Logans Beach
Urban Design Guidelines
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Introduction

The Logans Beach guidelines provide landowners, developers and designers with a clear indication of what Warrnambool City Council's expectations are with regard to the type of development acceptable in the area. These 'expectations' have been developed over a period of years in response to a series of planning initiatives. The initiatives have flowed from Commonwealth, State, Local Government and Statutory Bodies planning and environment legislation. All of this was tested extensively with the Warrnambool community. Therefore the strategic vision for the guidelines has already been laid down. The primary objective of this project then, is to flesh out the established strategic framework with detailed urban design guidelines for the Logans Beach area. These guidelines cover issues relating to:

- Protection of viewsheds and views
- Lot sizes
- Building Orientation
- Building envelopes and setbacks
- Building form, colour and material
- Entrances, driveways and fences
- Vegetation
- Signage
- Hopkins Point Road
- Whale watching area
- Public land and access issues
- The extent of development to be allowed and site boundaries

The guidelines consist of this document and a computer model to assess development proposals.
In coastal environments there is ongoing pressure to have access to a semi rural lifestyle, great views, the beach, the amenities of a city and a natural unspoilt setting. These guidelines are needed to:

- Ensure that the popularity of Logans Beach and this unique and valuable resource does not prove its undoing by allowing over or inappropriate development.
- Ensure that further development is limited and more sympathetic, to the future environment.

Logans Beach experiences the typical issues common to a popular coastal areas. There is ongoing development pressure in the form of proposed residential infill. Previous building activity in the area has resulted in some intrusive developments which do not fit in with the environment and lifestyle. Likewise there are good local examples of built elements which can be used as guides to achieving better building design.

These guidelines promote a local character within a healthy environment. Wholesale translation of current housing fashions, such as kit or project homes, ostentatious ‘statement’ homes, ‘suburban housing development look homes’ or the dream house without respect to the local landform, colours, textures, housing density, environmental issues and authenticity of the naturalistic setting and semi rural lifestyle, is discouraged by these guidelines.
Hopkins River
- Council needs to implement a major revegetation program to improve the quality and amenity of the area.

Warrnambool Foreshore Urban Design Framework

"Conflict presently exists between demand for medium density development and preservation of historic areas. Despite pressure to develop areas of cultural and environmental sensitivity, such as the CBD, South Warrnambool Village, Logans Beach and the foreshore, future development should be compatible in form and appearance with the existing built environment and natural features of the respective sites."
Project Objectives/Methodology

- Undertake a review of previous planning schemes and other urban design guidelines
  - Warrnambool Foreshore Urban Design Framework
  - Warrnambool Coastal Action Plan
  - City Plan
  - Landscape setting types for the Victorian Coast
  - Warrnambool City Council
  - Tourism and Service Signage Guidelines
  - Victorian Coastal Strategy
  - Siting and Design Guidelines for Structures on the Victorian Coast

- Undertake a site inventory:
  - property boundaries and numbers, existing buildings and structures, road and street names, surface type of all vehicular and pedestrian infrastructure, existing vegetation, planning zones, land use, water bodies, contours, topography units, existing built character, visual intrusion, view sheds, public land and privately owned land, proposed development etc.

- Undertake a site analysis:
  - Views from the site
    - High and low visibility locations and structures
    - Whale viewing locations
    - Views to river
    - Views to coast
  - Views from surrounding areas into the site
    - From the city
    - From the Princess Highway
    - From Hopkins Point Road

Existing vegetation
  - Location
  - Extent of cover
  - Type of vegetation

Land form units
  - Foredues
  - Slope analysis
  - Natural site boundary via slope analysis

Building types and locations
  - Impact upon the environment

Zoning
  - Zoning densities and lot sizes
    - 10,000 sq/m
    - 6,000 sq/m
    - 3,000 sq/m

- Develop Draft Guidelines in response to the above findings and in consultation with Council Representative
- Consultation
  - Public meeting to gauge the local communities thoughts
  - Draft copies of documents available prior to meeting
  - What do landowners want within planning constraints
- Incorporate communities and Council's comments into final draft
- Final Draft developed and submitted to Council
Warrnambool Planning Scheme

Policy Basis
- The Logans Beach area is of national importance for the viewing of the Southern Right Whale. The Whale nursery provides a unique opportunity for the viewing of whales. In addition, the area is a locality of high environmental and landscape amenity, an entrance to the City. It has some capacity for further development, provided various constraints affecting the area are properly managed and respected.

Objectives
- To protect the whales from potential offshore impacts from development in the Logans Beach area by limiting the extent and density of development.
- To encourage the further sensitive development of the whale viewing area.
- To encourage the sustainable management of privately owned tracts of foreshore and river.
- To ensure the proper protection and management of the primary dune and river environs.
- To protect the distinct hill top and ridge lines and other notable vantage points and view corridors from inappropriate development.
- To develop appropriate building guidelines for the area to ensure that buildings harmonise with the environment and landscape.
- To ensure that development does not contaminate groundwater and other natural resources.
- To protect the capacity and enhance the safe operation of Hopkins Point Road.
- To develop Hopkins Point Road as a major tourist gateway to the City, and potential consideration as the Great Ocean Road tourist drive.
- To define the eastern extent of the Warrnambool urban area by the principal north-west-south ridge line and flat hilltop to ensure the development of the area does not adversely impact upon panoramic views from the City, Princess Highway and from Hopkins Point Road east of the study area.
- To limit further subdivision east of the whale viewing platform, south of the alignment Logans Beach Road to maintain the 'Wild Coast' outlook.

