

THE GREAT OCEAN ROAD REGION
LANDSCAPE ASSESSMENT STUDY

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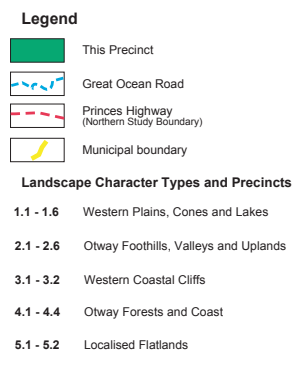
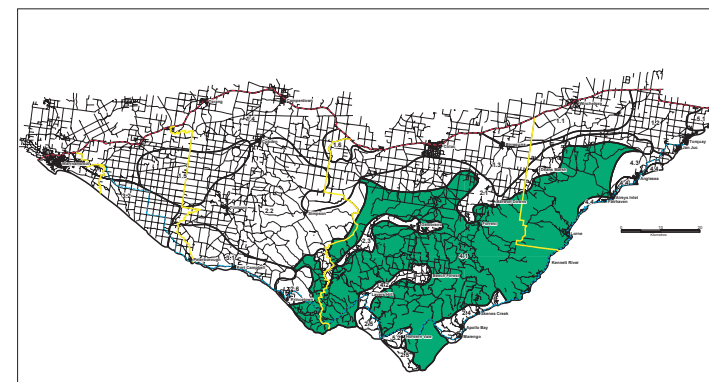
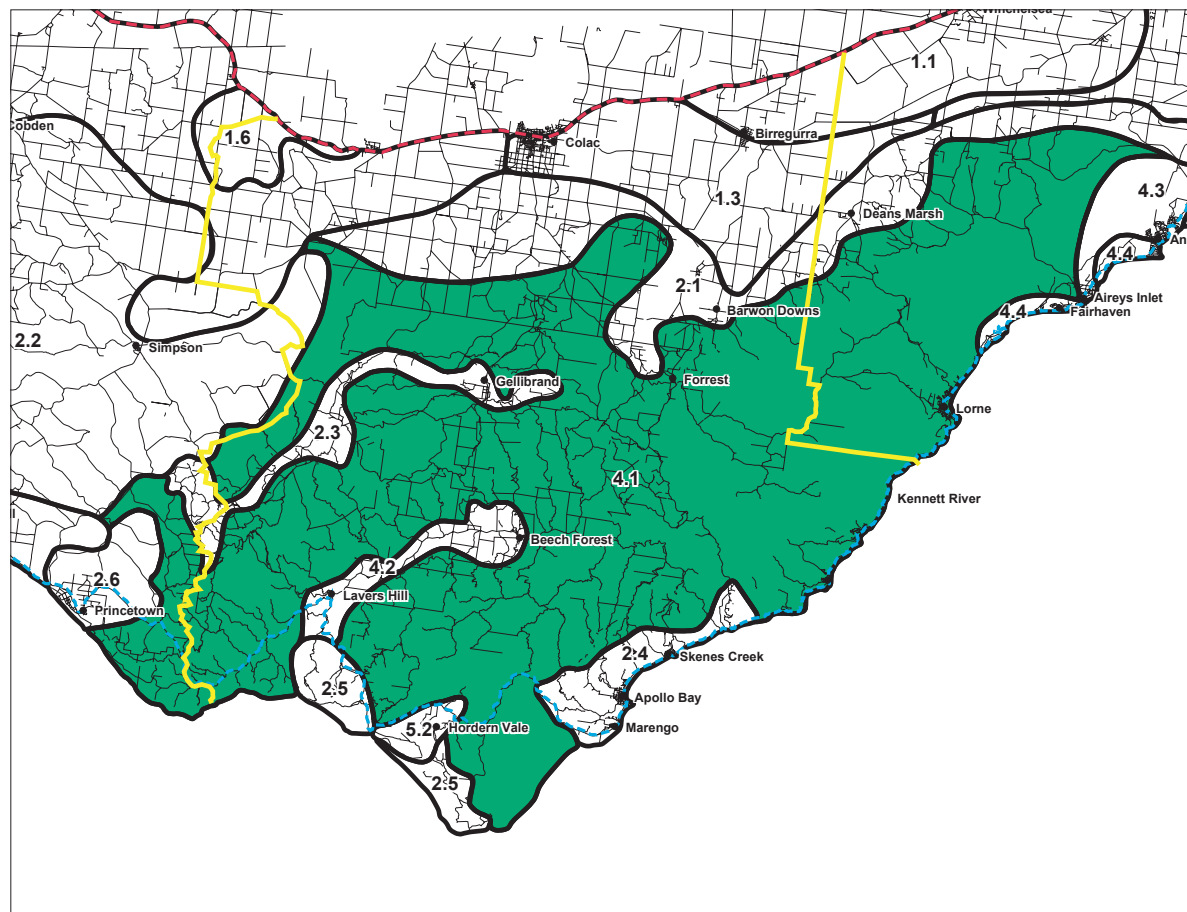
PRECINCT PACKAGE

PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST

FOR THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT | SEPTEMBER 2003

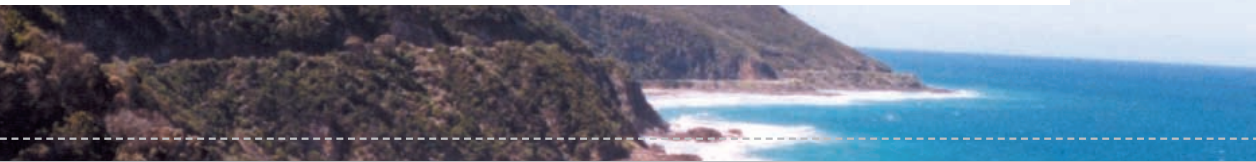
LOCALITY MAP

PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST



PRECINCT QUALITIES AND OBJECTIVES

PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST



PRECINCT DESCRIPTION

Precinct 4.1 contains large areas of dense forest cover in hilly terrain, extending to the sea in places. The vegetation changes from wet to dry in response to changes in the orientation and type of terrain, which ranges from steep and rocky to smoothly rounded hills. Dry coastal sclerophyll forests occur on south west facing slopes, some of which meet the coastline. The vegetation is indigenous tall, closed forest with understorey, sparser in the dry forest areas, and denser in sheltered gullies. Giant tree ferns and ancient beech trees can be found in some of the wetter, more sheltered locations. In the most forested areas (eg north of Cape Otway and Apollo Bay) the trees tower above the winding road, their canopies meeting overhead. The tall forest plunges down to the sea coast between Apollo Bay and Cape Otway. In other coastal locations the vegetation is sparser and smaller in scale. In exposed locations around Moonlight Head, which has the highest sea cliffs in the region, there is low coastal heath, blasted by the Bass Strait gales, and much of the drive from Lorne to Apollo Bay is lined with relatively low coastal vegetation. Here, the road clings to the face of rocky promontories and snakes past steep gullies, offering a constantly changing prospect of sea, sky and coastal scenery. In contrast are forest drives such as Turtons Track and the road to Cape Otway, where there are also exposed areas of new forest plantation (eg blue gum, pine) and some isolated clearings. The clearings contain a mix of private freehold, farming and tourism uses, sometimes with scattered, simple structures. Clearings, townships and the coast itself provide a different experience to the isolation and enclosure found in the depths of the forest.

