegetation and provide for the planting of new indigenous vegetation, particularly around landscape features such as creek valleys, wherever possible.<br><br>Replace any trees lost due to development with indigenous trees that will grow to a similar size.   | <i>Loss of indigenous vegetation in or adjacent to landform features such as creek valleys.</i>  |
| SITING AND DESIGN<br>INFRASTRUCTURE<br>AND SIGNAGE | To retain clear views of the coastal cliffs and formations from coastal areas.<br><br>To ensure that long stretches of the coastal strip remain free of development. | Avoid any development on the coastal side of the Great Ocean Road. Where it cannot be prevented and has the potential to be seen from the Great Ocean Road, design development so that it is not visible above the coastal vegetation.<br><br>Locate all signage on the landward side of the Great Ocean Road. Avoid bright colours and group signage at particular locations to minimise visual impact on large areas of the landscape, and to maintain views. | <i>Loss of vegetation.</i><br><br><i>Visible development, including signage and infrastructure, on the coastal side of the Great Ocean Road.</i> |
| TOWNSHIPS<br>AND SETTLEMENTS                       | To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road.                              | Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.<br><br>Locate signage away from entrances and exits to townships wherever possible.  | <i>Ribbon development.</i><br><br><i>Unclear edges to townships.</i><br><br><i>Signage clutter at entrances and exits to townships.</i>          |

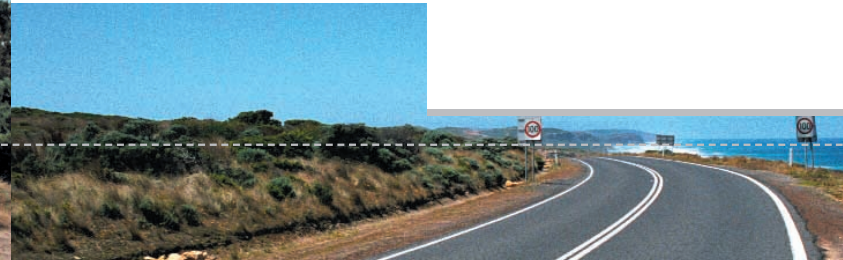
| LANDSCAPE ELEMENT                                    | OBJECTIVE  | DESIGN RESPONSE  | AVOID  |
|--|--|--|--|
| HEIGHT, SITING AND FINISHES<br>INFRASTRUCTURE        | To ensure that buildings and structures inland do not dominate views from the Great Ocean Road.                        | <p>Utilise low scale building forms.</p> <p>Locate development sparsely in the hinterland landscape, maximising space available between buildings and structures for vegetation.</p> <p>Utilise materials and colours that complement those that occur naturally in the hinterland landscape, with consideration as to how the materials will weather over time.</p> <p>Set buildings back substantial distances from the Great Ocean Road and other Category 1 Roads wherever possible.</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 the Great Ocean Road 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>Visually dominant, bulky buildings.</i></p> <p><i>Buildings that have no relationship to landform.</i></p> <p><i>Loss of vegetation.</i></p> <p><i>Visually obtrusive infrastructure.</i></p> <p><i>Landscape 'scarring'</i></p> |
| RURAL LIVING AND LOW DENSITY RESIDENTIAL DEVELOPMENT | To improve the appearance of rural living and low density residential development located on the fringes of townships. | <p>Articulate buildings into separate elements, and avoid visually dominant elevations.</p> <p>Design development to minimise need for earthworks on the site.</p> <p>Use permeable surfacing for unbuilt areas to minimise surface run off and to support vegetation.</p> <p>Utilise colours and finishes that complement those occurring naturally in the local area.</p>  | <p><i>Lack of vegetation.</i></p> <p><i>Impervious surfacing.</i></p> <p><i>Buildings with large footprints.</i></p> <p><i>Sheer, unarticulated elevations.</i></p>  |