Implementation
It is the policy that:
- Conventional sized residential development in the Logans Beach area is not supported.
- Development will take place generally in accordance with the requirements of the Logans Beach Local Plan (1997)
- Large lots in the area will only be subdivided in accordance with the requirements of a Development Plan Overlay to ensure a co-ordinated and comprehensive approach to development.
- New uses requiring the construction of new buildings and/or effluent disposal systems will not be supported in the area identified as the Coastal Protection Area in Map 2 to this clause.
- Proper protection and management of the primary dune and river environs occur through the use of Environmental Significance Overlays.
- Particular care will be taken in the assessment of development applications on the south side of Hopkins Point Road to protect the visual landscape amenity, the designation of a Significant Landscape Overlay.
- Revegetation will be actively encouraged.
- Hill tops, ridge lines and other notable vantage points be protected from inappropriate use and development.
- Development should not contaminate ground water and other natural resources.
Warmambool Coastal Action Plan

Recommendations
Hopkins River to Lake Gillear
Blue Hole to Logans Beach

Issues
- Whale watching at Logans Beach
- Commercial and recreational boating in the whale nursery area
- Encroachment of poorly site and designed housing
- Uncontrolled beach access
- Degradation of primary dunes in private ownership
- Scenic and landscape value (panoramic views, local hill tops and ridgelines)
- Public access along eastern river bank

Objectives
- To protect and promote Logans Beach as an eco-attraction of national significance.
- To enhance shore-based viewing opportunities, landscape quality and car parking at Logans Beach.
- To implement Code of Practice for commercial fishing vessels.
- To protect landscape values.
- To stabilise and revegetate sensitive dunes.
- To prevent subdivision and urban development adversely affecting landscape and environmental values.

Recommendations
No. 51
Protect Logans Beach as a dedicated whale watching area
Priority = High, Resp. = WCC

No. 52
Recognise existing Code of Practice for commercial fishing vessels and investigate its application to all boating during the viewing season.
Priority = Medium, Resp. = NRE

No. 53
Investigate the suitability of a purpose-built whale viewing centre on the coast.
Priority = Medium, Resp. = WCC

No. 54
Commission a study to prepare development plans and siting and design guidelines for the Logans Beach and Hopkins River area in consultation with land owners and stakeholders.
Priority = High, Resp. = WCC

No. 55
Investigate an alternative scenic route to Logans Beach from Hopkins Point Road.
Priority = Low, Resp. = WCC

No. 56
Rationalise beach access from residential areas and from Blue Hole along river bank. Revegetate disturbed dune areas and non-essential tracks.
Priority = High, Resp. = WCC

No. 57
Negotiate public ownership of improved open space connections along eastern bank of Hopkins River from Hopkins Point Bridge and along primary dune to Logans Beach.
Priority = Low, Resp. = WCC/NRE

No. 58
Relocate and redevelop Blue Hole toilet facility in conjunction with proposed Logans Beach Whale Watching Viewing Area Entry Station.
Priority = Medium, Resp. = WCC

No. 59
Construct a new bridge over the Hopkins River on existing alignment.
Priority = High, Resp. = VR

WCC = Warnambool City Council
NRE = Department of Natural Resources & Environment
VR = Vic Roads
Review

Warrnambool Coastal Action Plan

Logans Beach to Lake Gillear

Issues

- Landscape values (steep dunes, transitional cliffs, vertical rocky inlets).
- Scenic values (rural view corridors to the coast and inland, ridgelines, panoramic views).
- Subdivision of large rural holdings along Hopkins Point Road.
- Visually sensitive landscape with minimal protection from low coastal vegetation.

Objectives

- To protect the sensitive interface between the coast and adjoining rural land.
- To minimise fragmentation of the rural landscape as a result of inappropriate subdivision and scattered development on clifftops and too close to Hopkins Point Road.
- To protect scenic qualities along Hopkins Point Road by investigating opportunities to group development rights and other suitable planning mechanisms.
- To identify Hopkins Point Road as a scenic coastal corridor into Warrnambool.

Recommendations

No. 60
Protect landscape and scenic values.
Priority = High, Resp. = WCC

No. 61
Designate and promote the Hopkins Point Corridor as a scenic landscape entry into Warrnambool via Allansford or as an extension of the Great Ocean Road.
Priority = High, Resp. = WCC/VR

No. 62
Develop a Landscape Management Plan for the Hopkins Point Corridor.
Priority = High, Resp. = WCC

No. 63
Develop siting and design guidelines for freehold land along the Hopkins Point Corridor.
Priority = High, Resp. = WCC

No. 64
Protect stability of dune top areas with low intensity use.
Priority = Medium, Resp. = WCC

Warnambool City Council
VR = Vic Roads

Logans Beach
Urban Design Guidelines

Connell Wagner
The Landscape Setting Types for the Victorian Coast together with the Siting and Design Guidelines for Structures on the Victorian Coast have been developed to assist the Victorian Coastal Council, coastal managers, Local Government and other stakeholders to implement the Victorian Coastal Strategy by encouraging sympathetic coastal development and promoting excellence in coastal design.

