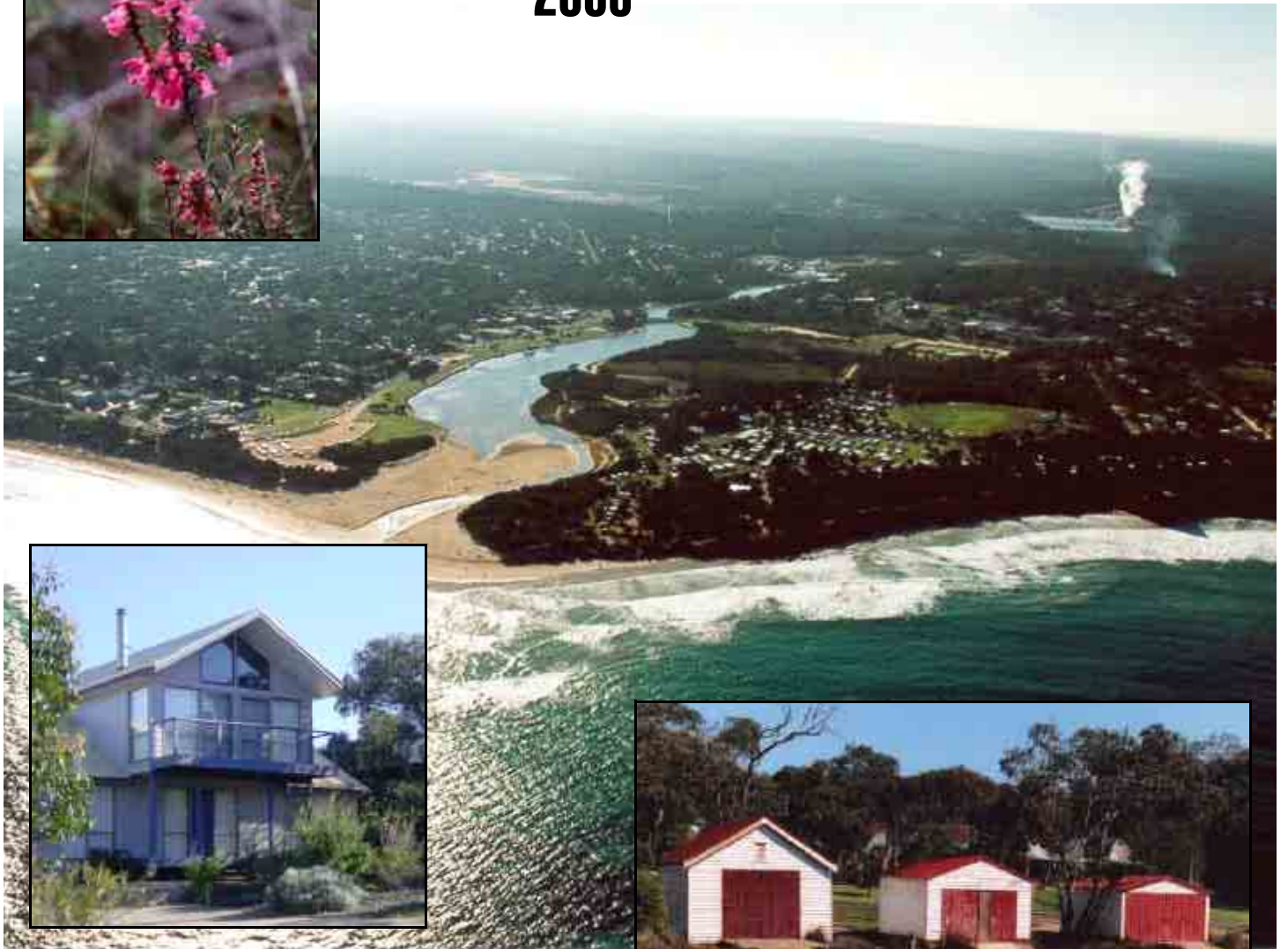


# Anglesea Neighbourhood

## Character Study

2003



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## 1. Executive Summary

This Study has established that Anglesea has a low density vegetated character, reflective of its past history as a small coastal settlement and its setting in an environmentally sensitive part of the coast.

The dominance of vegetation over the built environment and informal relationship between private and public realms contribute highly to this character. Key factors influencing this are:

- Low density of built development, with vegetation around buildings often screening them from the street and adjoining properties.
- Lack of front and solid side boundary fencing, and lack of definition between boundaries of public and private land.
- A number of unmade gravel roads with informal kerbs and vegetated roadsides.
- Low profile building height, with houses generally not exceeding two storeys and within the tree canopy.
- Close proximity of most residential land to nature reserves or crown land which have high environmental and aesthetic value.

A study of community perceptions by Dr Ray Green found that views of natural features such as the ocean, coastline and areas of indigenous bush and heathland are most highly contributory to the character of Anglesea. Buildings considered incompatible with the town's character were found to exhibit the following attributes:

- Too large in scale.
- Too 'boxy' in appearance.
- Lacking sufficient surface and massing articulation.
- Brick construction and of a 'suburban appearance'.
- Painted in strong, dark or garish colours.
- Lacking surrounding vegetation, or having manicured lawns and garden as opposed to native/indigenous trees and understorey.

Although there are physical attributes that combine to define different precincts within the town, many character elements are common across all parts of the town, with the quality and extent of vegetation cover being the most significant varying factor. Planning controls should seek to preserve and enhance the preferred character elements on a town wide basis, particularly in relation to vegetation cover. Precinct based development controls are not supported except in relation to different subdivision lot sizes and development density provisions that reflect the difference in lot sizes between the eastern and western parts of the town.

The Planning Scheme provisions have been reviewed taking into account the findings of the Study, with the following key recommendations:

- ❑ Retention of the Significant Landscape Overlay (SLO) as the best tool to preserve the landscape character of the town, albeit that it should be modified to incorporate changes recommended by the Study.
- ❑ Application of an Environmental Significance Overlay (ESO) to areas of Moonah vegetation, particularly in Point Roadknight.
- ❑ Application of a Restructure Overlay (RO) to two old subdivisions in Point Roadknight which contain lots that are significantly smaller than the prevailing size of properties in the area.
- ❑ Increased minimum subdivision lot size and lower development density from 450m<sup>2</sup> to 550m<sup>2</sup>, and 600m<sup>2</sup> for corner lots on the eastern side of Anglesea (retention of the current 800m<sup>2</sup> in the western part of Anglesea), and potential for an increased development density on land in the central part of Anglesea dependant on restrictions to building floorarea.

- ❑ Reduced ground level footprint of buildings and hard surfaces (ie site coverage) based on a sliding scale according to the allotment size.
- ❑ Reduced building size (ie plot ratio) on a sliding scale according to the allotment size.
- ❑ Limitation of side boundary fencing in most cases to timber post and wire, and use of vegetation to achieve privacy.
- ❑ Support for use of 'Surf Coast Style' principles to discourage suburban forms of development and bulky buildings with unarticulated blank walls.
- ❑ Application of a Design and Development Overlay (DDO) to the Anglesea shopping centre to implement design guidelines in the *Anglesea Streetscape Project 1996*.

Other recommendations outside of the planning system include that:

- ❑ The informal appearance of road surfaces, drainage and footpaths in public streets and new subdivisions be maintained.
- ❑ Priority be given to proactive enforcement of planning provisions.
- ❑ Priority be given to education of both existing and new residents of the environmental values of the area, environmental weeds, and preferred indigenous planting (ie Planting Guide).
- ❑ Consideration be given to prohibiting the planting of environmental weeds by way of a local law.

The Municipal Strategic Statement of the Planning Scheme and Victorian Coastal Strategy both state that future residential development on the coast should be focussed in growth centres such as Torquay in order to preserve the low density character of the smaller settlements and to reflect the environmental sensitivities of those towns. The outcomes of this Study will implement this strategic direction and strengthen the capacity of planning controls to more appropriately guide development in Anglesea.

## 2. Background

### What is Neighbourhood Character?

Neighbourhood character is described in the Victorian Planning Provisions (VPP) Practice Note as being:

*“Neighbourhood character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution. It is the cumulative impact of all these contributions that establishes neighbourhood character. The key to understanding character is being able to describe how the features of an area come together to give that area its own particular character.”*

In the Surf Coast Shire, neighbourhood character is derived from more than just the built form with its natural, demographic and social characteristics being important in terms of shaping its character.

### Why a Neighbourhood Character Study in Anglesea?

As a seaside town, Anglesea caters for a summer influx of holiday home owners and campers, but due to its close proximity to Geelong and Melbourne, is an increasingly attractive destination for both day trippers and non-permanent residents. This trend is acknowledged in the Victorian Coastal Strategy (Victorian Coastal Council, 2002) which identifies that towns like Anglesea are under pressure to increase housing densities due to demographic change (P13), and that this is reflected in the rapid growth of property prices in coastal towns compared to non-coastal locations.



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There have been negative perceptions from some parts of the community about the impact of increased development on the unique coastal character of Anglesea. In particular concern has been expressed in relation to subdivision of land for medium density development, loss of vegetation cover, and the replacement of small holiday homes with more dominant, bulkier houses.

The Victorian Coastal Strategy provides an important context for consideration of neighbourhood character in Anglesea, containing a vision that:

*“Coastal villages will retain their seaside and village character”*

and that:

*“Townships will no longer grow like ‘topsy turvy’. They will be recognisably coastal in character and grow within planning frameworks which respect the environments within which they’re built” (P6).*

An objective is stated in the Strategy as being:

*“To ensure that any future built form is sensitively located, ecologically sound and respects visually sensitive landscapes so that loss of habitat, loss of amenity and potential erosion is minimised” (P38).*

The Strategy encourages local government to ensure that Municipal Strategic Statements (MSS) take account of the special nature and character of coastal towns, and protect their character through mechanisms such as local guidelines and planning scheme overlays.