# PRECINCT LANDSCAPE ELEMENTS

PRECINCT 3.1 | PORT CAMPBELL COAST AND HINTERLAND



ABOVE | Coastal cliff face edge



ABOVE | Low coastal heath adjacent to the Great Ocean Road

## EDGES

The following 'landscape edges' exist within the precinct:

- The dramatic coastal edge, including the coastal cliffs and rock formations
- Edges of the towns with the national park and hill faces
- Interface of the Great Ocean Road corridor with the natural landscape, and of development adjacent to this edge
- Coast and hinterland interface
- Plantation edges with the landscape and road corridors

## CORRIDORS

The following, taken from field survey notes, is a sequence description of the journey along the Great Ocean Road from Princeton to the Peterborough approach:

... Beach dune landscape - coastal bush and dunes fringe roadscape - signs to B&Bs dotted along roadside - rolling agricultural land extends to rear of dunes - road located to rear of primary dune - Gibson Steps - are at start of flat to gently rolling farm land - drops to cliff into ocean - views to ocean - The Twelve Apostle viewing area / visitor centre - highly visible above flat surrounds from the Great Ocean Road - heliport and farm buildings nearby - glimpses to Bass Strait between vegetation and from gentle rises - Loch Ard Gorge - coastal heath extends back from coast - view to horizon line, beyond rolling agricultural land, to the north east - shelter belts stretch over land - glimpses of sea - Port Campbell - powerlines / signs disrupt views - holiday shack entry - rise up from town to rolling agricultural land and coastal heath - open views to sea occasionally - The Arch - London Bridge - The Gorge - entry to Peterborough...





ABOVE | River and coastal setting at Port Campbell

There are two main townships located in the precinct:  
Port Campbell and Peterborough.

## PORT CAMPBELL

Port Campbell is located on an incised bay, surrounded by coastal national park. It is set on a grid and contained, and because it is located below the horizon it is visually unobtrusive. Coastal vegetation helps to nestle the town into the surrounding landscape, and Norfolk Island pines are a feature along the foreshore. Built form is simple and predominantly constructed of 'lightweight' materials such as weatherboard and fibro, contributing to the casual, low key qualities of the township.

## PETERBOROUGH

Peterborough is situated on the coast, adjacent to Curdies Inlet. It is located on relatively flat terrain, and is sparsely vegetated and open. Natural barriers in the form of the coast and Curdies Inlet and river contain the growth of the town to the south and east, but the western edge especially is unrestrained and sprawling. The majority of the built form of the town is low rise and simple, being constructed predominantly of weatherboard and fibro, with some examples of stilted dwellings. New development on the western edge is markedly different, often being two storey, and visually imposing.



ABOVE | The Twelve Apostles from the viewing platform

ABOVE | View east from the Simpson Steps viewing area

There are a number of key viewing locations within the precinct. Those described are scenic lookouts are Gibsons Steps, the Twelve Apostles, Loch Ard Gorge, the Arch and the Grotto and Peterborough car park / golf course.

### GIBSON STEPS

The smallest of the four formalised viewing areas in the precinct, the Gibsons Steps viewing platform is located in the ocean side of the Great Ocean Road. The platform itself is a small area, encircled with timber fencing and accessed by a narrow gravel path. Access is available to the beach below by a series of timber steps. Expansive views of dramatic coastal cliffs, the ocean and the beach are available to the east and west.

### THE TWELVE APOSTLES

The Twelve Apostles viewing experience is very formalised, the approach being dominated by a large sealed car park, visitor centre, signage and designed landscaping. A wide timber and coloured concrete path, with steel railings and rock walls, leads to the viewing areas consisting of elevated timber boardwalks and viewing platforms.

Expansive views of the dramatic cliffs and rock formations are available to the east and west. The immediate environment is dominated by low coastal scrub, or rocky cliff tops.

### LOCH ARD GORGE, THE ARCH AND THE GROTTA

A less formal car park and pathway leads to a series of timber boardwalks and platforms. From here the series of views are of particular dramatic rock formations or of broader, long range coastal views to the east and west. Taller coastal vegetation often lines the paths and boardwalks.