General principle have been embraced by the Victorian Coastal Council to guide the direction of the Victorian Coastal Strategy. In adopting this Strategy, public authorities, agencies and bodies will respect these principles, which underpin best practice for coastal planning and management.

The Landscape Setting Types for the Victorian Coast aim to provide a better understanding of the landscape character of the coast by identifying significant features and characteristics of various sections of the coast. The identified landscape character should be considered and respected in the development proposals for structures at specific locations in order to achieve an integrated development which is sympathetic to the surrounding landscape.

The identification of Landscape Setting Types was based on site investigations, aerial inspection of the entire coastline, analysis of a large range of maps, aerial photographs and reports.

The following criteria have been used to determine these zones:

- The importance of the landscape as viewed from number of points. Aerial inspection of the entire Victorian coastline confirmed the complexity of coastal viewshed, as did visual analysis from the water and the hinterland (for example, views from points inland on the Bellarine Peninsula towards the Heads and Port Phillip Bay clearly show that these inland areas are a part of the coastal landscape).
- The nature and extent of the natural systems (landforms/geomorphology/land cover).
- The nature and extent of the cultural systems (settlements/structures).
- Exposure of landscape to winds/seas; that is the stability or energy level of the landscape.
- Capacity of the landscape to absorb change without creating visual impacts from prominent view points.
- Cultural influences and impacts (for example, urban development, heritage – both Aboriginal and European and land use).
- Landscape character – including climatic, experiential, visual and spiritual aspects of the coastal environment.

Using the above criteria thirty four setting types have been identified and defined. These landscape setting types are broad and provide a useful framework for classification purposes. The development of Coastal Action Plans will further delineate and refine characteristics of the setting type at the site specific level.

While the entirety of the coast is visually significant, there are some areas that are particularly unique, such as Port Phillip Heads, Twelve Apostles at Port Campbell, Gippsland Lakes, the three Capes at Portland, the Great Ocean Road and the wilderness coast near Mallacoota Inlet to mention a few. These areas are particularly vulnerable to change in which values could suffer if subjected to intensive or inappropriate development.
In compliance with Designing Competitive Places, an Urban Design Agenda for Australian Local Government, implementing an Urban Design Agenda will benefit the Community and Council by:

- Protecting and improving the value of public and private investment, and the investment attraction of your locality;
- More effective public participation in the planning process, reducing conflict and lost time;
- Better understanding by the private sector of Council's priorities and directions;
- Better integration of new development with the existing locality;
- Strengthening Local Governments' position in dealings with other spheres of government and the private sector;
- Greater certainty of outcomes for all stakeholders;
- Real savings in public resources, improved efficiency in urban management outcomes and better decision making.
Existing Urban Design Issues

Most of the Logans Beach area is highly visible from various viewpoints both within and outside the site. Strong guidelines need to be put in place to ensure that the amenity of the area is not further degraded. There are various buildings in this area which are visually intrusive. They are:
- located on prominent ridge lines or highly visible locations,
- inappropriate in style, colour, material, shape, bulk,
- do not have sufficient vegetation or appropriate vegetation to screen the house or block of land,
- either block views or negatively impact on views.

Logans Beach area is visually an undifferentiated part of outer urban, semi rural sprawl. Logans Beach could be an outer edge of any seaside city. Given that it is in direct proximity to the Great Ocean Road and Wilderness Coast, its past development fails to respect this context. Houses are predominantly visible from most surrounding areas.

Future development will identify sensitive locations and impose guidelines aimed at fostering appropriate development. Sympathetic housing development is required in this exposed coastal area, future development should be more appropriate, thus merging with the surrounding coastal landform.

Mixed densities – the existing densities are approximately 10,000 sq/m and 6,000 sq/m South of Hopkins Point Road and 750 – 1300 sq/m North of Hopkins Point Road. Jarring impact between the suburban lot sizes north of Hopkins Point Road and the semi rural lot sizes south of Hopkins Point Road.

Logans Beach

- Housing located on highly visible locations visually reduces the amenity of the area
- However, well sited dwellings are also sufficiently screened and should be encouraged in all existing and future developments
Existing Urban Design Issues

Whale Watching Carpark - Logans Beach
- Extensive clearing has resulted in this denuded landscape. A revegetation program is required to minimise exposure and provide protection.