Unlike other coastal settlements such as Torquay, Anglesea has natural barriers to outwards expansion due to abutting crown land on three sides and the ocean to the south-east, and has retained an extensive native tree canopy. A 2001 Study into residential land supply titled "*Review of Residential Land Supply and Population Growth in Anglesea*" (Hansen Partnership) confirmed that current town boundaries will not be expanded in the foreseeable future due to the environmental significance of land surrounding the town, which limits future population growth to existing residential zoned areas within Anglesea.

The purpose of this study is to determine how best to manage change so that valued aspects of Anglesea's character are protected and enhanced, and undervalued or de-valued areas are modified and improved. The Council introduced a suite of new controls in Anglesea with the new VPP format Planning Scheme in October 2000, covering aspects of development not previously addressed by the Scheme such as fencing and vegetation removal. Other policies concerning development density, site coverage and external building colours were revised and included in the Planning Scheme. The Neighbourhood Character Study provides an opportunity to review these controls after 2-3 years of operation.

### **Objectives**

The objectives of the study are to:

- Maintain and enhance the distinctive coastal character and features of the Anglesea township.
- Facilitate the provision of a diversity of housing to meet the needs of a variety of household types including both permanent and non-permanent residents.
- Provide greater certainty for the community and the development industry in terms of what type of development, and development attributes, may be compatible with the character of the town.
- Establish a systematic methodology for the ongoing monitoring of planning decisions and review of planning controls to achieve the above objectives.

Specifically, the Study involves the:

- Identification and assessment of neighbourhood character within the township.
- Preparation of precinct descriptions.
- Mapping of vegetation types and significance across the town.
- Preparation of a list of indigenous plants suitable for Anglesea (ie Planting Guide).
- Review of development controls in the Surf Coast Planning Scheme as they relate to the outputs of the Study.
- Recommendation of measures for implementation

The Study relates to the area within the township boundaries as defined in the 'Framework Plan' of the Anglesea Strategy in the Surf Coast Planning Scheme. It focuses on residential zoned land and does not specifically include commercial areas. Refer to [Map 1](#) for an aerial view of the town and key features referred to in this report.





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## Anglesea Neighbourhood Character Precincts



Scale 1:15,000



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### 3. Methodology

Neighbourhood character studies have traditionally been undertaken by professionals through data collection and analysis. The approach taken in this Study differs in that as well as conducting a physical analysis of character elements, it taps into the community's perception of their neighbourhood. The following is a brief description of the process followed in the Study.

#### Community Reference Group

A newsletter explaining the Study was sent to landowners at the outset, inviting them to participate on a Community Reference Group (CRG) which would have the dual purpose of providing feedback to the Shire on different tasks being undertaken as part of the Study, as well as feeding information to and educating the wider community on the project. Following receipt of nominations, Council appointed twelve community representatives. The Reference Group met three times during the Study and their feedback has been incorporated into this report.

#### Community Perceptions Analysis

Dr. Ray Green, Head of Landscape Architecture, Faculty of Architecture, Building and Planning, University of Melbourne, was engaged to undertake a study of community perceptions of neighbourhood character based on his research into town character in other nearby coastal towns Lorne and Apollo Bay, using a perceptually based town character assessment methodology he has developed through past research.

The methodology and results of this component of the Study are summarised in a report by Dr. Green titled "*A Study of Resident Perceptions of Neighbourhood Character in Anglesea (November 2002)*" which is appended as [Appendix 1](#). The key outcomes are discussed in Chapter 4. This Study, as well as contributions from the Reference Group, has informed the Study as to elements of "**preferred character**" that planning controls should seek to achieve.

#### Vegetation Assessment

Mark Trengove of Geelong Indigenous Nurseries was engaged to:

- Identify and classify vegetation communities within the town;
- Identify the conservation significance of the vegetation communities and any significant plant species; and
- Make recommendations on the protection of significant vegetation communities or particular species.

A report by Mr Trengove titled: "*Anglesea Neighbourhood Character Study: Vegetation Report*" (2003) outlines the methodology and results of the work and is appended as [Appendix 2](#). The results are discussed in Chapters 5 and 7.

#### Indigenous Plant List

Surf Coast Shire officers have produced a list of plant species that are indigenous to Anglesea for the purpose of assisting land owners to select plant species which are complimentary to the indigenous environment.

A draft copy of the plant list was circulated to the local community group ANGAIR, which had substantial input into the selection of species based on local knowledge of the flora in the area. A copy of the Plant List is appended at [Appendix 3](#).



### **Precinct Description and Analysis**

Shire Officers have undertaken the task of identifying from physical survey the existing characteristics of the built form and natural features within the town. Each street within the town has been surveyed and the data recorded in a spread sheet. Details of the features surveyed and collected data are appended as [Appendix 4](#). The data has been analysed to determine areas where these characteristics are common and/or vary from one another. The results of this analysis are shown on [Maps 2 and 3](#), with detailed Precinct Descriptions appended as [Appendix 5](#).

### **Study Report**

The Study report draws together the work undertaken by Shire officers and consultants Mark Trengove and Dr. Ray Green. The following chapters analyse the key features that have been identified as being important to the character of Anglesea

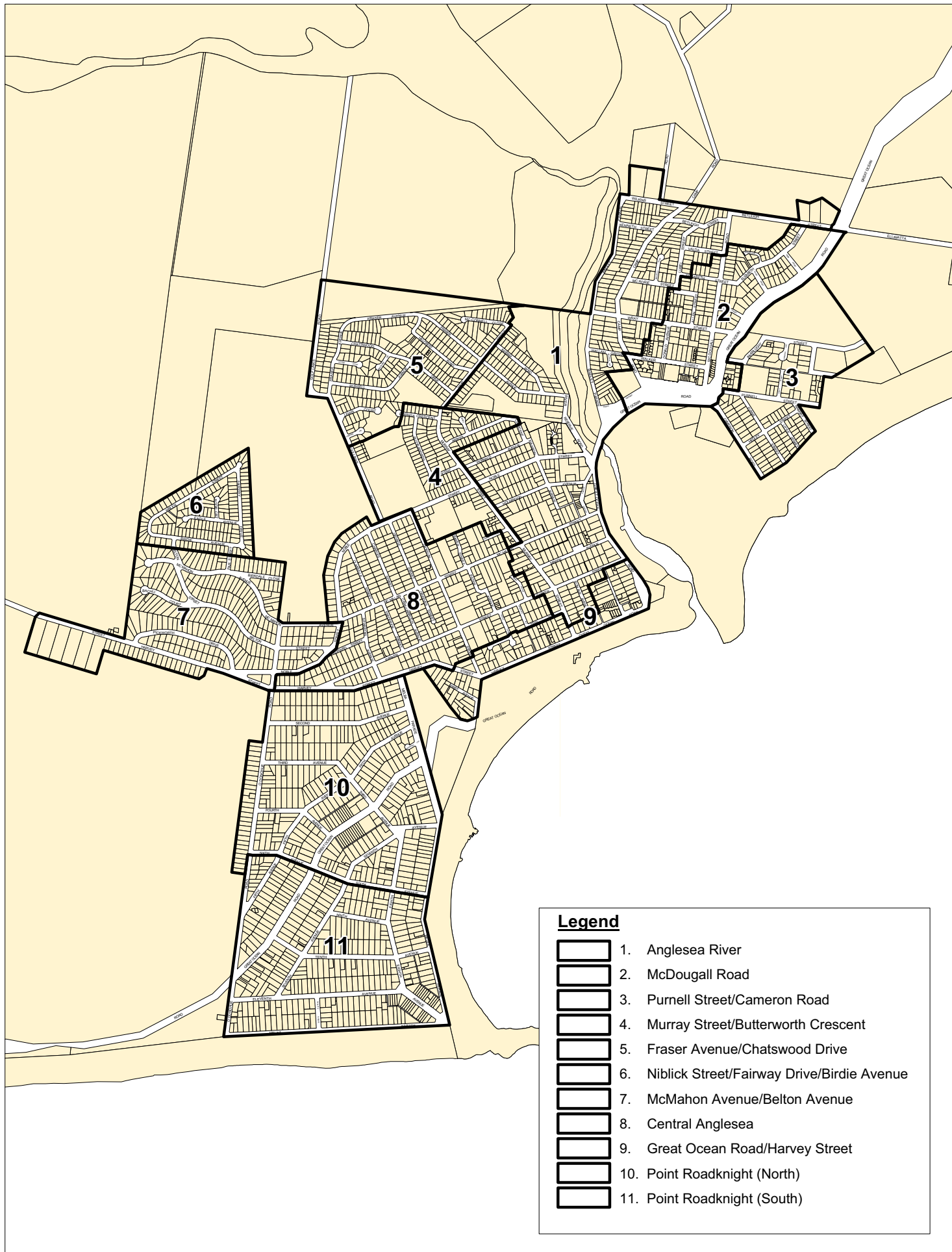
In Chapter 7, development controls in the Planning Scheme are reviewed taking into account the preferred character outcomes identified, assisted by a detailed examination of case study developments. Developments chosen as case studies were drawn from those rated as being incompatible with character at the community workshop held as part of the perception analysis exercise, as well as other developments selected by Shire officers which exhibit similar characteristics. Case studies have given added capacity to make a link between current planning tools and the character outcomes which result from them – refer [Appendix 6](#).

### **Public Exhibition of the Draft Report**

A draft Study report was widely exhibited in September and October 2003, with newspaper advertisements, press releases and an article in the Shire's quarterly newsletter 'Groundswell' that is sent to land owners with the rates notice. A public workshop held within this period to explain the Study findings and seek community feedback attracted 40 people. Eleven written submissions were received, of which four were opposed and seven were in support (some requesting changes). Key issues raised by submitters include:

- Although there was support from some for limiting in-fill development to retain the vegetated character, other submitters were concerned that reduced opportunities for medium density housing and subdivision will limit Anglesea's capacity to cater for long term population growth.
- Most submitters support the concept of open style fencing, however some were concerned that solid fencing is required to contain noise, domestic animals and provide privacy.
- There is agreement that gravel roads contribute to Anglesea's character, however concern was expressed by some that they create problems of dust, maintenance and erosion.
- A few submitters expressed concerns about reductions in permitted building site coverage and overall floor area on the basis that it may prevent sites from accommodating an average sized home, and lead to more visually dominant two storey housing. Others were supportive of the changes.
- Some concern was raised that whilst bulky, unarticulated houses are discouraged, Council officers should not be making judgements about design, and that building colours are a matter of taste and should not be subject to approval.
- Although proposals to encourage indigenous planting are supported by many submitters, some people want the freedom to plant the garden of their own choosing.