### PETERBOROUGH CAR PARK / GOLF COURSE

Peterborough car park / golf course is located on a headland on the coastal side of Peterborough. There are long distance views along the coastline to the east, with spectacular sheer cliff faces. There is a sandy beach near river entry point and a low, rocky cliff. To the west, the outlook is of hummocky dunes and the township. The beach presents a very attractive outlook. There is a large asphalt car park for beach access next to the golf course.

### BAY OF ISLANDS

The Bay of Islands viewing platform is accessed by a gravel path that cuts through low coastal scrub. From the platform, expansive views to the east and west include a series of rock formations enclosed in a bay of weathered cliff faces. The views inland provide a contrast of lightly coloured pastoral fields against a band of dull green coastal vegetation.



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PRECINCT ANALYSIS  
PRECINCT 3.1 | PORT CAMPBELL COAST AND HINTERLAND  
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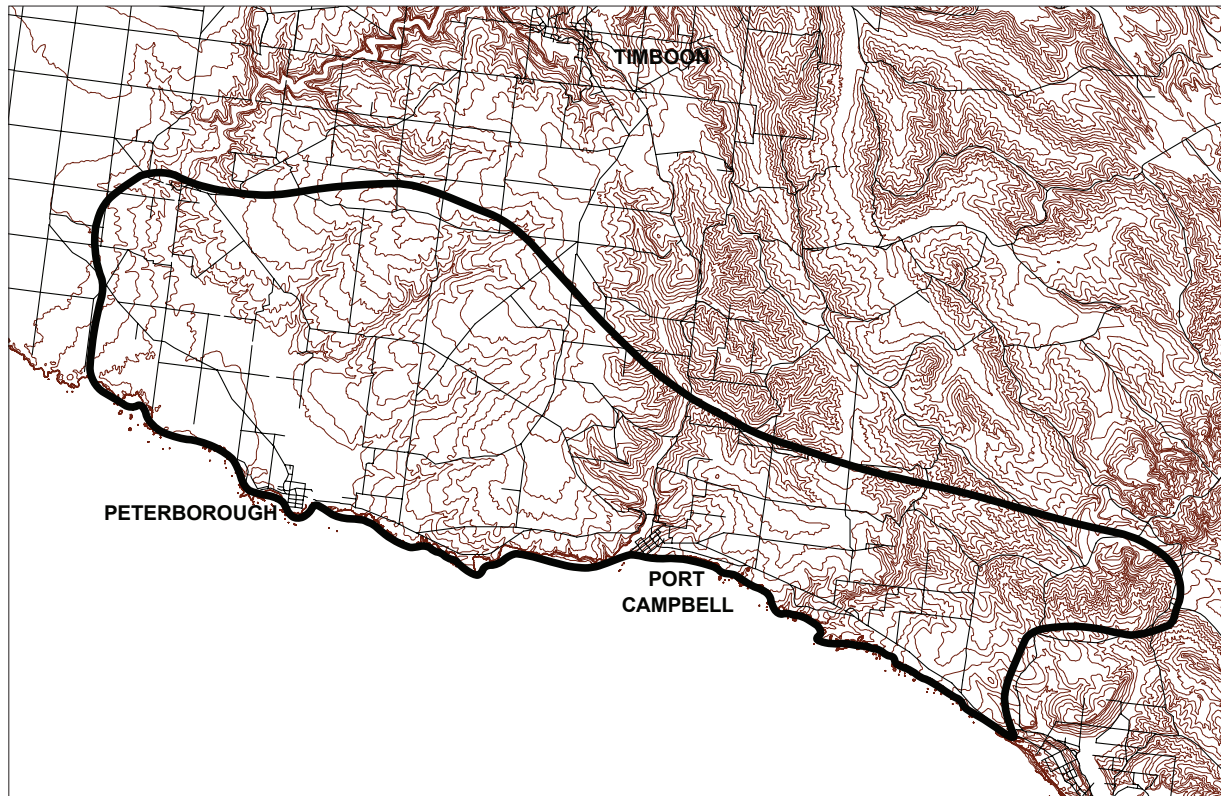
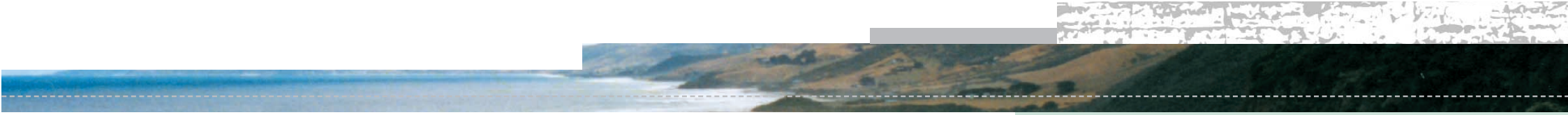
## PRECINCT ANALYSIS MAPS