DISTINCTIVE QUALITIES

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

Precinct 4.1 covers most of the Otway Forests and Coast landscape character type, encompassing all of the characteristics just described. While the entire forest is a significant part of the region's landscape character, particular parts have greater significance. The Great Ocean Road hugs the coastline from Lorne to Kennett River, offering some of the most dramatic cliff and ocean scenery able to be viewed from a car or bus anywhere in the world and is a landscape of national significance. Between Apollo Bay and Hordern Vale, the Great Ocean Road passes through outstanding tall forest scenery that includes stands of ancient trees. Other parts of the precinct with outstanding tall forest scenery include Melba Gully and Turtons Track. These areas, as well as the remainder of the coastal landscape in the precinct, are of state significance.

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



KEY CHARACTERISTICS

- Majestic forests contrasting with the coast
- Inland dominance by Otway Ranges
- Indigenous coastal vegetation
- Isolation and enclosure in the forest
- Exposed coast, sometimes with high sea cliffs

FUTURE DIRECTIONS

Future development should be focussed in existing townships, with the opportunity for minimal development that does occur outside these areas to be designed to respect the particular qualities of the landscape. The outlook from the Great Ocean Road should remain dominated by views of the natural landscape, particularly the coastline. Tourism and other infrastructure such as roads and powerlines should be designed and sited for minimal visibility.

LANDSCAPE OBJECTIVES

- To protect the indigenous vegetation and sense of openness and exposure that characterises the coastal areas of the precinct.
- To protect the dense tree cover and sense of shelter and enclosure that dominates the inland areas of the precinct.
- To retain a vegetation dominated outlook from the Great Ocean Road and other main road corridors throughout the precinct.
- To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road.
- To protect existing views to the coast, particularly from the Great Ocean Road.
- To minimise the visual impact of infrastructure and signage, particularly in coastal areas, hill faces and ridges.
- To improve the outlook from road corridors by minimising the visibility of commercial timber plantations.
- To ensure that development located outside townships is integrated with the landscape.

PRECINCT DEVELOPMENT PRINCIPLES

PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST

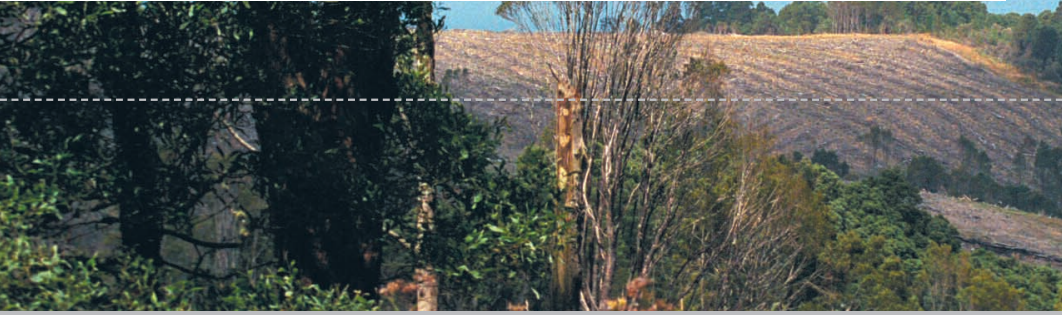
LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To protect the indigenous vegetation and sense of openness and exposure that characterises the coastal areas of the precinct.	Retain existing indigenous coastal vegetation and provide for the planting of new indigenous coastal vegetation wherever possible.	<i>Loss of indigenous coastal vegetation.</i>
HEIGHT AND SITING	To protect the dense tree cover and sense of enclosure that dominates the inland areas of the precinct.	Site development sparsely in the hinterland, retaining maximum space for vegetation between buildings. Design and site structures to minimise the loss of canopy trees and understorey wherever possible. Replace any trees lost due to development with indigenous trees that will grow to a similar size. Keep development below the dominant tree canopy height.	<i>Loss of sense of enclosure in the landscape.</i> <i>Visually dominant, bulky buildings.</i> <i>Buildings that have no relationship to landform.</i> <i>Buildings that protrude above the tree canopy height.</i> <i>Loss of vegetation.</i>
SITING AND DESIGN	To retain a vegetation dominated outlook from the Great Ocean Road and other main road corridors throughout the precinct.	In circumstances where development can not be avoided on hill faces: – Locate development sparsely to avoid loss of vegetation. – Design buildings to follow the contours or step down the site. – Articulate buildings into separate elements, and avoid visually dominant elevations. – Use darker colours and finishes that are less prominent visually, particularly roofs. In circumstances where development can not be avoided on ridge tops: – Locate development to avoid the loss of vegetation. – Use lighter colours and finishes to minimise visibility against the sky. Replace any trees lost due to development with indigenous trees that will grow to a similar size.	<i>Light colours or highly reflective finishes on hill faces.</i> <i>Dark colours and finishes on ridge tops.</i> <i>Excessive cut and fill.</i> <i>Large building footprints.</i> <i>Loss of vegetation in visually prominent locations.</i> <i>Clearing of heavily vegetated hill faces and gullies.</i>
SITING AND DESIGN TOWNSHIPS AND SETTLEMENTS	To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road. To protect existing views to the coast, particularly from the Great Ocean Road.	Avoid development on the coastal side of the Great Ocean Road, and in coastal areas between townships wherever possible. If it cannot be avoided, site development to maximise retention of existing vegetation and views to the ocean. New buildings should be designed to respond to the characteristics of the site and locality, demonstrating a high standard of contemporary expression and finish. Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.	<i>Loss of indigenous vegetation.</i> <i>Buildings that have no relationship to the landform.</i> <i>Ribbon development.</i> <i>Unclear edges to townships.</i> <i>Signage clutter at entrances and exists to townships.</i>