The low formal community response to the Study indicates a broad level of support for its findings, with the main issue being changes to subdivision and medium density development provisions. The Study was adopted by the Council at its meeting on 20 February, 2004 with minor changes, following consideration of all of the submissions, with refinement of the proposal to allow increased development densities in the central part of Anglesea based on restrictions to building floor area.



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### Anglesea Neighbourhood Character Precincts



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### Anglesea Neighbourhood Character Precincts



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## 4. Assessment of Key Character Elements

The assessment of physical attributes has identified eleven precincts within Anglesea where the character varies to some degree, as shown on Maps 2 and 3. For the most part however, there are common character elements that makes it difficult to distinguish clearly defined areas, particularly in relation to the dominance of vegetation cover over the built environment, and informal relationship between private and public land. Many features such as vegetated streets, lack of front fencing, gravel roads, single and two storey buildings and a mixture of older and more modern buildings are common across Anglesea.

This corresponds with the outcomes of Dr Green's community perception analysis, which identifies that despite some differences between parts of Anglesea, many of the features considered to contribute to or detract from the character of an area are common across the town. In terms of **preferred character** therefore, development controls should aim to achieve broad character objectives across the town rather than being based on a number of different precincts. The following is a discussion of the key character elements:

### Vegetation

#### Low Density Vegetated Character

Vegetation cover is highest in Precincts 7, 8 and 10, with a consistent canopy cover in Precincts 1 and 5. A lower canopy exists in Precincts 2, 3 and 11. The lowest cover is in Precincts 4 and 9 where there is also a higher degree of exotic planting and traditional lawn/gardens as opposed to the more indigenous/native vegetation in other precincts.

Although there are variations in the extent of vegetation cover across Anglesea, the perceptual analysis conducted by Dr Green confirms that property owners in all precincts consider vegetation, and the use of vegetation to screen buildings, to be the most important element in determining whether development is compatible with the local character.

Other features such as a lack of formal fencing, space between and around buildings and lack of definition between private and public land further contribute to the sense of being in a natural bush environment. It is only Precincts 4 and 9 where this is not as consistent – development in these precincts is in contrast to more heavily vegetated precincts around them.

The existence of indigenous vegetation in road reserves, and the proximity of many residential areas to Council nature reserves and Crown land is important in creating the sense of a natural bush environment, even where there is a lower cover of vegetation relative to other areas. It is noteworthy that in areas with low canopy cover, shrubs and lower level planting for the most part still contribute to vegetated streetscapes (eg Precincts 2 and 11).



Buildings in Anglesea are often screened by vegetation.



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Anglesea is surrounded by environmentally sensitive Crown land on three sides

Areas of indigenous bush and heathland were found to be highly supportive of town and neighbourhood character in the perceptual analysis, with the ten highest rated photos at the public workshop being of vegetation and natural features as opposed to the built form.

Dr Green concludes that:

*“Existing established indigenous vegetation, nature reserves and views of such vegetation need to be protected if the valued character of Anglesea is to be preserved for the future”, and “that to maximise the perceived character compatibility of new residential development, landscape design in such areas should be such that the built form appears to blend with the surrounding setting and compatible landscape plant types and naturalistic planting arrangements are employed” (Green, 2002, P21).*

Developments perceived by the community as being highly compatible with the local character were recessive in the landscape and surrounded by mature native vegetation, with buildings screened from the street. Unmade gravel streets with informal edges and lined with vegetation were similarly rated highly, although it was found that even where roads were sealed, these were considered highly or moderately compatible with the local character when vegetation was dominant over building elements in the streetscape. The photos rated least compatible with local character showed buildings with little space between them and lack of vegetation around them.



Vegetated roadsides assist in screening buildings

It is therefore important that future development across all precincts is responsive to this by firstly retaining existing native vegetation, particularly indigenous vegetation, and secondly allowing for the planting of vegetation in areas with a lower cover that will assist in the medium term to make development more recessive in the landscape. This varies from the approach advocated in the ‘Review of Residential Land Supply and Population Growth in Anglesea 2001’ (P31), which was to allow higher densities of development than elsewhere in areas of lower vegetation cover. The area immediately to the rear of the commercial centre (Precinct 2) encompassing Walker Street, Wray Street, Mc Dougall Street and Donald Avenue is one of the few areas where a degree of medium density subdivision has occurred, resulting in a high site coverage of buildings and hard surface driveways which has resulted in a dominance of built form and lack of opportunity for future planting. This particular area is quite visible when viewed from areas south and west of the commercial centre, in contrast to the vegetated backdrop to the north, east and west.

The size of an allotment, as well as the footprint of a building on that lot, is the most significant determinant of the capacity for a site to accommodate sufficient vegetation to frame and/or screen development, as demonstrated in the photos below.



No spacing between units – is contrary to the low density vegetated character and provides no opportunity to integrate development with landscape



Large building footprint causes building to dominate streetscape and leaves little space for planting of vegetation on the site



This is particularly evident in the central and western parts of Anglesea (Precincts 1, 7, 8 and 10) where large lot sizes have been maintained, contributing to a sense of being in a vegetated environment. In Precinct 11 where the canopy cover is low, the large lot sizes and small building footprints contribute to the low density built character.



House in Precinct 8 - Large lots enable vegetation to be retained around buildings



House in Precinct 11 – Despite low vegetation coverage, large lots create low density character

It is noted that numerous tennis courts have been established in Precinct 11, limiting the capacity for future improvement of the tree canopy cover. The establishment of such facilities should be discouraged, even where no vegetation is proposed to be removed, so that sites can be revegetated in the long term.

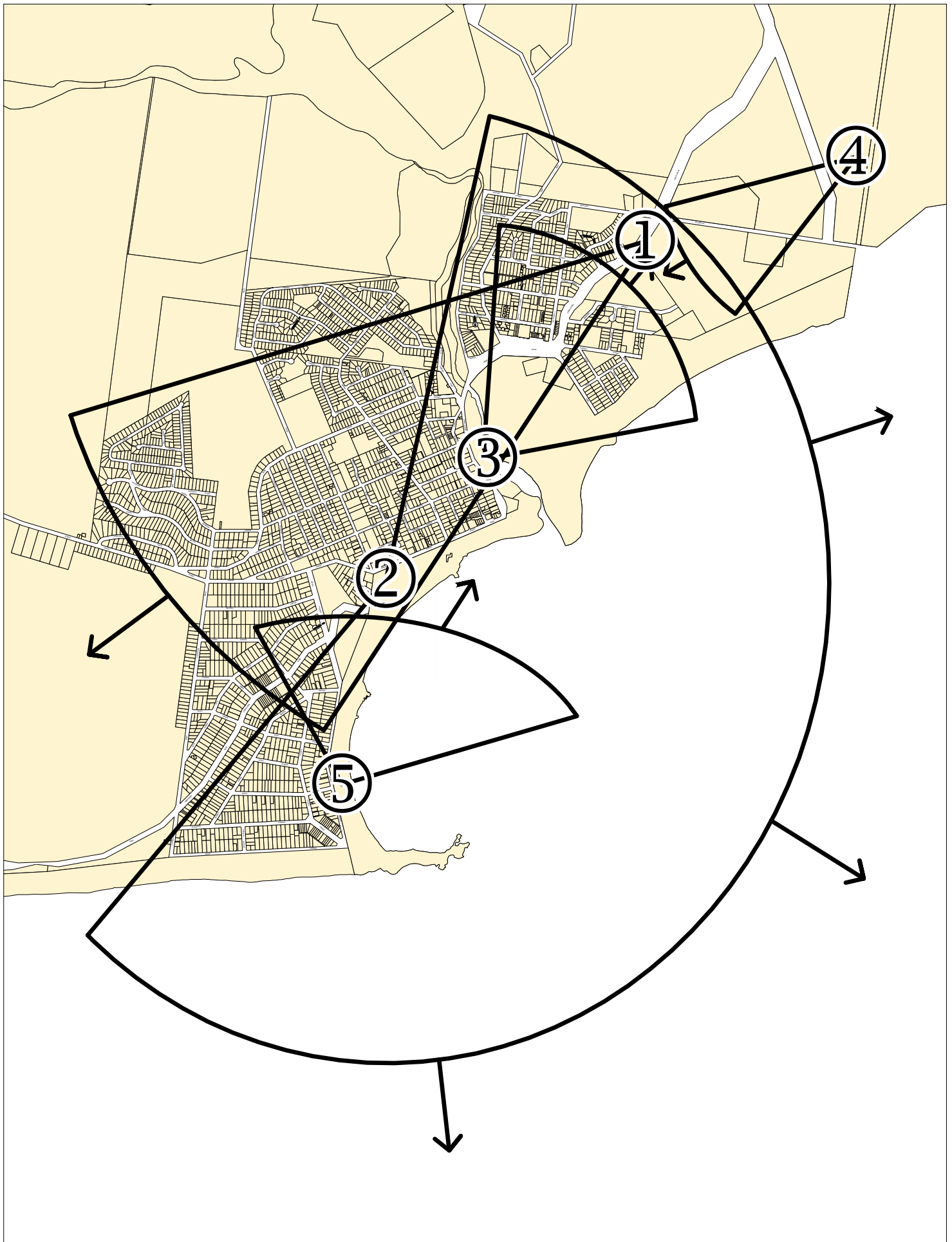
Two old subdivisions of land in Pt Roadknight have been identified where the lots are substantially below the predominant lot size of the area and houses are built over a number of combined lots. Future re-development which results in the narrow lots being resubdivided or developed individually by houses, has significant potential to detract from the low density character of the area. Controls should be introduced to limit the extent to which these lots are developed.