PRECINCT 3.1 | PORT CAMPBELL COAST AND HINTERLAND



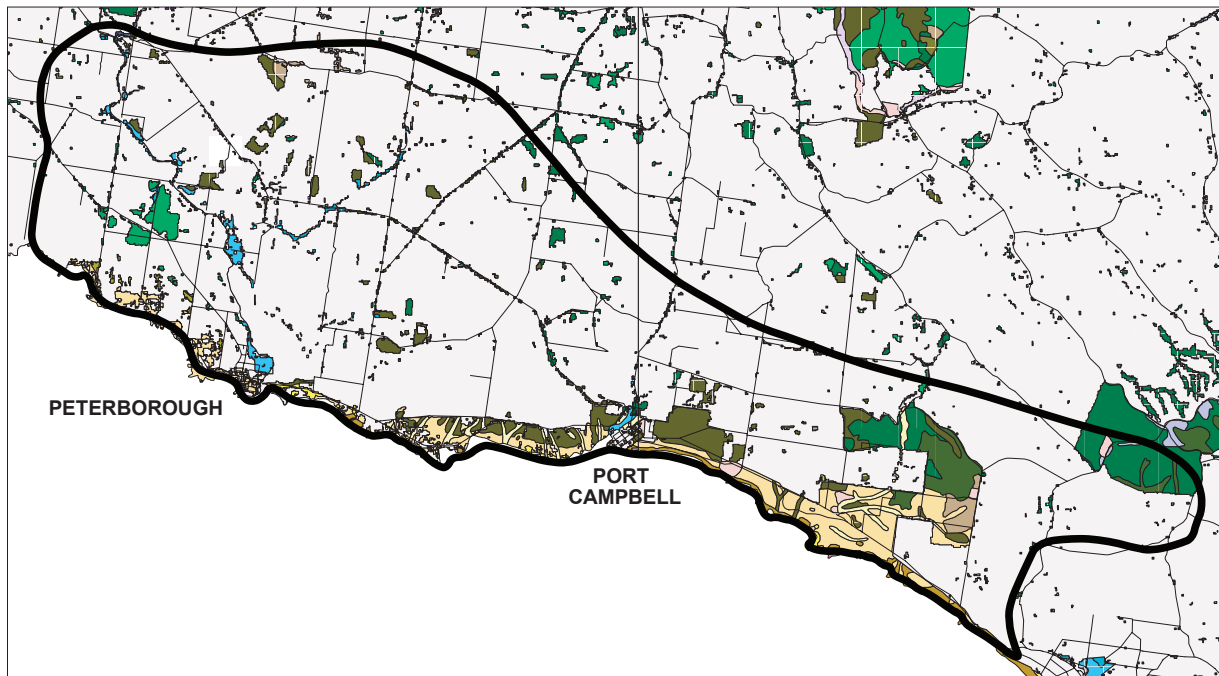
### SATELLITE PHOTO

The satellite photo reveals the precinct as mostly cleared land with creek, river and fence lines and roadways lined with vegetation. The photo indicates dense vegetation cover closer to the coast and extending inland, incorporating the township of Port Campbell.