LANDSCAPE ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SITING AND DESIGN TOWNSHIPS AND SETTLEMENTS (Cont.)		Locate signage away from entrances and exits to townships wherever possible. Between townships, set development back substantial distances from the Great Ocean Road on the landward side, wherever possible.	
INFRASTRUCTURE AND SIGNAGE	To minimise the visual impact of large buildings and structures, particularly in coastal areas, hill faces and ridges.	In coastal areas, infrastructure such as powerlines and other utility services should be underground wherever possible. Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise their visibility from Category 1 Roads and key viewing locations. Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development. Avoid brightly coloured signage and infrastructure, particularly on the coastal side of the Great Ocean Road. Group signage at particular locations to minimise visual impact on large areas of the landscape, and to maintain views.	<i>Loss of vegetation.</i> <i>Landscape 'scarring'.</i> <i>Signage clutter.</i> <i>Visually dominating signage and infrastructure.</i>
TIMBER PLANTATIONS	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.	Screen commercial timber plantations that are located adjacent to Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.	<i>Visibility of timber plantations from main road corridors.</i> <i>Landscape 'scarring'</i>
RURAL LIVING AND LOW DENSITY RESIDENTIAL DEVELOPMENT	To ensure that development located on the outskirts of townships is integrated with the landscape.	Retain existing trees and understorey wherever possible and provide for the planting of new indigenous vegetation. Prepare a landscape plan to accompany all applications for new development that utilises appropriate species. Articulate buildings into separate elements, and avoid visually dominant elevations. Design development to minimise need for earthworks on the site. Utilise colours and finishes that complement those occurring naturally in the local area. Use permeable surfacing for unbuilt areas to minimise surface run-off and to support vegetation.	<i>High, solid fencing.</i> <i>Loss of vegetation.</i> <i>Lack of vegetation</i> <i>Impervious surfacing.</i>

PRECINCT LANDSCAPE ELEMENTS

PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST



ABOVE | A cleared logging area



ABOVE | Otway Ranges meet the ocean



EDGES

The following 'landscape edges' exist within the precinct:

- The contrast between the naturally vegetated creek valleys and pastoral uplands
- Edges of the forested Otway Ranges with cleared private land of little tree cover
- Plantation edges
- Clearings within the forest
- Edges of the towns with the national park and hill faces beyond the current built form limit
- Interface of the Great Ocean Road corridor with the natural landscape, and development adjacent to this corridor
- The coastal edge of cliff faces and dunes
- Interface of development with coastal cliff / dunal edge

CORRIDORS

The following, taken from field survey notes, is a sequence description of the journey on the Great Ocean Road from Lorne to Cape Patton:

... Lorne pier and Hotel - minor ribbon development nearby (west of Lorne) - low coastal vegetation along roadside - steep hill faces fall to sea - sheltered river estuaries and valleys - tourist shelters and facilities at Cumberland River

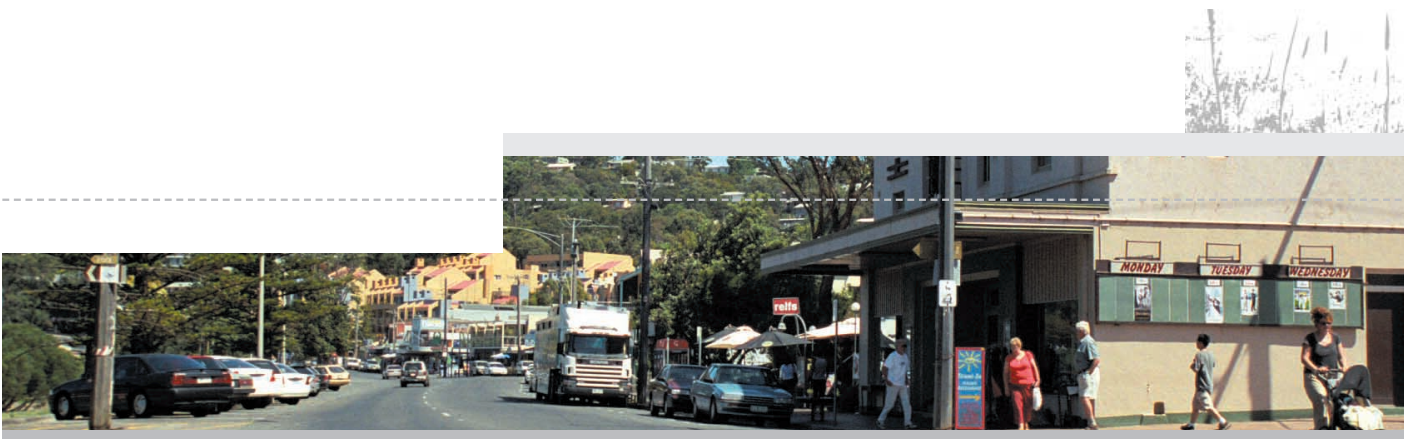
- Mount Defiance - viewpoint with stone memorial - steep cliff / hill faces and low coastal vegetation - Wye River - more eucalypt over-storey - townships nestled in valley - less dramatic cliffs - low coastal vegetation with tall trees in valleys - telecommunications tower and powerlines at prominent point - Kennett River is exposed in cleared river valley - beaches with rocky shelves - hills and shoreline more gentle - bald ridge with exposed building - blue gums in gullies towards Skenes Creek...

The following is a sequence description of the journey on the Great Ocean Road from Apollo Bay to Otway Lighthouse Road:

... Hilly farmland and bush - steep valleys - big timber country - rainforest to Maits Rest - tree fern understorey - views enclosed within (Otway State forest) - opens out to rolling, hilly pastoral land - Aire River - lush agricultural flats and tea-tree swamp - backed by forested or cleared hills - some pine plantations and housing...

The following is a sequence description of the journey along Skenes Creek - Forrest Road from Skenes Creek northwards to Forrest:

... Forested gullies and hill faces - cleared hill tops visible - some agricultural land - pine forest and blue gums with clear felling of pines - views down valleys to coast - forest with scattered ferny understorey - blackwood, eucalypts with ferny understorey - powerlines running alongside road with clearings beneath - some pine clear felling - Burramunga - views obscured - drier eucalypts forest closer to Forrest - topography falls to Forrest - old weatherboard buildings...



ABOVE | The busy retail centre at Lorne



ABOVE | Dwellings nestled in the hills at Wye River

There are many small settlements within the precinct. The four main townships described are Lorne, Wye River, Kennett River and Forrest, providing a contrast between coastal settlements and towns located within the Otway Forest.

LORNE

The Otway hills camber around the township of Lorne sheltering it like an amphitheatre. At the town's centre, the streets are often crowded and bustling with street cafes, reflecting the high tourism desirability of the town. There are older, remnant dwellings within the centre, they are sometimes subdued by newer and taller accommodation forms that protrude above the tree canopy. There is limited visual access to the beach due to scattered buildings before the foreshore, which is planted with a row of Norfolk Pines. Much of the housing is tucked into the hills settled below a tall eucalypt tree canopy, steep and windy roads provide access to the dwellings, which are often contemporary and split across the levels of the topography.