- Smaller lot sizes north of Hopkins Point Road make that area look like a suburban housing development.
- The current ad hoc housing densities do not read well on the ground or when viewed from vantage points.
- Subdivision of blocks does not follow land contours, with the result that block shapes accentuated by fences and lack of vegetation intrude upon the landscape.
- Extensive clearing has resulted in a bald landscape, lacking in significant vegetation but with good views.
- A revegetation program for all land in the Logans Beach area should be developed and implemented. This may include incentives for property owners. New developments to have vegetation requirements.
- Existing vegetation is predominantly European in character.
- A species list of suitable indigenous and native plants is to be used. Revegetation to be selected from this list unless special circumstances indicate other species should be used.
- The major approach routes to and from the city centre, Hopkins Point Road need to be landscaped to reinforce their role.
- Hopkins Point Road currently lacks vegetation.
- Future housing adjoining Hopkins Point Road should not block views to the coast.
- Vegetation surrounding houses has currently, and in the future, will further block views, unless controlled. This is particularly the case with Norfolk Island Pines and Monterey Cypresses, both widely used in coastal environments.
- The existing lack of clear role and identity of Hopkins Point Road needs to be addressed by appropriate gateway statements and boundaries.
- Previous development has resulted in a layout for Logans Beach with no clear boundary for the area being demarcated.
Design Guidelines

- The boundary for the Logans Beach area is to be set by the natural amphitheatre formed by the escarpment to the North and East.

Development in the Logans Beach area should meet the 'spirit' of the guidelines. Council recognises that there are exceptions to general rules and therefore if circumstances require these guidelines may be interpreted in a more flexible fashion.

Guideline objectives
- To retain significant vegetation to maximise screening of new and existing structures.
- To ensure residential development is sympathetic to the semi-rural character of the Logans Beach area and coastal environment.
- To encourage innovative and site responsive building design and subdivision of land.
- To ensure siting of dwellings retains existing vegetation, sits within acceptable viewsheds and minimises disruption of views across and within the Logans Beach area.
- To ensure future residential development is contained below prominent ridgelines to the east of the Hopkins River.
- To minimise visual intrusion of building images on the landscape.
- To consolidate a limit to city development.
- To ensure protection of the primary dune system.
- To ensure landscape and environmental constraints determine subdivision patterns rather than the availability of infrastructure such as reticulated sewerage.
- To provide generous separation of dwellings and limit their intrusion on the skyline.
Viewsheds & Views

The coast is a resource for the general public and future generations as well as individual landowners. The coast may be taken to include a range of things:

- The views of the water, hinterland and coast from the water
- The views of the water, coast and hinterland from the land.
- In highly visually exposed areas views and the character of the landscape shall not be degraded by further development.
- The viewshed of Logans Beach needs to be defined from both within and without the site.
- Key views to be maintained and controlled.
- Negative visual aspects to be remediated.
- Particular attention shall be paid to the maintenance of panoramic views and the views from roads and other public spaces.
- Views of natural features such as dunes, the surf, coastal bluffs and outcroppings and estuaries to be protected and public viewing areas provided.
- Development including buildings, fences, paved area, signs, landscaping shall not block or negatively impact upon views in the area.
- Buildings when viewed from anywhere within the Logans Beach area shall be visually unobtrusive.
- Structures in proximity to ridge lines should be designed with a profile which hugs the slope and does not intrude into the skyline or detract from the land slope.
Lot Sizes
- Existing planning reports and strategies repeatedly call for the need to limit development at Logans Beach.
- A decrease in lot sizes is recommended not to happen.
- Lot sizes should remain at 6000 sq/m minimum on a 10000 sq/m average south of Hopkins Point Road.

Building orientation
- Rather than impose set height restrictions, these guidelines indicate how buildings must fit into the landscape.
- Where possible buildings shall be sited so that they do not obstruct neighbours views.
- South Westerly winds are strong for most of the year so it is advisable to allow for this when orientating buildings.
- Buildings form should be designed and orientated to fit in harmoniously with the surrounding landscape.
- Preserving a natural setting is a priority for the Logans Beach area.
- Proposed buildings shall have a minimum and maximum envelope in which the building must fall.
- Cut and fill shall follow the natural contours in a seamless fashion.
- Obvious earth platforms are to be avoided.
- The need for grading is to be minimised.
Design Guidelines

Building Envelopes/Setbacks
- Proposed buildings must demonstrate via a 3 dimensional building envelope that they minimise impacting on views of adjoining landowners and the general public.
- In general double storey residences are discouraged because of the extra height. They may be allowed if it can be demonstrated that they meet the guidelines particularly with regard to not blocking views and not being visually intrusive in the landscape.
- Setbacks will largely be determined by this issue.

Vegetation
- The circled house has the right roof pitch for location. It is also situated a good distance below the ridge line.
- Vegetation also enhances the rural setting, provides sufficient screening and reduces visual intrusion.

Low Coastal Vegetation
- A good example of low coastal vegetation which could be introduced in revegetation schemes and housing developments.
- Low vegetation staggered with taller shrubs and trees will screen developments without blocking views.
Appropriate housing design for Logans Beach would be:

- Simple and complementary design
- Good roof pitch and lines
- The colour scheme is too light and prominent

Good Design Principles

- Dark roof colour, low pitch, flat looking roofing material, simple roof
- Low flat design verandah
- Dark colour brick and trim
- However, the overall effect still lacks authenticity. It is still too suburban in character

A good example of what is appropriate for Logans Beach

- Low roof pitch, dark colour, simple unbroken roof line, flat roof material
- Dark colour brick, dark trim to windows
- Large house with verandah creates a homestead look
- Although vegetation is too formal, height and massing of plantings is well suited

An example example of character and resolution of details

- Appropriate roof line and building material (flat appearance)
- Ideal elongated low building and verandah
- Bagged or painted brickwork creates an excellent character and finish
- Vegetation provides ideal screening without reducing views
- Roof colour and building material is too light. Mid dark tones are more flattering