## CONTOUR MAP

The contour map shows an undulating landscape with many river and creek valleys, the topography becomes more dramatic in the eastern part of the precinct only flattening out north east of Port Campbell. The coast line is distinguished by steep cliff faces and stand alone pillars.

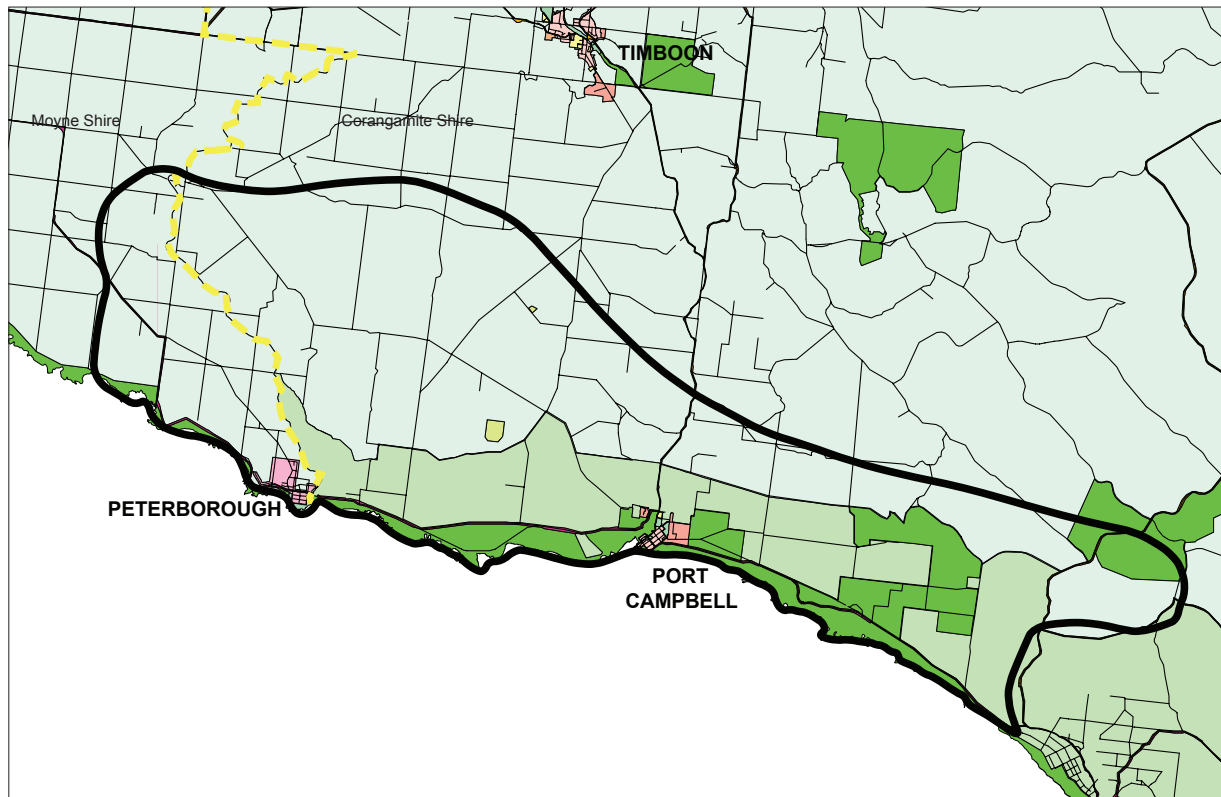


## ECOLOGICAL VEGETATION CLASSES

The Ecological Vegetation Classes map indicates that most of the precinct is private land with no tree cover, there are remnants of Damp Heath Scrub and Lowland Forest along river or creek lines, and roadways. The coastal strip is delineated by Coastal Headland Scrub, Coast Gully Thicket, Damp Heath Scrub and Coastal Tussock Grasslands, the vegetation surrounding river inlets is classified as Estuarine Wetland.

