WYE RIVER

Wye River is a small settlement at the base of the Otway hills and adjacent to the coastline. The commercial zone is low key and blends in with the residential character, the narrow river that cuts through, and its bay, provide a stronger

definition of the town centre. Housing is mostly simple shacks from the 50s to more recent times; they are nestled into the hills sometimes exposed but often concealed by the tree canopy which is eucalypt woodland with some heathy scrub. The beach is only small, with rocky points at either end defining the edge of the settlement.

KENNETT RIVER

Kennett River is located in a valley that falls to a small rocky beach and is largely cleared of trees and understorey. Housing is sprawled across the settlement; the simple weatherboard shack forms ranging in style from the 50s to present day. The township is surrounded by well treed hills, with houses at the edges seeming to feather into their environment.

FORREST

The township of Forrest is settled on a partially cleared slope that falls gradually down to a creek. Many of its lower valley slopes are cleared for pasture, and there are timber plantations located nearby. The main road through the town is wide and informal with some older dwellings, a school, a church and a general store ribboned along this axis. Housing tends to be nestled into the trees, with private gardens that blend into the forest surrounds.



ABOVE | View east from the Mt Defiance Lookout

Two key viewing locations within the precinct are the Mt Defiance Lookout and the scenic lookout at Barramunga.

MT DEFIANCE LOOKOUT

The Mt Defiance Lookout is located south of Cumberland River, on the coastal side of the Great Ocean Road. There is a sudden turn off the road to access the lookout that is denoted by a stone wall memorial for returned WW1 soldiers who built sections of the Great Ocean Road. There are views available to the east and west of vegetated hills, with steep slopes falling to the rocky coastline. There are no views available from the lookout to private land.

SCENIC LOOKOUT AT BARRAMUNGA

The scenic lookout is located on top of a ridge in a quiet and peaceful area, surrounded by bush and farms to south west. There are views to the east over forest and further north east to Deans Marsh. Views are often obscured by large regrowth trees. There is an informal car park with aggregate and pine pole barriers adjacent to the lookout.

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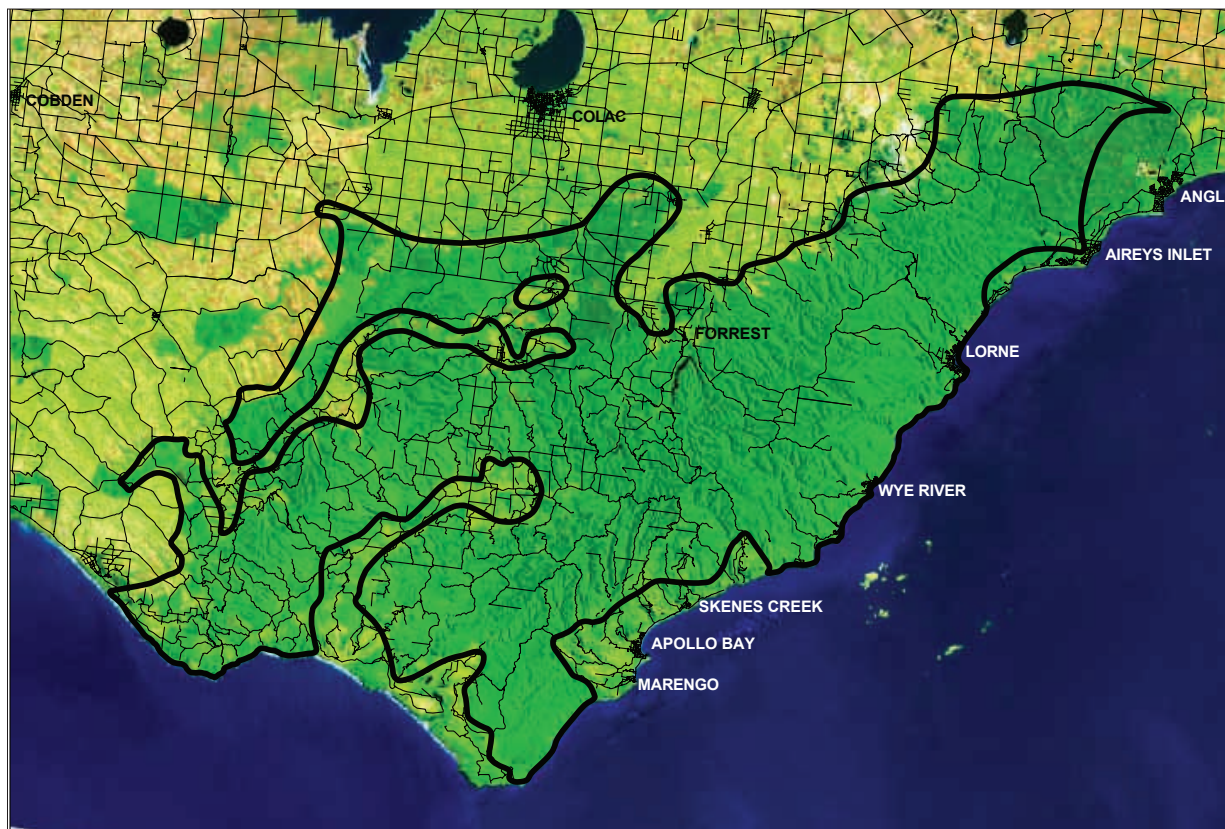
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PRECINCT ANALYSIS
PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST

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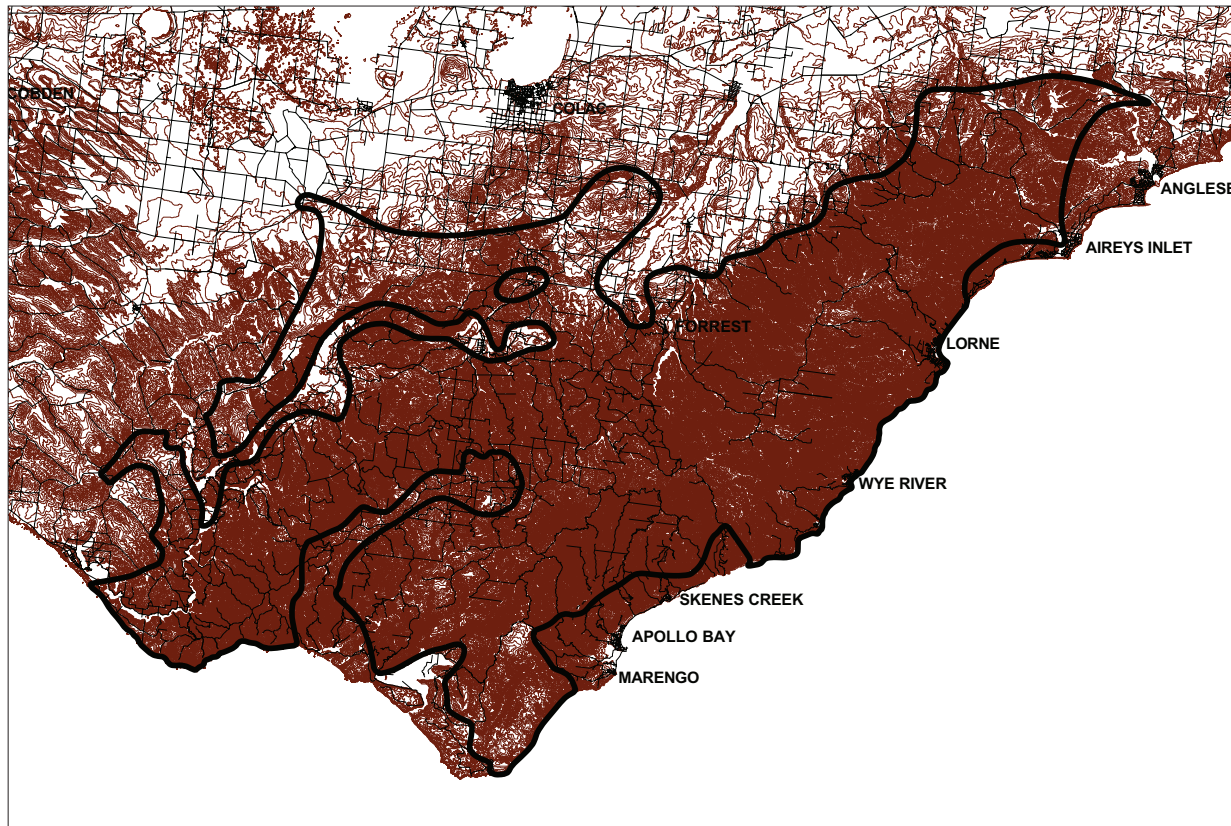
PRECINCT ANALYSIS MAPS

PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST



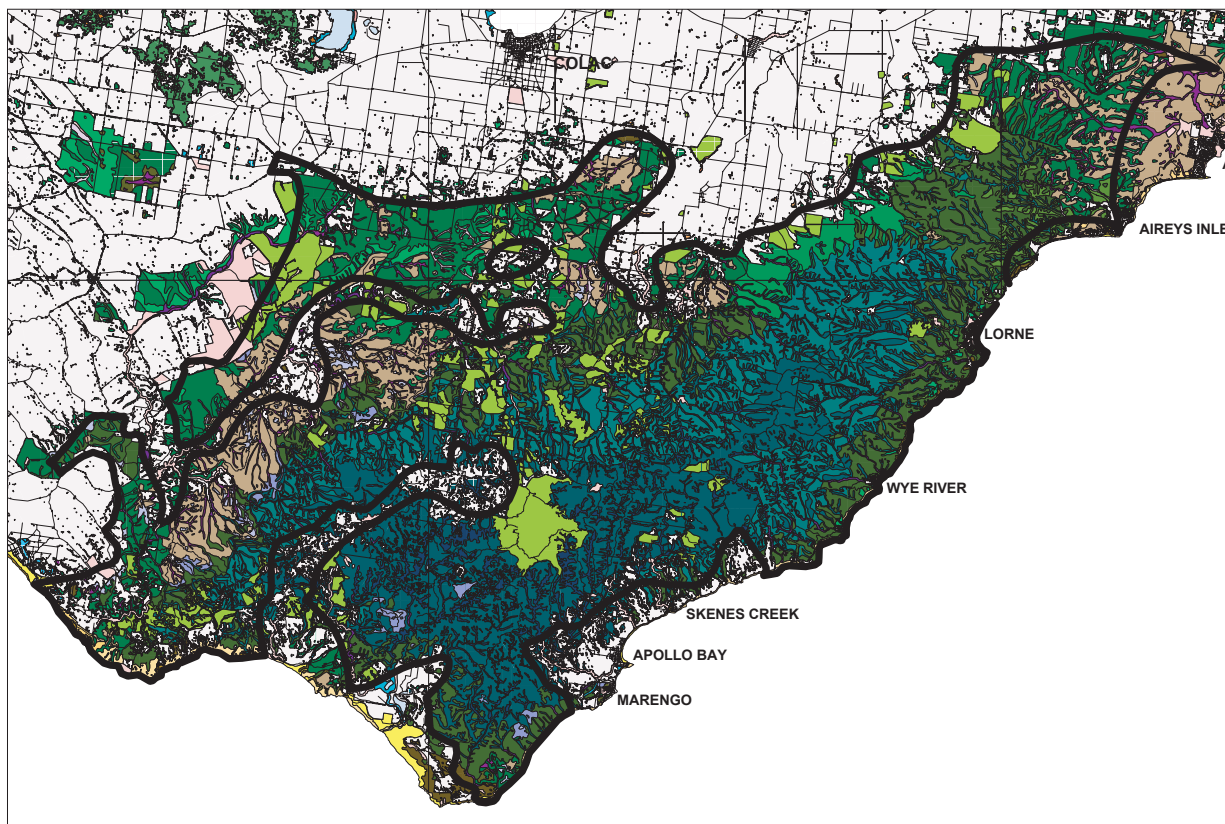
SATELLITE PHOTO

The satellite photo reveals the transition from the wet forest surrounds to a dry forest, and often cleared landscape within the precinct.



CONTOUR MAP

The contour map shows the precinct as a series moderately steep valleys and hills within steeper surrounds.