#### Landscape Vistas

Large expanses of Anglesea are visible from the public realm due to the sloping topography on either side of the Anglesea River. Key vistas from public vantage points as shown on [Map 4](#) include:

1. *Entry to Anglesea (east side)* – views west and south-west of the ocean, Pt Roadknight and residential areas west of the river visible as vehicles approach the town.
2. *Anglesea Lookout* – views eastwards and north-easterly of land on the east side of the river, including the ocean, Anglesea Main Beach, cliffs and coastline to Pt Addis and Crown land to the east of Anglesea including Eumarella Scout Camp. Views to the south include the ocean and Pt Roadknight.
3. *Anglesea River bank* – views from adjacent to the river, east and north-east, of vegetation in the foreshore camping ground (mainly Moonah).
4. *Eumarella Scout Camp* – views westwards of the township from atop the hill at Eumarella Scout Camp and at various points along the cliff top walk. Large parts of the town are visible from these vantage points due to the elevated height.
5. *Pt Roadknight and beach* – views north and north-west over Pt Roadknight residential areas, north towards the main town centre with cliffs in the foreground stretching to the east towards Pt Addis.

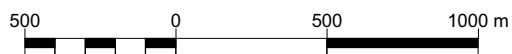
As well as public vistas, many views of these same areas are available from dwellings on private land and from road reserves where they are elevated.



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### Anglesea Neighbourhood Character Study - Public Vistas -



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A key feature of the landscape views is that much of the town appears well vegetated with buildings not highly dominant. For the most part, views of land within the township are of vegetation interspersed with the tops of buildings visible in front of a tree canopy back drop. The exception is a narrow band of buildings reaching westwards from the 'Four Kings' corner on the Great Ocean Road and Harvey Street, and a band of properties north of the shopping centre and south of Purnell Street. These findings correspond directly with the level of tree canopy cover, with only buildings on land in areas of low cover in Precincts 2, 3 and 9 being highly visible. The balance of land in the town as seen from public viewing points has a high canopy cover that dominates the built form.



View looking westwards from Cliff top walk east of Anglesea

The perceptual analysis of Dr Green identifies that landscape views within the town are highly valued by the community, with scenes depicting natural landscape features, such as the ocean, cliffs and Pt Roadknight, and botanical features such as the heathlands and Moonah trees, rated most highly compatible with local character at the public workshop. These findings reinforce the importance of indigenous vegetation, and canopy trees in particular, to the visual character of the town, and the need to both preserve the vegetation cover and control the size and height of buildings, in order to avoid increased visibility of built form in the natural landscape. It may not be so critical that buildings be screened from view entirely when viewed from a distance, rather it is important that buildings not protrude above the canopy of the vegetation, and that when viewed from a distance only a small percentage of the building is visible against the backdrop of vegetation around the building. Roof colours should be in subdued tones to minimise reflectivity.

### Vegetation Types

Despite exotic forms of vegetation existing across all precincts of Anglesea to varied degrees (more so in Precinct 9 in the vicinity of Tonge Street and in Precinct 11 where both the understorey and canopy vegetation has been highly modified), it is native vegetation (including indigenous vegetation) that contributes strongly to the native vegetated character of the town. This is reflected in the community perception analysis of Dr Green, which finds that there is a high correlation between the **aesthetic** landscape value of environmental weeds and exotic forms of vegetation, and the **environmental** value of that vegetation. Moonah (particularly where more intact adjacent to the Anglesea River Woodlands), heathland, Grass Trees and flowering heathland shrubs are all represented in photos rated highest in terms of neighbourhood character compatibility. Messmate Stringybark Woodland species are also rated as being highly compatible with Anglesea character, this being the dominant form of vegetation in the town. Exotic vegetation including environmental weeds is identified as detracting from the neighbourhood character, including pampas grass, agapanthus, pine and cypress trees, although the contribution of exotic vegetation to the character of Precinct 9 is acknowledged.

Although it is indigenous vegetation that is most important to the character of Anglesea, other native species are prevalent and contribute to the character, being more sympathetic to the natural environment than exotic species such as Agapanthus. Planning controls should therefore control the removal of **native** vegetation, and give priority to the retention of, and planting of **indigenous** vegetation with any new development. Controlling only the removal of indigenous species could have an adverse impact on the visual character of some streets. Exotic vegetation should be discouraged, however environmental weeds should be specifically discouraged in the Planning Scheme due to their threat to the environmental value of the indigenous vegetation. However any proposal to **prohibit** weed species cannot be achieved via the



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Austral Grass Tree

Planning Scheme, and should be considered as a local law. Education of both existing and future land owners should be given priority in order to complement regulatory mechanisms and increase the likelihood of behavioral change.

The Coastal Moonah Woodland vegetation on private land identified on [Maps 6 and 7](#) not only has high aesthetic value, but warrants application of controls which more particularly limit the impact of development and associated activities as compared to the balance of the town, due to its high environmental significance (refer 'Vegetation Assessment' at Chapter 5).

#### Summary of Vegetation Related Issues

A clear conclusion of this Study is that the low density of built form and high vegetation cover over much of the town is highly contributory to its character. The need to retain existing vegetation cover, particularly the 'Messmate Stringybark Woodland' community which exists in varied quality across the town, is most important to retaining the character of the town not just at a street level, but from a broader landscape perspective as well. Application of overlay controls that require a planning permit for removal of native vegetation is justified on this basis. Stands of the threatened Coastal Moonah Woodland, particularly in Pt Roadknight, should be given planning protection that reflects its environmental significance.

It will be important for retention and enhancement of the existing character that lots created by subdivision and/or medium density development are of a size that is respectful of the existing pattern of large lots and has adequate area to accommodate a building and vegetation around it. Impracticalities of planting/retaining vegetation in narrow setbacks and close to buildings should be acknowledged. Development in the western part of Anglesea (Precincts 7, 10 and 11) for example, should be at a lower density than the eastern part of the town in recognition of the different sized lots in those areas. In order to achieve objectives of housing diversity, opportunity could be given to a higher density of housing immediately adjoining the shops and community facilities, provided that the floor area of buildings is strictly limited and the vegetation cover can be significantly enhanced. Such a proposal would avoid sloping vegetated land on the west side of the river that is highly visible in the landscape.

The footprint of buildings and hard surface areas across all land in Anglesea should be limited by site coverage controls so that space is maintained around individual buildings capable of supporting screening vegetation – current site coverage provisions should be reviewed to ensure they are effective in achieving this objective (refer Chapter 7). Establishment of recreational facilities such as tennis courts should be discouraged, and emphasis should be given to enhancement of areas of low vegetation cover by requiring the planting of indigenous vegetation as part of development proposals.



Agapanthus - weed

#### **Recommendation**

- Permit requirements for removal native vegetation should be retained.
- Retention and enhancement of the indigenous vegetation cover should be a foremost objective.
- Site coverage controls on both buildings and hard surfaces should be retained, but reviewed to ensure that larger houses are restricted to larger lots (see Chapter 7), and to maximise areas for growth of screening vegetation. The provisions should give emphasis to re-establishing vegetation on sites with low vegetation cover.
- Lots/house sites created by subdivision or medium density development should be of a size that maintains adequate area around buildings to retain existing vegetation and allow planting of new vegetation that will enhance the vegetation cover and integrate buildings with the landscape - refer to Chapter 7 for recommended changes to lot sizes and development density controls.
- All permit applications for removal of vegetation or development should be accompanied by a landscape plan that shows replacement planting such that a net gain is achieved, and planting of new indigenous vegetation in areas of low vegetation cover even when no vegetation is to be removed.
- Controls should be introduced to restrict development of old subdivisions in Point Roadknight.



- ❑ Parking should be discouraged in front of dwellings so as to maximise opportunities for vegetative screening between buildings and the street.
- ❑ Priority should be given to education of land owners about environmental weeds and preferred indigenous planting, as well as increased resourcing of enforcement of conditions of permits that require vegetation to be retained and/or planted.
- ❑ Street planting schemes should be developed and implemented for areas of low vegetation canopy to complement strategies applied to private land in the Planning Scheme.

## Fencing

### Front Fences

The lack of front fencing across land in all precincts is a feature which contributes significantly to the non-urban character of the town. Together with vegetation cover (and gravel roads in some cases), this feature creates an informal streetscape where the vegetation dominates. Whilst there are isolated examples of properties having either low or high front fences, and in some cases such as Noble Street or Melba Parade (south of Great Ocean Road) front fencing occurs along whole sections of the street, these are in the minority. A notable exception is Precinct 4 where the majority of dwellings in Butterworth Crescent and Murray Street have a low front fence constructed either of brick or chain mesh. Where front fencing does exist, it is often in areas subject to high rates of pedestrian traffic.



Lack of front fencing creates an informal edge between the street and private land, and increases the sense of setback

It will be important to the maintenance of a non-urban character that front fences be discouraged throughout all of the town. Where necessary, front fences should be limited to timber post and wire to maintain a sense of openness to the street.

### Side Boundary Fences

A lack of formal side boundary fencing throughout Anglesea also contributes to its non-urban appearance. Although the incidence of side boundary fencing is higher than for front fences, there is a high use of post and wire fencing or no fencing at all between properties. This is reinforced in the community perception analysis of Dr. Green which identifies the lack of fencing around buildings as being compatible with the local character.

In some precincts such as Precincts 10 and 11 in Pt Roadknight, Precincts 7 and 8 in Central Anglesea and Precinct 1 around the Anglesea River, open boundaries and use of vegetation for screening is predominant, with solid side fencing (such as timber paling) relatively limited.