### Vegetation Classes

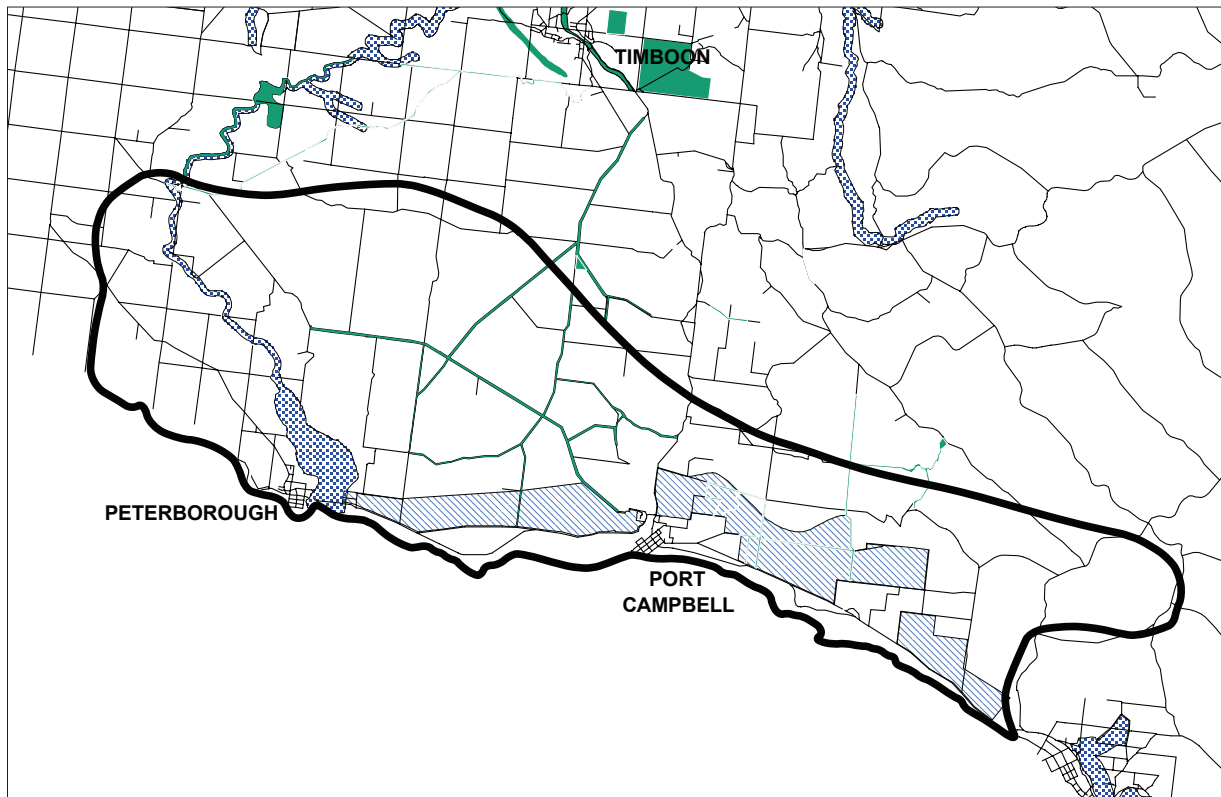
|   |  |   |  |
|---|--|---|--|
| <ul style="list-style-type: none"> <li>□ Aquatic Herbland</li> <li>□ Aquatic Herbland/Plains Sedgy Wetland Mosaic</li> <li>□ Bird Colony Shrubland</li> <li>□ Calcarenite Dune Woodland</li> <li>□ Cane Grass-Lignum Halophyllic Herbland</li> <li>□ Cinder Cone Woodland</li>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



## ZONING MAP

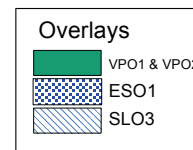
The precinct is zoned Rural in the north, Environmental Rural in the central section and Public Conservation and Resource within land closer to the coast. The township of Port Campbell includes Residential, Low Density Residential and Business zones.