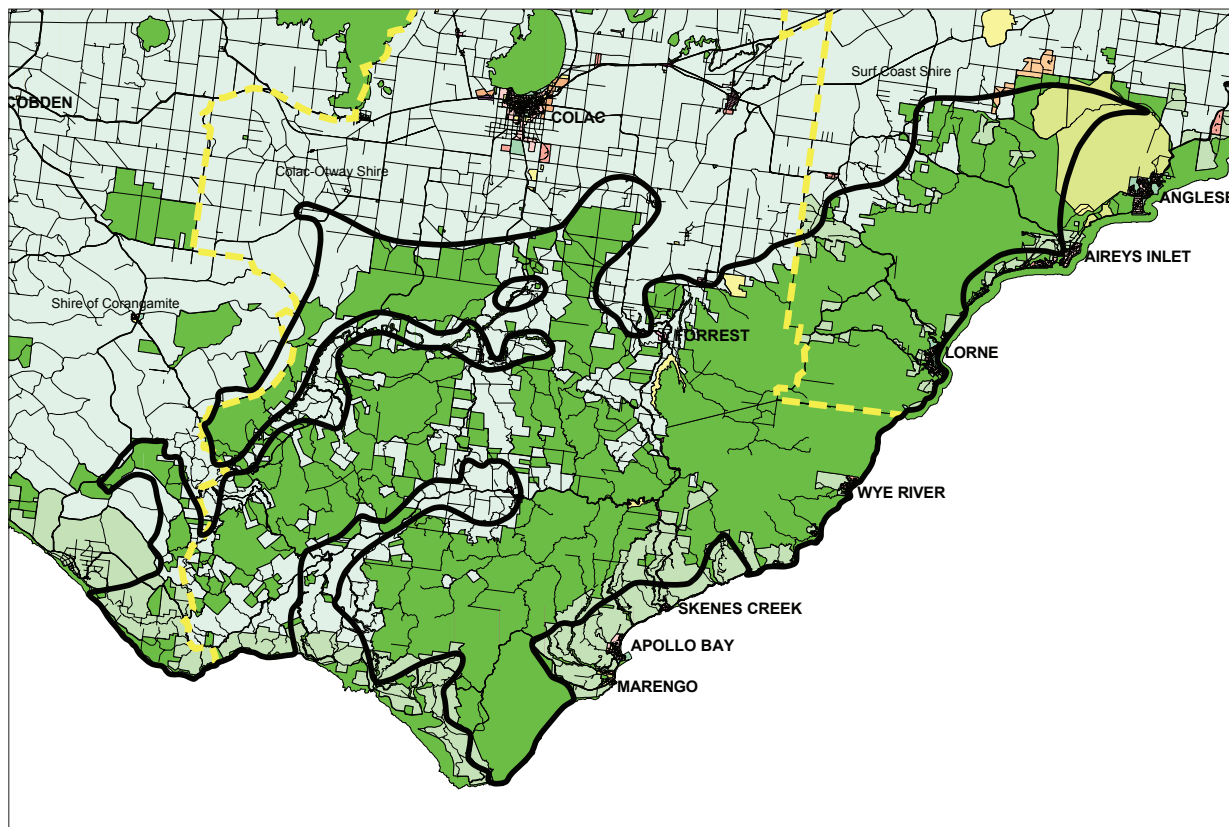


ECOLOGICAL VEGETATION CLASSES

The ecological vegetation classes map indicates a variety of wet and dry forested areas throughout the precinct. Within the core of the precinct, vegetation classes are Cool Temperate Rainforest with Wet Forest classes in the river and creek valleys. In the outlying areas of the precinct, vegetation classes graduate to Shrubby Wet Forest, Shrubby Foothill Forest and Heathy Woodland in the north west and the east. There are a substantial number of plantations throughout the precinct, mostly amongst heavily forested areas.

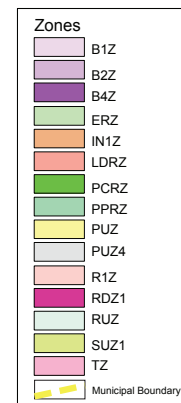
Vegetation Classes

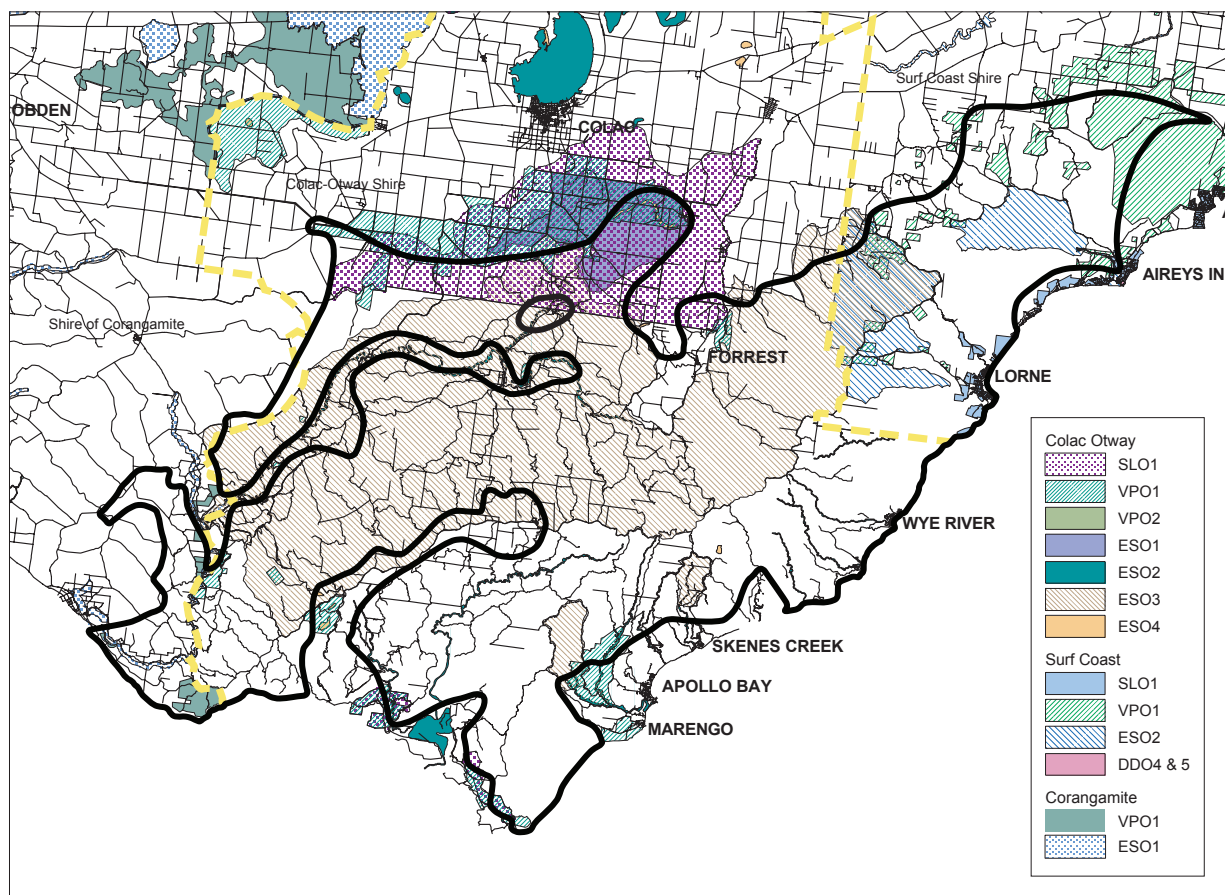
Aquatic Herbland	Lowland Forest
Aquatic Herbland/Plains Sedgy Wetland Mosaic	Mangrove Shrubland
Bird Colony Shrubland	Not assessed to date - Formerly Not Applicable/ Not Within Victoria
Calcarene Dune Woodland	Permanent Saline
Cane Grass-Lignum Halophyllic Herbland	Plains Brackish Sedge Wetland
Cinder Cone Woodland	Plains Freshwater Sedge Wetland
Clay Heathland	Plains Grassland
Cleared Severely Disturbed	Plains Grassland/Plains Grassy Woodland Mosaic
Coast Gully Thicket	Plains Grassy Wetland
Coastal Dune Scrub	Plains Grassy Woodland
Coastal Dune Scrub Mosaic	Plains Sedgy Wetland
Coastal Headland Scrub	Plains Swampy Woodland
Coastal Headland Scrub/	Plantation (undefined)
Headland Coastal Tussock Grassland Mosaic	Private Land No Tree Cover
Coastal Landfill / Sand Accretion	Reed Swamp
Coastal Saltmarsh	Riparian Forest
Coastal Tussock Grassland	Riparian Scrub Complex
Cool Temperate Rainforest	Riparian Woodland
Creekline Grassy Woodland	Riparian Woodland / Escarpment Shrubland
Damp Heath Scrub	Sand Heathland
Damp Heath Scrub/Heathy Woodland Complex	Scoria Cone Woodland
Damp Heathland / Damp Heathy Woodland	Seasonally-inundated Sub-saline Herbland
Damp Sands Herb-rich Woodland	Sedgy Riparian Woodland
Damp Sands Herb-rich Woodland /	Shallow Freshwater Marsh
Damp Heathland / Damp Heathy Woodland	Shrubby Dry Forest
Deep Freshwater Marsh	Shrubby Foothill Forest
Estuarine Wetland	Shrubby Wet Forest
Floodplain Riparian Woodland	Stoney Rises Herb-rich Woodland
Freshwater Meadow	Stony Knoll Shrubland / Plains Grassy Woodland /
Grassy Dry Forest	Plains Grassy Wetland
Grassy Forest	Swamp Scrub
Grassy Woodland	Swamp Scrub / Aquatic Herbland
Heathy Woodland	Swampy Riparian Woodland
Heathy Woodland/Sand Heath Mosaic	Water Body - Natural or man made
Herb-rich Foothill Forest	Wet Forest
Herb-rich Foothill Forest/	Wet Forest
Shrubby Foothill Forest Complex	Wet Heathland
Lignum Wetland	Wet Sands Thicket