Post and wire fences contribute strongly to the non urban character



The incidence of paling side fences in other precincts is higher, with a mix of properties having no fencing, post and wire fencing or paling fences along boundaries. This may be attributed to a desire for privacy on smaller lots in those precincts (being particularly evident on lots that have been re-subdivided for higher densities of development), and lots developed in more recent years (such as Precincts 4, 5 and 6) compared to the earlier settled parts of the town where the housing stock is older.



Paling fence associated with a two lot subdivision – should be avoided

Timber paling fences on side boundaries have the effect of increasing the sense of 'urbanisation'. The further establishment of this form of fencing in Anglesea therefore has significant potential to detract from the current character in all precincts, particularly where visible from the street, although more so in

those areas that have a relatively low incidence of such fencing at present. It will be important that planning controls discourage timber paling fences in favour of open style fencing such as post and wire, with continued reliance on natural vegetation between dwellings for privacy. Controls currently applying to the western parts of Anglesea at present should preferably be extended across all precincts so that post and wire fencing is allowed "as-of-right", and that planning permits be sought for solid fences. The controls should specify limited circumstances where solid fencing may be permitted, which could include:

- Fencing sited behind the front wall of an existing building.
- Short sections of fence designed to achieve privacy between properties where there is inadequate existing vegetation.
- Fencing is part permeable to reduce the visual impact of the fence.

In addition, lots created by subdivision should not be of a size that necessitates solid side boundary fencing to achieve privacy objectives. Encouraging open style fencing will itself assist to achieve other objectives of maintaining and enhancing vegetation cover by encouraging the planting of vegetation along boundaries.

#### **Recommendation:**

- Front fencing should be discouraged, and any new fencing should be limited to post and wire.
- Side boundary fencing should be limited to post and wire across all of Anglesea, and land owners encouraged to use vegetation as screening for privacy. Performance criteria for consideration of applications for solid forms of fencing as outlined above should be adopted.
- The minimum lot size for subdivision/maximum development density should be reviewed to ensure that informal forms of fence, together with landscaping can be used to achieve adequate levels of privacy as opposed to erecting paling fences (refer Chapter 7).

### **Building Bulk/Design**

#### Style/Materials

There is a variation in the age and style of housing across Anglesea, with small fibro/weatherboard houses constructed prior to the 1970s common in Precincts 1, 3 and 11 and to a lesser degree, Precincts 2 and 9. These precincts contrast with later developed areas such as Precincts 4, 5, 6, 7, 8 and 10, where houses are mostly timber clad but interspersed with other construction types such as blockwork, face brickwork, rendered cladding and colourbond/ galvanised iron.

Notwithstanding some examples of more 'suburban' forms such as traditional use of face brickwork and tile roofs in the latter mentioned precincts (particularly Precinct 4), the dominant building form across all precincts is timber cladding with colourbond roofs. It is the low occurrence of typical urban building forms that is a key feature contributing to the low density non-urban character of the town. This is reinforced by the outcomes of the community perceptions analysis of Dr. Green, where photos rated lowest in terms of compatibility with local character across all precincts comprise typical urban forms.



Timber house characteristic of dwellings in Anglesea

New development does not need to repeat the style of existing housing in a particular part of Anglesea to preserve and enhance this character. Rather emphasis should be placed on the materials and colours that are used, the integration of buildings with the landscape, height, setback and the size and articulation of the building. More than building style, these elements will most often be deciding factors on whether a development is compatible (this is discussed in detail below). 'Suburban' looking houses using face brickwork and tile roofs should be discouraged, and land owners encouraged to use timber and other materials noted above.



Should be avoided – buildings that incorporate the use of traditional urban materials such as bricks and tiles

The Surf Coast Design and Colours local policy (now Surf Coast Style) makes these references in relation to coastal development in general, but only applies when a planning permit is required. Under the current controls, single dwellings not exceeding 5m height and other criteria do not require a permit, and no opportunity exists to influence the building design. On balance however, the degree that 'suburban' looking development occurs is relatively low, and it is considered unnecessary to introduce permit requirements for all buildings. The current controls allow consideration of the design of larger dwellings, and it these buildings that have increased potential to detract from the town's character. Emphasis should continue to be placed on education and encouragement of land owners in relation to the Surf Coast Design (Style) principles. The current requirement to submit details of materials even when a permit is not required is 'ultra vires' and should be deleted.



Modern housing style consistent with 'preferred character'

**Recommendation:**

- ❑ The current permit requirement where building exceeds 5m height is supported. Plans for approval requirements for buildings materials where a permit is not required should be deleted.
- ❑ The Surf Coast Style Guide (previously Surf Coast Design) currently in production should be circulated as widely as possible as an educative tool.

Possible Heritage Significance

It is noted that houses fronting Great Ocean Road between Minifie Avenue and the “Four Kings” corner, as well as some houses fronting Harvey Street and Tonge Street in that vicinity are of a style and age that may have heritage significance. The properties are listed in the Stage 1 report of the Surf Coast Heritage Study, and it is recommended that priority be attached to this potential being investigated. Demolition of these sites or redevelopment that alters the building style and/or street setback should not be contemplated without reference to the heritage significance. This should be flagged in the MSS as part of any amendment to the planning scheme resulting from this Study.



Houses fronting Great Ocean Road – opposite Anglesea River

The properties having potential heritage significance are not intact as a ‘precinct’ which would warrant them being set apart from immediately surrounding land in Precincts 1 and 9 as described in Chapter 7 of this Study, with only those houses fronting Great Ocean Road north of ‘Four Kings’ having an integrated relationship.

**Recommendation:**

- ❑ Investigate as a priority the heritage significance of the Tonge Street/Great Ocean Road precinct as part of Stage 2 of the Heritage Study, and flag this potential in the MSS .

Building Bulk, Density, Massing and Articulation

Dr. Green’s analysis of community perceptions identifies that the significant bulk of some buildings, and lack of articulation of those buildings, is a substantial factor in making them detract from the local character. A number of the buildings considered by residents to be incompatible with the character of the area (across all precincts), demonstrate characteristics that include ‘boxy’ facades or high walls fronting the street, with little surface articulation, and a large scale of building form relative to the size of the allotment and surrounding development.



‘Boxy’ building facades



High blank walls



Bulky building forms

Apart from articulation of a particular building, an important element of building bulk is the density of buildings within a particular location. Several of the photos rated as moderately or highly incompatible with Anglesea character were of medium density developments or subdivisions which are characterised by a number of buildings constructed close together with little space around them. The importance of vegetated space between buildings to the low density character of Anglesea is discussed earlier under the heading ‘Vegetation’.

To ensure future development is complementary to the preferred character, the density of subdivision/medium density development should be more limited to enable space between buildings for vegetation, and sizable buildings should be limited to larger allotments where they can be more effectively screened from the street and surrounding properties. The scale and bulk of developments

on smaller lots should be minimised to avoid adverse impact on the low density character. The design of buildings, particularly where they exceed one storey in height, or are within an integrated development should be controlled to ensure that the above mentioned characteristics are avoided. The principles outlined in the Surf Coast Design and Colours Policy (now Surf Coast Style) provide a good policy basis for consideration of permit applications in respect of building design, bulk and articulation, and education of land owners to encourage the use of Surf Coast Design (Style) principles should be given high priority.

**Recommendation:**

- ❑ Current permit requirements for buildings that exceed 5m in height are supported.
- ❑ The principles of Surf Coast Design (Style) are an appropriate assessment tool for development applications.
- ❑ The Surf Coast Style Guide (based on Surf Coast Design principles) currently in production should be circulated as widely as possible to land owners, new purchasers of land in Anglesea and local building designers as an educative tool.
- ❑ A combination of plot ratio and site coverage provisions are supported to control the size of buildings relative to land size. These are reviewed in Chapter 7.
- ❑ Subdivision lot size and development density provisions are supported to ensure that buildings are spaced from one another and from property boundaries to achieve a low density character.

External Building Colours

Dwellings exhibit varied external colour schemes, with no distinct pattern identified, except that for the most part buildings are constructed of pale or natural tones. This corresponds with Dr. Green's conclusion from the community perception analysis that the community perceive buildings in pale tones to be compatible with local character as opposed to strong colours. Future development should be encouraged to incorporate colour schemes that are consistent with this assessment. Where light colours such as white, cream or yellow are proposed for external walls, paler rather than bold shades are encouraged. Roof colours are discussed elsewhere in respect of views and landscape vistas, and should be in subdued tones to minimise reflectivity.



Modern building with light colour scheme which blends with the natural setting

It is considered unnecessary for colour schemes of all buildings to be submitted for planning approval as occurs at present, rather consideration of colours should be limited to circumstances where planning permits are required for the building itself (ie buildings more than one storey, where the visual impact of the building is greater). A permit should be required for the use of zincalume and galvanised iron so that the most reflective roof forms are avoided on single storey houses.

It is noted from analysis of the Case Study developments at [Appendix 6](#), that a diversity of colour schemes within multi-dwelling developments assists them to more effectively integrate with the surrounding environment. This should be encouraged, particularly in larger developments.

**Recommendation:**

- ❑ Delete the current requirement for plans for approval to be submitted showing external colours and materials, and require a permit for use of galvanised iron or zincalume as a roof material.
- ❑ Where permits are required, encourage pale and natural colours as opposed to bright, dark and bold colours for external walls, and subdued coloured roofs that are non-reflective.
- ❑ Encourage a diversity of colour schemes in multi-dwelling developments.



## Building Height

Building height throughout the town is a mix of one and two storey buildings, with no identifiable pattern save for Precinct 4 which is almost predominantly single storey in character. There is only a limited number of three storey houses. For the most part however, where buildings are of two storeys, the height is relatively consistent, being 7.5m or lower - reflecting the current policy of limiting height to no more than 7.5m. In many parts of Anglesea, this results in buildings that are either at or below the height of the prevailing tree canopy, or marginally above it, particularly where buildings are sited on sloping land. Buildings are more prominent in areas of low vegetation cover (eg Precincts 2, 3 and 11).