Design Guidelines

Building Form, Colour & Material

- Building form shall be simple and aimed at receding into the landform.
- Bulk in building structure is to be avoided.
- Roof pitch shall in general be pitched low or in harmony with the natural contours of the land.
- Large expanses of walls should be avoided by being broken up via feature windows, brickwork, shade structures, etc.
- Second stories if incorporated shall be in proportion to the landscape and building. In general box-like or slightly rectangular proportions are unacceptable for buildings. The building must read as a continuation of the horizontal plane of the landscape. It shall not protrude excessively from the surrounding landscape.
- Building additions shall not negatively impact upon increasing the bulk of the building. They shall in general follow the guidelines for building form.
- In general colours for all materials shall be mid-dark tones, flat and receding. Light colours are generally unacceptable as they come forward too much.
- No building or element of a building, when viewed from a distance shall stand out by virtue of its colour or reflectiveness.
- Reflective surfaces are to be minimized. Highly glazed tiles or reflective roofs are unsuitable. Large areas of glass should be dark glazed. Low vegetation should be used to break up large areas of glass or any other material.
- Colours of doors, windows, fascias and other trim elements should be mid-dark tones. Light colours are unacceptable as they come forward too much in the landscape.
Building Form, Colour & Material
- Roof materials should be fine colourbond or flat slate like tiles. Tiles or sheeting which have more pronounced ripples, ridging or waves in them are to be avoided.
- Roof colours should be flat, mid-dark tones and receding. Light and reflective roofs are too visually dominant in the landscape.
- Rooflines shall be simple and unified without excessive gables, changes in pitch and in general breaking up of the roof line. The roof line shall read as being a continuation of the predominant horizontal plane in any given location.
- The photos are examples used only to illustrate the points being made.

Logans Beach
Urban Design Guidelines

Connell Wagner
Concrete Masonry vs Bricks
- Flat split face blocks like these read much better than bricks because they are larger, they tend to simplify and unify the structure.
- The colour scheme of the blocks and trim is too light.

Design Guidelines
Building Form, Colour & Material

A good example of a contemporary building style
- Simple lines - long, low and compact.
- Dark trim and glazed windows read as simple blocks.
- Absence of unnecessary detailing.
- Low impact detailing reads as a subtle variation to the building line.

An example of what would be poor design if it was to be at Logans Beach. Fine here but not at Logans Beach
- Garage doors are too dominant in form and should be dark in colour.
- In this context, the top storey roof pitch is inappropriate.
- White concrete crossovers are to be avoided.
- Aluminium windows look better in a dark trim or when placed in a larger window frame.

‘Light Trim’ is too visible
- Clearly visible verandah posts are too prominent.
- The trim surrounding the dormer windows including the timber construction should be similar in colour to the rest thus receding back into the building.

Avoid
- The building is too large and bulky.
- The concertina roof line and chimney has no relationship to the surrounding topography and lacks visual cohesion.

Logans Beach
Urban Design Guidelines
The Homestead Look
• Overall this site presents sympathetic siting and design
• However, the roof line is too steep

Contemporary homestead
• Mottled bricks provide more character than flat brown bricks
• The roof pitch is ideal, including the bullnose (which are often overdone). However, the roof colour is too intrusive
• The detailing on the verandah posts is simple and effective
• The colour scheme for windows and trims are good

Older Style Farmhouse
• The pitch is too steep and light roof colours are inappropriate
• Slightly bowed verandah roofs like this one are preferable to the full rounded bullnose style

Farmhouse with steepout
• Detailing is too elaborate
• Chimneys should be low key in visually exposed locations
• Ensure that trim is dark and consistently uniform
Entrances, Driveways and Fences

- Entrances to properties are to be low key and recede into the landscape.
- Fences in visible locations such as the entrance hall be open in character. Fences which are not able to be seen through are generally unacceptable.
- Fences where used should be constructed of soft, woody materials such as brushwood as opposed to formal brick or masonry.
- Fences should be rural in character with post and rail.
- Fences should be built to a maximum height of 1.5M in areas where views are predominant.
- Open fences are preferable to solid fences.
- Fences on hillsides which are clearly visible to off-site viewers are discouraged. If used they should be open weave and minimalist in appearance.
- Driveway materials shall be:
  - dark in colour
  - preferably porous - gravels
  - fine grade bitumen, black or dark brown
  - coloured concrete, black or dark brown
- The use of white concrete is to be minimised because of its colour and tendency to stand out.
- The visibility off-site of artificial lighting for tennis courts and other structures with similar lighting requirements is to be minimised.
- Picket fences, formal masonry fences are generally too suburban and out of context with the semi-rural, natural environment which these guidelines encourage.
Design Guidelines

Entrances, Driveways & Fences

2 rail timber fence with gateway
- 3 rail fences are preferable
- The simple gateway "arch" provides character and definition

3 rail fences are preferable
- The simple gateway "arch" provides character and definition

Galvanised gates
- Low-key gate is low maintenance and in keeping with character

5 rail timber fence with galvanised gate
- 5 rails is probably too many as they can block views
- Galvanised gates are practical and add character (refer photo no. 44)