ZONING MAP

Zoning within the precinct is mostly Public Conservation and Resource, there is Rural zoning more inland and Environmental Rural zoning closer to the coast line. There are several townships within the precinct which include Residential, Low Density Residential and some Business zones.





RELEVANT OVERLAYS MAP

The precinct includes numerous overlays relevant to landscape character, across three municipalities. Within the Colac-Otway Shire, the Significant Landscape Overlay for the protection and enhancement of the landscape character of Otway Ranges Foothills and coastal areas, the volcanic cones, basalt plains, lava flows and other sites of geological significance, applies. Several Environmental Significance Overlays apply, the Proclaimed Water Catchments Schedule is the most dominant, three others protect lakes, wetlands and streams, habitat, and the Barongarook High and other groundwater areas. There are Vegetation Protection Overlays for significant and remnant vegetation and also roadside vegetation.

The dominant overlays within the Surf Coast Shire include the Environmental Significance Overlay for protection of water supply catchment areas and the Vegetation Protection Overlay for significant native vegetation. The Design and Development Overlays are more localised, and aim to improve and enhance the image and appearance of the Lorne Commercial areas, and industrial areas. The Significant Landscape Overlay aims to protect and enhance the scenic and environmental quality of the Great Ocean Road and Coastal Environs.

The relevant overlays within the Shire of Corangamite include the Vegetation Protection Overlay for significant and remnant vegetation, and the Environmental Significance Overlay for the protection of watercourses, water bodies, and wetlands.

PLANNING SCHEME ANALYSIS AND RECOMMENDATIONS

PRECINCT 4.1 | OTWAY RANGES FOREST AND COAST

Precinct	Municipality	Landscape Character Significance	Development Pressures	Relevant Planning Controls	Local Policies	Issues and Priority Areas	Key Planning Scheme Recommendations
4.1 Proposed SLO	Colac Otway	<u>National significance:</u> Coastal landscape from Lorne to west of Kennett River - Comprises cliff, bay, hills and forest landscape - Iconic GOR coastline views, mostly unspoiled - Visible and accessible only from GOR - The GOR itself is part of the landscape experience - High visitation <u>State significance:</u> Remainder of coastal landscape - Eastern side of Cape Otway comprises forest meeting rugged sea coast - Scarce natural environment - Not visible, but accessible in part from GOR - Low visitation - East of western municipal boundary comprises coastal scrub meeting high sea cliffs - Mostly natural environment - Not visible, but accessible in part from GOR - Low visitation <u>State significance:</u> Otway Ranges landscape (part) - Comprises coastal and coastal hinterland landscape; parts of the forest visible from the Great Ocean Road, other main roads or forest drives and from main walking tracks; and accessible features such as waterfalls, picnic reserves etc. (These generally include National Parks, National Features Reserves, Nature Reserves, Conservation Reserves and State Parks.) - Moderate visitation The remaining areas of the Otway Ranges have <u>Regional</u> significance.	Development Types: - Pressure focussed along coast - Accommodation and commercial development aimed at tourists - Residential development and holiday homes - Tourism and directional signage - Plantations Potential Threats: - Higher density of buildings - Bulky buildings with a large footprint - Buildings and signage too close to the roadside - Buildings in prominent view lines - Excessive excavation - Poorly sighted infrastructure such as access tracks and power lines	Zoning: PCRZ primarily throughout the Otway Ranges RUZ ERZ behind Apollo Bay etc. R1Z and LDRZ in and on the fringes of Wye River, Kennett River, and Forrest Overlays: SL01 Coastal, Otway and Plains Landscapes - part VP01 Significant and Remnant Vegetation VP02 Roadside Vegetation ES01 Barongarook High and other Groundwater Areas ES02 Lakes, Wetlands and Streams ES03 Proclaimed Water Catchments ES04 Habitat Protection	22.01 Main Roads / Scenic Routes 22.02 Ridgelines 22.04 House Lot Excision in the Rural and Environmental Rural Zones 22.05 Coastal and Otway Ranges Townships	Priority area: - East of Ryan Den municipal boundary to Johanna – may extend into Precinct 2.5 - Well known coastal area of the Great Ocean Road Region - Private land with the exception of that immediately adjacent to the coast - Development pressure focussed along coast Assessment tools / policy in relation to landscape generally lacking Plantations in the Rural Zone Existing SL01 [large 'Otway foothills SLO' partially in this Precinct] covers three different landscape types: - Schedule requires re-structuring - Landscape character is not really defined - Permit Requirements contain statements more like Decision Guidelines - Decision Guidelines are too broad - Separate detailed Schedules required for each landscape type	Review/strengthen MSS in relation to landscape generally, particularly 21.01-03 and 21.04-02 The Nature of the Land Review MSS in relation to townships in the landscape, particularly 21.01-04 and 21.04-03 Settlement Patterns and Rural Living Also review MSS 21.04-10 relating to smaller communities Introduce new Local Policy including Development Principles for Precinct 4.1 Review/strengthen all relevant Local Policies Rural Zone Schedule amended to require permit for timber production 40 hectares adjacent to RDZ1 Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1 Restructure and rewrite existing SL01 for each landscape type Apply SLO to private land within coastal landscape area of precinct [Moonlight Head / Johanna Coast] [Also refer to Municipal Toolkit for description / discussion]