The analysis of community perceptions by Dr Green indicates that the community does not perceive two storey development itself as detracting from the neighbourhood character, rather it is the visual impact of large sized dwellings which present as being out of scale with the site and surrounding area that is considered incompatible with local character (ie. three storey dwellings and large two storey dwellings).



Three storey buildings are not consistent with the low scale built character

To ensure the height of future development does not adversely affect the low density character, a permit should be required for dwellings exceeding one storey, and buildings should generally be limited to two storeys and constructed to a height that is consistent with the prevailing height of two storey development (ie 7.5m). A lower height may be appropriate in some circumstances where the site is visually prominent when viewed from the public realm, a sharing of views with adjoining properties can be achieved, the prevailing tree canopy is low or the design of the building creates a sense of bulk (building bulk is discussed separately above). Existing dwellings in Precincts 3 and 11 for example, are more prominent when viewed from both the immediately surrounding area and from public vantage points at a distance. A lower building height than 7.5m may be justified in these circumstances.

### Recommendation:

- The current permit requirement for buildings exceeding 5m in height should be retained.
- Buildings should not exceed two storeys, and building height should be limited to no more than 7.5m as at present. The performance criteria for variations to this height should be related back to the achievement of the character objectives identified in the Study.

## Building Setbacks



Building has inadequate setback to the street – appears dominant in the landscape

Dwellings throughout Anglesea have a variety of setbacks from the road, with no discernable differences between precincts save for Precincts 7, 10 and 11 where substantial setbacks correspond with larger lot sizes. A lack of front fencing and vegetation around buildings in many areas contributes to a feeling of space between buildings and the road. In many cases, houses have been sited in consistent patterns, particularly where land is sloping and views of the ocean and other features are enjoyed. In these circumstances, such as at the western end of Noble Street, Clairville Street or Belton Avenue, houses are constructed close to the street on one side of the road, and at the rear of the property on the other side.



As with street setbacks, attributes such as vegetation around buildings and lack of fencing combine with setbacks from side boundaries and space between buildings to create a low density non-urban character through most of the town. It will be important for future maintenance of the low density character of the town that new development is consistent with the prevailing setback of a street.

**Recommendation:**

- ❑ Review the setback provisions that apply under Clauses 54 and 55 of the planning scheme to ensure that the preferred character objectives are met (refer Chapter 7).

**Views**

The community perception analysis of Dr Green notes that whilst many of the character elements considered compatible with neighbourhood character by the community were similar across all precincts, one of the differences between the precincts was the value placed on views from private land in the western part of Anglesea and Pt Roadknight to key natural features such as the ocean, the cliff tops, Pt Roadknight and Pt Addis. Views from properties in these regions are made possible by the slope, but are dependent to some degree on the extent of vegetation in the foreground.

Views of these features, as well as those of the hinterland bush are also available from various other parts of Anglesea, including the north-eastern most part of Precinct 3, land north of the commercial centre in Precinct 2, the northern most part of Precinct 5 and the western most part of Precinct 8. River views are also available to properties in precincts abutting the river.

As identified by Dr. Green, the community attaches importance to views of natural features. It is therefore important that future development in Anglesea occurs in a way which enables a 'reasonable sharing of the views' to be achieved.



View of Point Roadknight

Although view sharing is a broad principle to apply, it is one which has been supported in the current Planning Scheme and in decisions of the Victorian Civil and Administrative Tribunal (VCAT) over a number of years. It requires planning control over the height, siting and design of dwellings, and an assessment of the view impact of a development on a case by case basis.

The current planning scheme requires a permit across most of Anglesea where building height exceeds 5m, with the maximum height limited to 7.5m. This control allows consideration of development impacts on views at the first floor level, which is where the impact on views is potentially highest, but doesn't differentiate between areas where views are available (which would be difficult given the variety of ocean and landscape views available). The controls appropriately recognise the importance of ocean views and those of significant natural features, and reflect past practice in coastal towns within the Shire of seeking to achieve a 'reasonable sharing' of these views. They also require roof colours to be subdued in colour to avoid glare when viewed from beyond the site, which is appropriate where views are enjoyed from properties elevated above the site, or from the public realm.

**Recommendation:**

- ❑ The current permit requirement for buildings exceeding 5m height, and policy maximum height of 7.5m are appropriate and should be retained.
- ❑ View sharing objectives in the Scheme are appropriate and should be retained.
- ❑ Where permits are required for development, roof colours should be subdued to comply with the *Subdued Colours Policy 1996*. A permit should be required for use of zincalume and galvanised iron roofs.

### Informal Appearance of Roads

The informal construction of many roads throughout Anglesea is a feature which, along with vegetated streetscapes, contributes highly to the character of Anglesea, and the feeling in parts of being in a 'bush setting' as opposed to a suburban environment. With the exception of areas more recently established in Precincts 5, 6 and 7 (at the western and north-western edges of the town) which contain sealed bitumen roads with concrete kerbing, the balance of the town is a mix of sealed roads and those with a gravel surface and informal verges – refer [Map 5](#). In Point Roadknight south of Great Ocean Road (Precinct 11), several sealed roads have an informal appearance due to a gravel coloured, pebble textured seal with less formal kerbing, differentiating them considerably from the traditional bitumen seal.

The contribution of the informal appearance of gravel roads to the character of Anglesea is confirmed in the community perception analysis of Dr Green. Amongst the photos rated most highly compatible with local character by the community are those that include views along gravel roads with vegetation along the roadside. Photos of sealed roads were rated less highly.

In order to maintain the current character, the Council should either retain gravel road surfaces within the town, or alternatively give consideration to ensuring that future construction and sealing of these roads occurs in a way which retains their informal appearance. This can be achieved by minimising carriageway widths, using informal verges other than traditional concrete kerbing and/or using a pavement surface similar to that in the southern parts of Pt Roadknight which has a white pebble appearance.

Whilst the cost of these alternative treatments is unknown, the outcome of implementing them would be to reduce the 'suburban' appearance of new roads. Land owners should be encouraged to use these methods when designing new residential subdivisions and/or constructing driveway access to individual houses.

Constructed footpaths also have potential to reduce the informal character of roadsides, and should be avoided where possible. Means of reducing the visual impact of footpaths include meandering the path within the naturestrip to avoid vegetation, constructing the path of materials other than bitumen and concrete, and locating the path against the kerb to maximise area for vegetation in the naturestrip to screen buildings from view. Street planting should occur in an ad-hoc fashion as opposed to the regular spacing of trees in traditional street planting schemes.



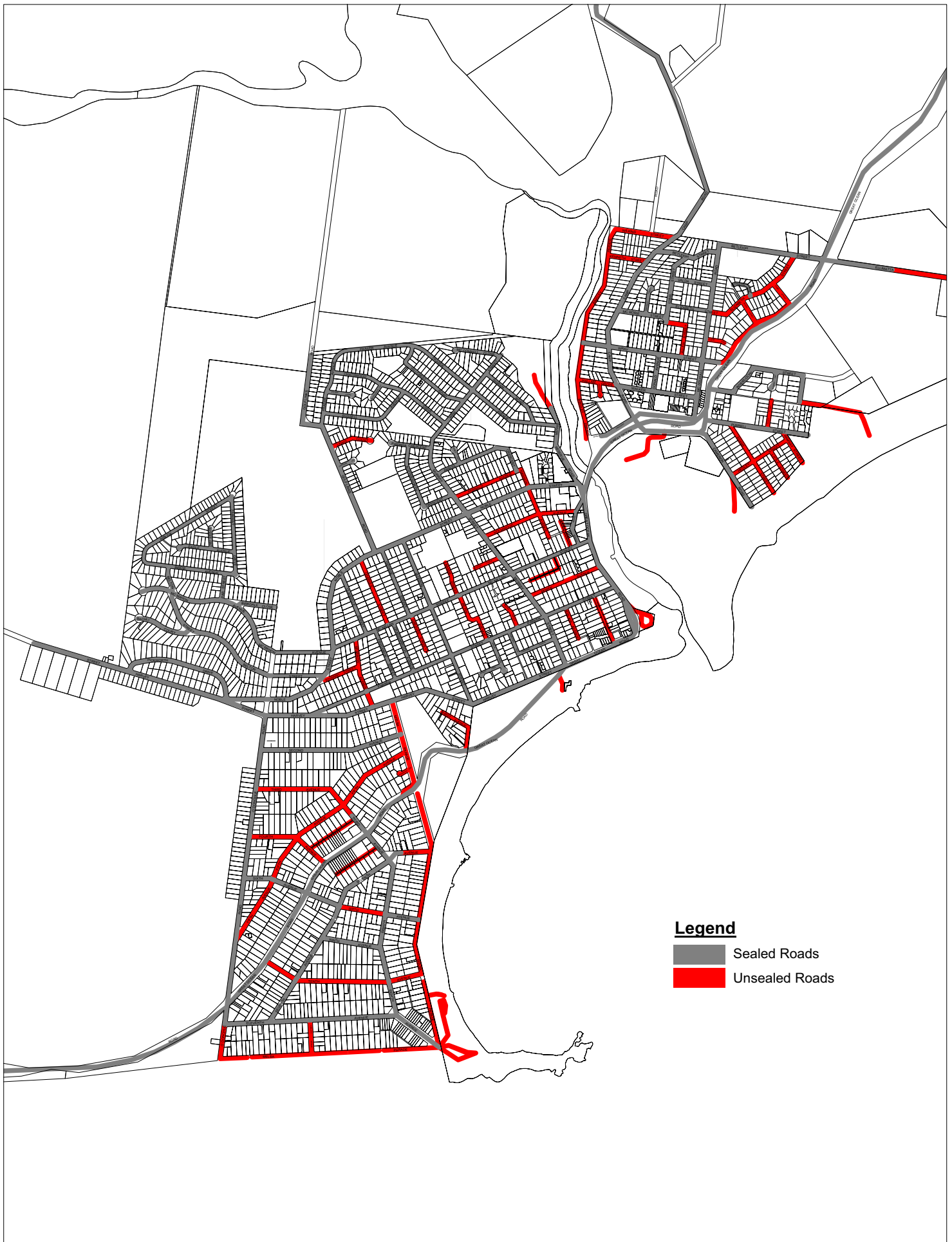
Informal roadsides highly compatible with character



Alternative road treatment in Point Roadknight

#### Recommendation:

- A policy should be developed that considers the use of alternatives to typical bitumen seal and concrete kerbing in both new roads and reconstruction of existing roads .
- New footpaths should be avoided where possible, and constructed in ways which retain the informal appearance of roadsides.
- Street planting should be irregular as opposed to being evenly spaced.
- Policy references to use of informal materials for private driveways in preference to concrete should be strengthened.