Concrelll "timber look" fences
A 3 rail fence would be more appropriate proportionally in this setting
- The darker colours are preferable to the traditional white shown in photo no. 46

3 rail timber fence
- Good height, proportion and weathered finish is sympathetic and in character

3 rail concrete "timber look" fence
- A darker coloured fence would be more suitable. This fence can also be used as entrance markers

Logans Beach
Urban Design Guidelines

Connell Wagner
An excellent example of a contemporary version of an old style fence
- The character, proportions, material finish and detailing create a suitable character

Timber post with galvanised plumbers pipe as a top rail
- This is a simple effective fence with wire strands
- A variation on this theme is suitable to entrances etc

Timber post and top rail with wire strands
- Another effective fence with wire strands but with a different character

Timber bollard with chain
- Simple solid timber bollards could also be used as boundary and entrance markers
An excellent example of desirable character, materials and suitable plant species

- The entrance fence is low-key, open, post and rail, natural and rural in character
- The driveway is low-key and meandering
- The vegetation is native, coastal and provides good screening
- Gravel is a suitable material; yet the colour red is too obtrusive
- The whole composition is balanced, informal and resolved

Hopkins Point Road
- This imposing entrance style requires additional vegetation to soften the visual impact
- The visual impact of this entrance could be framed with additional vegetation

Close up of photo no. 50
- The attention to detail here provides visual interest and rustic character
- The (hand crafted) gate reads as being authentic (but perhaps a little too elaborate)

Bagged fence with oxide (for colour)
- Although the colour here is too intense, this oxide colour is an ideal finish
An excellent example of native species and a more natural look - Logans Beach

- This low key entrance with the building is effectively screened from the roadway.
- Variation in height and character of vegetation should be promoted throughout the Logans Beach area. Some thought needs to be given to where taller species are planted in order to maintain views.

These species would be an excellent choice for low screening, particularly where access to views is important.
- Taller trees should be planted at intervals and in more sheltered locations.

Local Road - Logans Beach

- Vegetation acts as a screen, fence and creates a defining character for a neighbourhood.
- All new and existing developments in Logans Beach should follow this example of streetscape where possible.

Vegetation

- Wind buffers are advisable.
- Boundaries for all developments to be vegetated.
- Vegetation is to be used to form a visual screen between properties.
- Vegetation both existing and proposed must not impact on important views.
- In general vegetation which at maturity is 1.5m high will form a privacy screen.
- Where possible indigenous vegetation should be used.
- Natural vegetation should be disturbed as little as possible.
- Natural vegetation should be encouraged and extensive planting of indigenous species should occur around developments and existing properties.
- Permanent structures should not be located on or adjacent to foredunes, unstable or mobile soils.
- Species selection should be drawn from: Conservation and Natural Resources - South West Coastal Planting List. This is available from the Regional Coastal Office of The Department of Natural Resources and Environment 78 Henna Street, Telephone - 03 5561 9900.
Red Gums

- Plantings of River Red Gums and other suitable large trees should be planted at Logans Beach.
- Ideally plant them in small drifts