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



## RELEVANT OVERLAYS MAP

Overlays relevant to landscape character include the Significant Landscape Overlay, which aims to protect and enhance the visual and environmental quality and character of the Great Ocean Road and its environs. Other relevant overlays include Vegetation Protection Overlays for roadside vegetation and significant and remnant vegetation, and the Environmental Significance Overlay for watercourse, water body and wetland protection, this applies to Curdies Inlet and River.





# PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

## PRECINCT 3.1 | PORT CAMPBELL COAST AND HINTERLAND

| Precinct            | Municipality | Landscape Character Significance   | Development Pressures  | Relevant Planning Controls   | Local Policies  | Issues and Priority Areas  | Key Planning Scheme Recommendations   |
|---------------------|--------------|--|--|--|---|--|---|
| 3.1<br>Proposed SLO | Moyne [part] | <p><i>National significance: Coastal cliffs and coastal hinterland landscape</i></p> <ul style="list-style-type: none"> <li>Comprises rugged cliffs and iconic off-shore rock formations, with coastal scrub hinterland</li> <li>Visible and accessible from GOR</li> <li>GOR landmark destination (eg Bay of Islands)</li> <li>High visitation</li> </ul> | <p>Development Types:</p> <ul style="list-style-type: none"> <li>Tourism and directional signage</li> <li>Tourism attraction infrastructure and structures</li> <li>Dwellings and structures on the hinterland</li> <li>Tourism accommodation in the hinterland</li> <li>Plantations and associated infrastructure</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Loss of shelter belts in the hinterland</li> <li>Hill face and skyline development</li> <li>Inappropriately sited and designed development and infrastructure</li> <li>Additional buildings and signage along Great Ocean Road</li> <li>Dominance of tourism infrastructure from the Great Ocean Road</li> <li>Clearance of vegetation</li> <li>Plantation edges</li> </ul> | <p>Zoning:</p> <p>RUZ</p> <p>PCRZ adjacent to coast</p> <p>Township of Peterborough zoned TZ</p> <p>Overlays:</p> <p>No overlays</p> | <p><u>22.01 Settlement and Housing:</u></p> <p>22.01-1 Aboriginal Heritage</p> <p>22.1-10 Peterborough</p> <p>22.01-11 Smaller Townships and Settlements</p> <p>22.01-13 Building Construction in Low Density Residential and Rural Living Zones</p> <p><u>22.02 Environment:</u></p> <p>22.02-1 Coastal Areas</p> <p>22.02-2 Rare and Threatened Species</p> <p>22.02-7 Hilltop and Ridgeline Protection</p> <p>22.02-8 Flora and Fauna</p> <p>22.02-9 Public Land</p> <p><u>22.03 Economic Development:</u></p> <p>22.03-3 Timber and Timber Processing Industries</p> <p>22.03-5 Housing on Lots of Less than the Minimum Area</p> <p>22.03-6 Excisions of Dwellings in the Rural Zone</p> | <p>As for Precinct 3.2 Moyne</p> <p>Priority area:</p> <ul style="list-style-type: none"> <li>Coastal location west of Peterborough to Warrnambool municipal boundary</li> <li>Well known coastal area in the Great Ocean Road Region</li> <li>Experiencing development pressures, particularly adjacent to the coast</li> <li>Located between two SLO areas [adjacent Municipalities]</li> <li>Privately owned land</li> </ul> <p>Permit trigger there for development within 100 metres of RDZ1</p> <p>Plantations require trigger</p> <p>ES01 Schedule includes decision guidelines relating to amenity and landscape</p> | <p>[As for Precinct 3.2 Moyne]</p> <p>Introduce new Local Policy including Development Principles for Precinct 3.1</p> <p>Strengthen MSS in relation to landscape, particularly clause 21.06 Environment</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> <p>Apply SLO to private land within coastal cliffs landscape</p> <p>[Also refer to Municipal Toolkit for description / discussion]</p> <p>Edit existing ES01 Schedule</p> <p>Review / strengthen relevant Local Policies</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   |