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### Anglesea Neighbourhood Character Study - Sealed & Unsealed Roads -



Scale 1:20,000



'The Place of Wellbeing'

15/7/2003

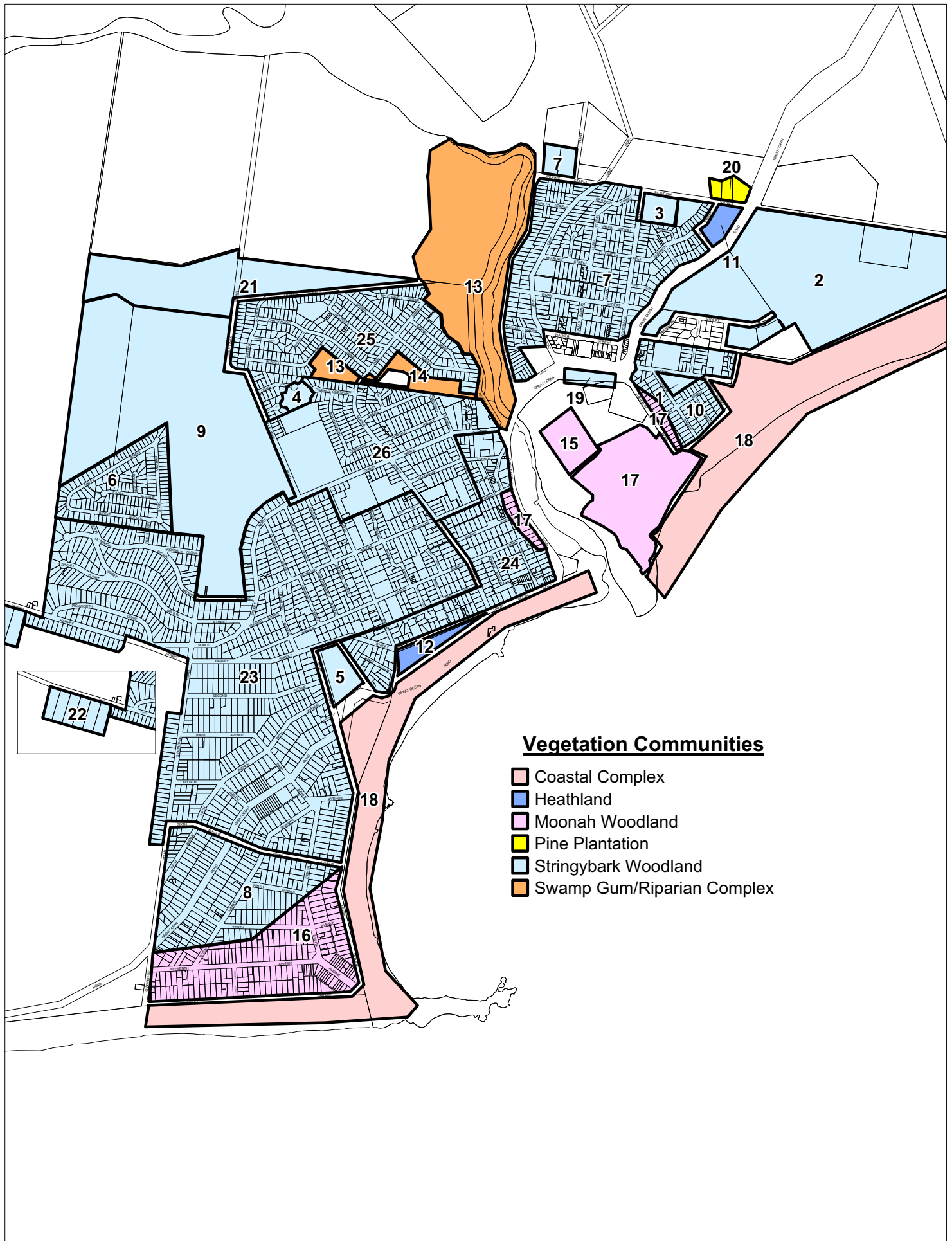
## 5. Vegetation assessment

The vegetation assessment by Mark Trengove (refer [Appendix 2](#)) complements other work undertaken as part of the Neighbourhood Character Study, enabling both the environmental value and character compatibility of vegetation in the town to be considered together. Mark Trengove identified five indigenous vegetation communities within Anglesea township, as shown on [Maps 6 and 7](#). Table 1 describes these, indicating the degree of conservation significance associated with various sites.

**Table 1**      **Vegetation Types**

Vegetation Community	Assessment
<p><b>Messmate Stringybark Woodland</b></p> <p>Open woodland dominated by Messmate Stringybark, with:</p> <ul style="list-style-type: none"> <li>• Manna Gum</li> <li>• Swamp Gum</li> <li>• Narrow Leaf Peppermint</li> </ul> <p>Understorey of small heathland shrubs, grasses, sedges &amp; herbaceous species</p> <p>Derived from the “Heathy Woodland” Ecological Vegetation Community (EVC) No.48</p>	<ul style="list-style-type: none"> <li>• Covers majority of residential areas except coastal fringe and Anglesea River valley communities.</li> <li>• <b>High</b> (state) conservation significance – Edna Bowman Reserve (Purnell St)</li> <li>• <b>High to moderate</b> (state to regional) conservation significance – Alcoa land north of Fraser Avenue/Golf Club (ref 21) &amp; crown land north of Inverlochy St industrial estate &amp; Barwon Water (ref 2)</li> <li>• <b>Moderate</b> (regional) conservation significance – Lutheran Camp site in Betleigh St (ref 3), Council reserve between Paringa Cr and Carrawe Crt (ref 4), private land b/w First Av and Melba Pde north of Great Ocean Road (ref 5) and land in west/central Anglesea (ref 22 &amp; 23)</li> <li>• Balance of the community is of local significance due to past human disturbance, caused by residential development.</li> </ul>
<p><b>Heathland</b></p> <p>Low closed shrubland dominated by sclerophyllous shrubs with occasional Messmate Stringybark. Dominant species include:</p> <ul style="list-style-type: none"> <li>• Silver Banksia</li> <li>• Dwarf Sheoake</li> <li>• Common Heath</li> <li>• Austral Grass-tree</li> </ul> <p>Co-dominant species include sedges &amp; herbaceous species</p>	<ul style="list-style-type: none"> <li>• Distribution limited to crown land at Elizabeth Street and Lookout Flora Reserves (ref 11 and 12)</li> <li>• Both sites of <b>High</b> (state) conservation significance.</li> </ul>
<p><b>Swamp Gum/Riparian Complex</b></p> <p>Complex of vegetation types associated with damp non-saline areas. Includes:</p> <ul style="list-style-type: none"> <li>• Closed Swamp Gum Woodland</li> <li>• Closed Scented Paperbark</li> <li>• Prickly Tea-tree</li> <li>• Sedgeland</li> </ul>	<ul style="list-style-type: none"> <li>• Distribution confined to the non-saline areas of the Anglesea River flood plain upstream of Great Ocean Road (including Coogoorah Park) and the modified tributary that comprises the Weir Street reserves (including Kuaka Dorla Reserve).</li> <li>• Site adjacent to Anglesea River (ref 13) is relatively intact and of <b>High</b> (state) conservation significance.</li> <li>• The Weir St reserves (ref 14) are of <b>Moderate</b> (regional) conservation significance.</li> </ul>





**Vegetation Communities**

- Coastal Complex
- Heathland
- Moonah Woodland
- Pine Plantation
- Stringybark Woodland
- Swamp Gum/Riparian Complex