* Refer to next page for acceptable list of vegetation
### Design Guidelines

#### Vegetation

<table>
<thead>
<tr>
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<th>Common name</th>
<th>Height, Spread</th>
<th>Salt/Wind Tolerance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Trees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acacia dealbata</td>
<td>Silver Wattle</td>
<td>&lt;7m x 4</td>
<td></td>
</tr>
<tr>
<td>Acacia longifolia var. sophorae</td>
<td>Coast Wattle</td>
<td>&lt;5m x 1</td>
<td></td>
</tr>
<tr>
<td>Acacia mearnsii</td>
<td>Late Black Wattle</td>
<td>&lt;10m x 4</td>
<td></td>
</tr>
<tr>
<td>Acacia melanoxylon</td>
<td>Blackwood</td>
<td>&lt;20m x 4</td>
<td></td>
</tr>
<tr>
<td>Allocasuarina verticillata</td>
<td>Drooping she-oak</td>
<td>&lt;8m x 1</td>
<td></td>
</tr>
<tr>
<td>Banksia marginata</td>
<td>Silver banksia</td>
<td>3-7m x 1</td>
<td></td>
</tr>
<tr>
<td>Bursaria spinosa</td>
<td>Sweet bursaria</td>
<td>&lt;6m x 2</td>
<td></td>
</tr>
<tr>
<td>Exocarpos cupressiformis</td>
<td>Cherry ballart</td>
<td>3-8m x 2</td>
<td></td>
</tr>
<tr>
<td>Eucalyptus ovata</td>
<td>Swamp gum</td>
<td>&lt;15m x 3</td>
<td></td>
</tr>
<tr>
<td>Eucalyptus viminalis</td>
<td>Manna gum</td>
<td>&lt;40m x 3</td>
<td></td>
</tr>
<tr>
<td>Leptospermum lanigerum</td>
<td>Woolly tea-tree</td>
<td>&lt;5m x 2</td>
<td></td>
</tr>
<tr>
<td>Myoporum insulare</td>
<td>Boobie bush</td>
<td>&lt;6m x 1</td>
<td></td>
</tr>
<tr>
<td>Melaleuca lanceolata</td>
<td>Moonah</td>
<td>&lt;6m x 2</td>
<td></td>
</tr>
<tr>
<td>** Shrubs - taller than 2m **</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acacia stricta</td>
<td>Hopt Wattle</td>
<td>&lt;3m x 3</td>
<td></td>
</tr>
<tr>
<td>Acacia verticillata</td>
<td>Prickly moses</td>
<td>&lt;3m x 2</td>
<td></td>
</tr>
<tr>
<td>Casuarina paludosa</td>
<td>Scrub she-oak</td>
<td>&lt;3m x 3</td>
<td></td>
</tr>
<tr>
<td>Hakea ulicina</td>
<td>Furze hakea</td>
<td>1-3m x 2</td>
<td></td>
</tr>
<tr>
<td>Helichrysum dendroideum</td>
<td>Tree everlasting</td>
<td>&lt;3m x 3</td>
<td></td>
</tr>
<tr>
<td>Helichrysum paralium</td>
<td>Coast everlasting</td>
<td>&lt;2.5m x 1</td>
<td></td>
</tr>
<tr>
<td>Leucopogon virgatus</td>
<td>Common beard-heath</td>
<td>3-8m x 2</td>
<td></td>
</tr>
<tr>
<td>Leptospermum juniperum</td>
<td>Prickly Tea-tree</td>
<td>&lt;1m x 2</td>
<td></td>
</tr>
<tr>
<td>Leptospermum scaparium</td>
<td>Manuka</td>
<td>&lt;2m x 2</td>
<td></td>
</tr>
<tr>
<td>Myoporum viscum</td>
<td>Sticky boobie bush</td>
<td>&lt;2m x 2</td>
<td></td>
</tr>
<tr>
<td>Olearia axillaris</td>
<td>Coast daisy-bush</td>
<td>&lt;1.5m x 1</td>
<td></td>
</tr>
<tr>
<td>Pultanea daphnoides</td>
<td>Large-leaff bush-pea</td>
<td>&lt;2m x 3</td>
<td></td>
</tr>
<tr>
<td>Senecio lactus</td>
<td>Variable groundsel</td>
<td>&lt;1m x 3</td>
<td></td>
</tr>
<tr>
<td>Tomasia petalocalyx</td>
<td>Paper flower</td>
<td>&lt;1m x 2</td>
<td></td>
</tr>
<tr>
<td>** Shrubs - &lt;2m height **</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alyxia buxifolia</td>
<td>Sea Box</td>
<td>1-2m x 1</td>
<td></td>
</tr>
<tr>
<td>Acacia mitchelli</td>
<td>Mitchell's wattle</td>
<td>&lt;1m x 2</td>
<td></td>
</tr>
<tr>
<td>Calocephalus brownii</td>
<td>Cushion bush</td>
<td>&lt;1m x 1</td>
<td></td>
</tr>
<tr>
<td>Correa alba</td>
<td>White Correa</td>
<td>&lt;.5m x 1</td>
<td></td>
</tr>
<tr>
<td>Correa reflexa</td>
<td>Common Correa</td>
<td>1-2m x 3</td>
<td></td>
</tr>
<tr>
<td>Dillwynia glaberrima</td>
<td>Healthy parrot pea</td>
<td>&lt;2m x 3</td>
<td></td>
</tr>
<tr>
<td>Exocarpos syricola</td>
<td>Coast ballart</td>
<td>1-2m x 1</td>
<td></td>
</tr>
<tr>
<td>Epacris impressa</td>
<td>Common Heath</td>
<td>&lt;1m x 3</td>
<td></td>
</tr>
<tr>
<td>Isopogon ceratophyllus</td>
<td>Horned cone-bush</td>
<td>&lt;6m x 2</td>
<td></td>
</tr>
<tr>
<td>Lasiopetalum baueri</td>
<td>Slender velvet-bush</td>
<td>&lt;1m x 3</td>
<td></td>
</tr>
<tr>
<td>Leucopogon virgatus</td>
<td>Common beard-heath</td>
<td>&lt;.8m x 2</td>
<td></td>
</tr>
<tr>
<td>Lucania ovata</td>
<td>Oval-leaf Logania</td>
<td>&lt;1m x 3</td>
<td></td>
</tr>
<tr>
<td>Tetragonia implexicoma</td>
<td>Bower spinach</td>
<td>Trailing climber</td>
<td></td>
</tr>
</tbody>
</table>

*Salt/Wind Tolerance*

- **Group 1** - Hardest and recommended for exposed sites
- **Group 2** - Will withstand conditions of severe exposure
- **Group 3** - Will withstand moderate exposure, ie where some protection from more tolerant vegetation is available
- **Group 4** - Will withstand slight exposure, ie where a fairly dense belt of vegetation is on the seaward side

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**Ground Cover**

- Astroloma humifusum | Cranberry heath | 2m x 2
- Baeckea ramosissima | Rosy Heath Myrtle | 2
- Goodenia lanata | Trailing Goodenia | .1m x 2
- Hibbertia aspera | Rough guinea-flower | .3-.5m x 2
- Hibbertia fasciculata | Bundled guinea flower | .2-.4m x 2
- Kennedia prostrata | Running postman | .1-.2m x 2
- Scaevola pallida | Coast fan-flower | 2

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**Logans Beach Urban Design Guidelines**

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**Connell Wagner**
Signage

- Signage for Logans Beach could be improved. There is no warning for drivers as they approach the area. This is potentially dangerous to visitors unfamiliar with the area.
- Signage for Hopkins Point Road is clearly lacking and provides poor orientation for visitors.
- Both signs are poorly sited, thus reducing visibility for motorists.