|----------|--------------|---|--|---|---|---|---|
| 3.1      | Corangamite  | <p><i>National significance: Coastal cliffs and coastal hinterland landscape</i></p> <ul style="list-style-type: none"> <li>Comprises rugged cliffs and iconic off-shore rock formations, with coastal scrub hinterland</li> <li>Visible and accessible from GOR</li> <li>GOR landmark destination (eg Twelve Apostles)</li> <li>High visitation</li> </ul> | <p>Development Types:</p> <ul style="list-style-type: none"> <li>Pressure on Port Campbell and adjacent to coastal tourism attractions</li> <li>Tourism infrastructure and structures</li> <li>Dwellings and structures on the hinterland</li> <li>Tourism accommodation in the hinterland</li> <li>Plantations and associated infrastructure</li> </ul> <p>Potential Threats:</p> <ul style="list-style-type: none"> <li>Loss of shelter belts</li> <li>Hill face and skyline development</li> <li>Inappropriately sited and designed development and infrastructure</li> <li>Additional buildings and signage along Great Ocean Road</li> <li>Dominance of tourism infrastructure</li> <li>Loss of vegetation</li> <li>Plantation edges</li> </ul> | <p>Zoning:</p> <p>ERZ</p> <p>RUZ</p> <p>PCRZ coastal areas and large plantation</p> <p>Peterborough TZ</p> <p>Port Campbell is R1Z and LDRZ</p> <p>Overlays:</p> <p>SL03 Great Ocean Road Landscape Area</p> <p>VP01 Significant and Remnant Vegetation</p> <p>VP02 Roadside Vegetation</p> <p>ES01 Watercourse, water body, and wetland protection</p> | <p><u>22.01 Settlement:</u></p> <p>22.01-1 Urban Growth Boundary</p> <p>22.01-2 House Lot Excision</p> <p>22.01-3 Residential Infrastructure</p> <p><u>22.02 Environment:</u></p> <p>22.02-1 Catchment and Land Protection</p> <p>22.02-2 Wildfire Management</p> <p>22.02-5 Natural and Cultural Heritage</p> <p><u>22.03 Economic Development:</u></p> <p>22.03-2 Horticulture</p> <p>22.03-3 Timber and Timber Processing Industries</p> <p>22.03-4 Tourist Use and Development</p> <p><u>22.04 Particular Use and Development:</u></p> <p>22.04-1 Building Lines and Height</p> <p>22.04-3 Highway Development</p> <p>22.04-6 Sheds and Outbuildings</p> <p>22.04-7 Townscape</p> | <p>SL0 in place up to municipal boundary with Moyne [Curdies Inlet] for "coastline of national significance"</p> <p>SL03 Permit requirements contain statements better framed as decision guidelines; decision guidelines could be strengthened</p> <p>Schedules for all SLOs in Corangamite are very similar / generic – could be better tailored to the landscape type</p> <p>Decision guidelines / assessment tools lacking for landscape, particularly coastal landscape</p> <p>Permit required for timber production in ERZ but not RUZ [trigger required adjacent main roads in Rural Zone]</p> <p>Port Campbell township edges</p> | <p>Review/strengthen MSS in relation to landscape generally, particularly 21.04-2 Environment</p> <p>Introduce new Local Policy including Development Principles for Precinct 3.1</p> <p>Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1</p> <p>Local Policy [Clause 22.03-3] to include indigenous buffer requirement for plantations adjacent to RDZ1</p> <p>Review/rewrite SL03 Schedule</p> <p>Review MSS Clause 21.04-1 Settlements in relation to Port Campbell [edges etc]</p> <p>Review Local Policy 22.01 Settlement and 22.04 Particular Use and Development particularly in relation to 22.01-1 Urban Growth Boundary and 22.04-7 Townscapes</p> <p>Review Local Policy 22.03 Economic Development in relation to 22.03-3 Timber and Timber Processing Industries</p> |