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
4.1	Surf Coast	<u>National</u> significance: Coastal landscape from Lorne to west of Kennett River - Comprises cliff, bay, hills and forest landscape - Iconic GOR coastline views, mostly unspoiled - Visible and accessible only from GOR - The GOR itself is part of the landscape experience - High visitation <u>State</u> significance: Otway Ranges landscape (part) - Comprises coastal and coastal hinterland landscape; parts of the forest visible from the Great Ocean Road, other main roads or forest drives and from main walking tracks; and accessible features such as waterfalls, picnic reserves etc. [These generally include National Parks, National Features Reserves, Nature Reserves, Conservation Reserves and State Parks.] - Moderate visitation The remaining areas of the Otway Ranges have <u>Regional</u> significance.	Development Types: - Pressure focussed along coast - Accommodation and commercial development aimed at tourists - Residential development and holiday homes - Tourism and directional signage - Plantations Potential Threats: - Higher density of buildings - Bulky buildings with a large footprint - Buildings and signage too close to the roadside - Buildings in prominent view lines - Excessive excavation - Poorly sighted infrastructure such as access tracks and power lines	Zoning: PCRZ primarily throughout the Otway Ranges RUZ more inland ERZ R1Z in the township of Lorne SUZ at the Alcoa Mine Overlays: ES02 Special Water Supply Catchment Areas VP01 Significant Native Vegetation SL01 Great Ocean Road and Coastal Environs DD04 Lorne Commercial Tourist Accommodation Precincts DD05 Industrial Areas	22.01 Coastal Development 22.02 Rural and Environmental Development Policy 22.03 Fire Safety 22.05 Surf Coast Design and Colours 22.06 Streetscape and Landscaping	Good strategic basis for landscape protection and enhancement Alternative 'landscape units' identified in MSS Comprehensive suite of local policies, but Local Policy specific to landscape required SLO over much of coastline requires permits for most developments SLO over coastal towns requires permits for developments of significant height and site coverage DDO over precincts with specific design requirements 40 hectare permit trigger in place for timber production in the Schedules to the Rural Zone in Surf Coast Buffer requirement needed Permit trigger in place for development within 100 metres of RDZ1 Key issue is ribbon development and development at township edges - decision guidelines required	Review MSS [strengthen if required]: 21.04 Environment and Landscape, and Housing and Settlement (particularly Lorne) Review MSS Clause 21.06 Landscape and Culture Strategy; review/amend landscape units, descriptions and objectives Review/strengthen MSS as it relates to townships within the landscape, especially Clause 21.11 for Lorne Introduce new Local Policy including Development Principles for Precinct 4.1 Local Policy to include indigenous buffer requirement for plantations adjacent to RDZ1 Review relevant Local Policies for inconsistencies

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
4.1 Proposed SLO	Corangamite	<u>State significance: Coastal landscape</u> - West of eastern municipal boundary comprises coastal scrub meeting high sea cliffs - Mostly natural environment - Not visible, but accessible in part from GOR - Low visitation <u>State significance: Otway Ranges landscape (part)</u> - Comprises coastal and coastal hinterland landscape; parts of the forest visible from the Great Ocean Road, other main roads or forest drives and from main walking tracks; and accessible features such as waterfalls, picnic reserves etc. (These generally include National Parks, National Features Reserves, Nature Reserves, Conservation Reserves and State Parks.) - Moderate visitation The remaining areas of the Otway Ranges have <u>Regional</u> significance.	Development Types: - Pressure focussed along coast - Accommodation and commercial development aimed at tourists - Residential development and holiday homes - Tourism and directional signage - Plantations Potential Threats: - Higher density of buildings - Bulky buildings with a large footprint - Buildings and signage too close to the roadside - Buildings in prominent view lines - Excessive excavation - Poorly sighted infrastructure such as access tracks and power lines	Zoning: ERZ PCRZ Overlays: VPO1 Significant and Remnant Vegetation ES01 Watercourse, Waterbody, and Wetland Protection Overlay	<u>22.02 Environment:</u> 22.02-1 Catchment and Land Protection 22.02-2 Wildfire Management 22.02-5 Natural and Cultural Heritage <u>22.03 Economic Development:</u> 22.03-2 Horticulture 22.03-3 Timber and Timber Processing Industries 22.03-4 Tourist Use and Development <u>22.04 Particular Use and Development:</u> 22.04-1 Building Lines and Height 22.04-3 Highway Development 22.04-6 Sheds and Outbuildings	Strategic direction and assessment tools could be strengthened Plantations adjacent to main roads Priority area: - East of Princetown Beach to Ryan Den municipal boundary - Well known coastal area of the Great Ocean Road Region - Private land with the exception of that immediately adjacent to the coast - Development pressure focussed along coast Zoned ERZ	Review/strengthen MSS in relation to landscape generally, particularly 21.04-2 Environment Introduce new Local Policy including Development Principles for Precinct 4.1 Review Local Policy 22.03 Economic Development in relation to 22.03-3 Timber and Timber Processing Industries Local Policy [Clause 22.03-3] to include indigenous buffer requirement for plantations adjacent to RDZ1 Apply SLO to private land within coastal landscape in precinct [Also refer to Municipal Toolkit for description / discussion]