The following signs should be created and or upgraded:
- Clear directional signage to and from Warrnambool
- Clear directional signage to and from the whale watching area. This signage needs to be placed along the main transport corridors into the site.
- Whale Watching Area visitor signage including information on facilities, tracks, connections to other public land in the area, regulations, interpretive information about whales.
- Warrnambool City entrance and exit signs on Hopkins Point Road.
- Hopkins River sign.
- Access points to and from public reserves along the waterfront.
- A storage strategy needs to be undertaken for the Warrnambool area.

Signage should follow the:
- Guidelines for Tourist and Service Signing in Victoria
- Warrnambool City Council's Tourism and Service Signage Guidelines.
Green signs provide directions to towns and cities, facilitating traffic movement in the safest and most direct way. Most include reference to the State's new route numbering system, which now makes it easier to direct visitors to destinations and attractions.

Brown tourist attraction signs indicate features and tourist attractions of significant recreation and cultural interest. Gateway signs, erected at or near the entry points of a city, town or geographic region, can also provide motorists with information about key local tourist themes, tourist attractions and tourist drives. A gateway sign can also include a row of white on blue symbols to denote the availability of services, including visitor information.

Tourist attraction signs and route markers may be used along tourist drives to fulfil the role of advance, intersection and reassurance signs and as a substitute for more complex and costly tourist signing. If the entry to a tourist attraction cannot be made obvious from signing within the property line, position signs are placed to indicate the point of entry.
Illustration of an Integrated Tourist Signing Scheme

Red Cliffs Tourist Drive
How to get there

Follow the green direction signs with route numbers to the nearest destination (Red Cliffs), then follow the brown tourist signs to the attractions. It's that easy!!

Tourist drives to Logans Beach and the Wild Coast need to be marked in this fashion.
Entrance and exit signs to Wamambool are needed at the city boundary at Logans Beach.
Hopkins Point Road
- Hopkins Point Road is identified as a main avenue and a possible extension to the Great Ocean Road.
- Revegetation and appropriate signage is required to accentuate this role.
- Trees should be planted at either irregular intervals or widely spaced apart regular intervals to allow view through to Logans Beach for both motorists and property owners.
- Vegetation below trees should not exceed 1.5 metres in height.
- Signage to the whale watching area to be increased in size and updated.
- Signage to Warrnambool to be improved.
- Signage should follow a strategy for the region. Eg Victorian Signage Strategy
  - Guidelines for Tourist and Services signing in Victoria
  - Warrnambool City Council's Tourism and Service Signage Guidelines
- A revegetation scheme should be developed for road corridors in conjunction with that for public land for the Logans Beach area.
Design Guidelines

Whale Watching Area
- The location and layout of the whale watching area and principle viewing platform should formalised and made clear.
- All structures in this site should comply with these guidelines.
- The carpark should be clearly defined and fenced.
- Carparking bays should be marked via concrete stop blocks or similar.
- The surface of the carpark should be porous compacted gravel or similar.
- Boundary fencing should be in line with that used to restrict public access to the dunes.
- Signs should follow the Victorian Signage Strategy by Tourism Victoria and Warrnambool City Council's Tourism and Service Signage Guidelines

- Provide additional facilities such as water, toilets, seating, shelter, railing that acts as camera support ledges etc.
- Provide interpretative information about whales - possibly via etched metal or plastic inserts.
- Revegetate the carpark with species which will not (at maturity) achieve a height above the top of the foredune.

- Extensive clearing at Logans Beach has created an exposed and barren landscape
- Revegetation is required throughout the area to provide wind buffers and visual screening

Whale Beach Carpark
View to Astbury Land "Hill Site"
How to use these Guidelines

The Warmambool Planning Scheme requires all dwellings in the Logans Beach area to obtain a planning permit. These guidelines are the description of what issues will be considered in assessing any permit application in this area.

This written document is only part of the guidelines. The other element is a computer model of the Logans Beach landscape, which will be used to assess any application for development in the area.

The proposed process is to read these guidelines, and if a permit is required to visit Warmambool City Council and consult the Planning Section over using the computer model, as both an aide to design, and to assess likely impacts.
Computer Model

The model is based on a contour map of Logans Beach. It enables a proposed dwelling to be placed in a landscape at the proposed size, including height and bulk. The view of this from any relevant point can be seen from the model, and the view of any surrounding point from the proposed dwelling can be shown.

The model will assist in:

- Sight lines, from and to the site
- Appropriate use of contours
- Views of adjoining properties
- Assist in planning landscaping
- Accurately depict the size and bulk of a proposal

The model is an essential component in the guidelines. It will be used to assess a development application for compliance with these guidelines. It is to your advantage to make use of the model to assist in developing an best practice design for your proposed development.