**Anglesea Vegetation Assessment  
Mark Trengrove, January 2003**



Scale 1:20,000



25/7/2003

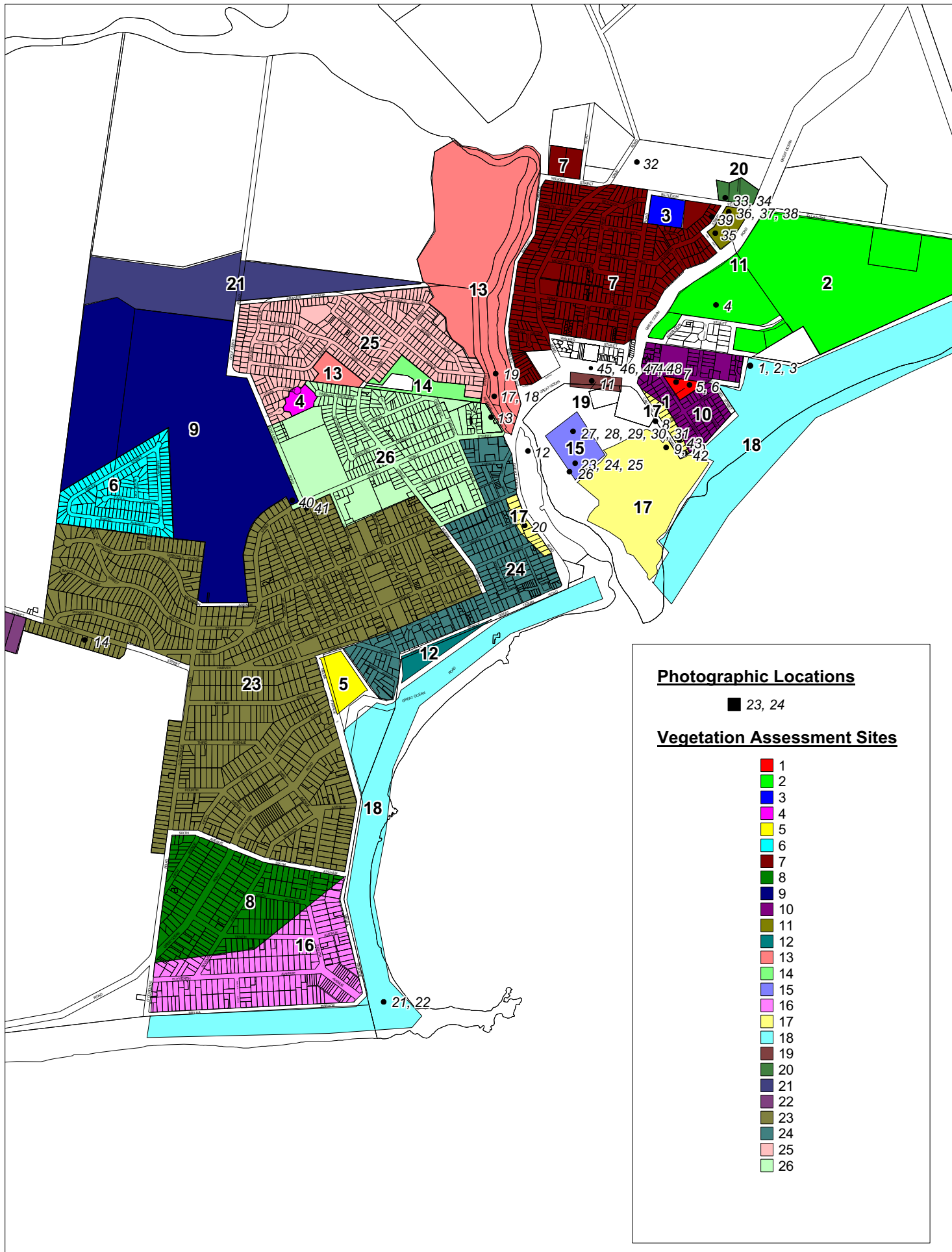


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### Anglesea Vegetation Assessment Mark Trengrove, January 2003



Scale 1:20,000



25/7/2003

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<p><b>Coastal Moonah Woodland</b> Open to closed woodland or shrubland dominated by Moonah. Associated shrubs include:</p> <ul style="list-style-type: none"> <li>• Boobiolla</li> <li>• Coast Rice-flower</li> </ul> <p>Understorey consists of succulent shrubs and climbers such as:</p> <ul style="list-style-type: none"> <li>• Sea-berry Saltbush</li> <li>• Bower Spinach</li> <li>• Moss beds</li> </ul>	<ul style="list-style-type: none"> <li>• Distribution confined to coastal fringe and to the lower reaches of the Anglesea River banks and flood plain.</li> <li>• This vegetation is a listed community under Schedule 2 of the State Flora and <i>Fauna Guarantee Act (1988)</i>. As such all remnants of this community are of conservation significance.</li> <li>• Sites at Anglesea River reserve adjoining the foreshore caravan park (ref 15) and within the foreshore reserve south of Pt Roadknight (where it occurs as part of Coastal Complex) are <b>High</b> (state) conservation significance.</li> <li>• The area of Melba Parade south of Great Ocean Road (ref 16) is of <b>Moderate</b> (regional) conservation significance.</li> <li>• The Foreshore caravan park (ref 17) and areas of private land opposite the River fronting Great Ocean Road and Cameron Road (ref 17) are of <b>Low</b> (local) conservation significance.</li> </ul>
<p><b>Coastal Complex</b> A complex of vegetation types associated with the coastal fringe. It consists of a variety of vegetation communities including:</p> <ul style="list-style-type: none"> <li>• Coastal Heathland</li> <li>• Dune Shrubland</li> <li>• Coastal Moonah Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• Distribution is limited to crown land in the foreshore areas.</li> <li>• The majority of the vegetation is relatively intact and is of <b>High</b> (state) conservation significance.</li> </ul>

Source: Mark Trengove 2002 – Anglesea Neighbourhood Character Study – Vegetation Report

Key Conclusions Arising from the Mark Trengove's Vegetation Assessment

1. The vegetation of highest conservation value is mainly in Council or Crown land reserves including Edna Bowman, Coogoorah Park, Kuaka Dorla, Carrawe Crt/ Parringa Crescent, foreshore and river bank reserves, and land north of Inverloch Street. This can be attributed to lower levels of disturbance from human activities compared to residentially developed land.
2. The majority of the residential area contains vegetation from the 'Messmate Stringybark Woodland' community, with the quality varying from Low to Moderate. The western part of Anglesea referenced as sites 22 and 23 has regional conservational value, having a more intact indigenous tree canopy and intact understorey albeit with a mix of indigenous and exotic plants. This corresponds with larger lot sizes in those areas. The remaining areas have a less intact tree canopy and higher degree of exotic understorey. The variation in canopy cover is evident from the aerial photography (refer Map 3 earlier in the report).



Elizabeth Street Flora Reserve



Messmate Stringybark Woodland

3. There are three precincts of significant vegetation on private land (ref 16 and 17), each of which are from the 'Coastal Moonah Woodland' community which is listed under the *Flora and Fauna Guarantee Act 1988*. The area adjoining Melba Parade south of Great Ocean Road (ref 16) is rated as Moderate conservation significance, with the narrow bands fronting Great Ocean Road opposite the river and Cameron Road (ref 17) considered to be of Low conservation significance in relative terms due to higher levels of disturbance.



Art Gallery on Great Ocean Road – sited amidst Moonah vegetation

The Flora and Fauna Guarantee Action Statement No. 141 states that the Coastal Moonah Woodland community: “has a restricted distribution in the state due to the reliance on soil type and coastal influences, and is in a demonstrable state of decline which is likely to result in its extinction”.

The Action Statement acknowledges:

- The significant loss of the community due to residential development, and that it is likely to continue under current planning arrangements.
  - That residential development often results in the retention of a proportion of the large shrub and tree components of the community, but almost total loss of the smaller shrub and ground layer components. Regeneration of the taller components (except Coastal Tea-tree) is rare within residential areas.
  - The existence of a number of vulnerable and endangered flora and fauna species found within the vegetation community, and that conservation of the Moonah Woodland has potential to significantly contribute to the conservation of these taxa.
  - Management actions include ensuring that significant remnants of the Moonah Woodland are protected from inappropriate development through the application of local Planning Schemes (ie the Environmental Significance Overlay).
4. Isolated sites on private land such as the Lutheran Camp (ref 3), and land north of Fraser Avenue/Golf Club (ref 21) are identified as being High conservation value, as well as public land zoned Environmental Rural north and east of Inverloch Street which is part occupied by the Sport and Recreation Camp (ref 2). Future development/ subdivision of these sites could compromise this value. In respect of the land north of Fraser Avenue, the Council has previously resolved to rezone this land to Environmental Rural in recognition of its environmental significance. This resolution is affirmed by this Study. A portion of the Crown land immediately east of Inverloch Street was zoned Industrial 3 when the new format planning scheme was introduced, but has not undergone an environmental assessment. The suitability of this land for future industrial development should be separately investigated due to the likely environmental impacts, with potential for rezoning to Public Conservation and Recreation Zone (PCRZ). The adjoining land including the Sport and Recreation Camp should be rezoned from Environmental Rural to a mix of PCRZ and Public Park and Recreation Zone (PPRZ) to reflect its Crown land status and the zoning of other Crown land in the immediate environs.

#### State Native Vegetation Framework

‘Victoria’s Native Vegetation Framework – A Framework for Action’ (DSE, 2002) establishes a broad framework to achieve a Net Gain in extent and quality of native vegetation, and recognises that regional priorities will be needed to address the different landscape, biodiversity and land and water problems in different regions. The pending Corangamite Regional Native Vegetation Plan will set priorities for the catchment but has not yet been released.

The Native Vegetation Framework establishes a three step process in applying the concept of Net Gain when considering on-ground proposals to clear native vegetation as follows:

1. Avoid adverse impacts, particularly through vegetation clearance.
2. If impacts cannot be avoided, minimise impacts through appropriate consideration in planning processes and expert input to project design or management.
3. Identify appropriate off-set options.

The implication of this Framework is that greater emphasis is placed at a State level on the protection and enhancement of existing native vegetation, both in extent and quality, and that where vegetation is to be removed for residential development in the coastal towns such as Anglesea, a process exists for determining requirements for planting of replacement vegetation, with emphasis given to use of species that would have existed on a site prior to 1750ad.

### Recommendations

1. Apply an Environmental Significance Overlay (ESO) to parts of the Coastal Moonah Woodland mapped on sites 16 and 17 to protect both the canopy and ground level vegetation from the impacts of development and site disturbance. The ESO is not warranted over all of the mapped sites as the level of intact vegetation cover varies considerably.
2. Rezone the triangle of privately owned land north of Fraser Avenue at the north-west corner to Environmental Rural, recognising its High conservation value (this corresponds with outcomes of the '*Review of Residential Land Supply and Population Growth in Anglesea 2001*').
3. Conduct a detailed investigation of whether land in the Industrial 3 Zone (IN3Z) east of Inverlochy Street should be rezoned to Public Conservation and Resource Zone to reflect its environmental significance.
4. Facilitate a range of educative mechanisms to encourage the:
  - Removal of environmental weeds from private land.
  - Planting of indigenous species on private land.
  - Appropriate balance between "tidying up" areas of remnant vegetation for fire protection purposes and promoting indigenous vegetation.
  - Adoption of land management techniques that protect and enhance the environmental values of adjoining nature reserves and/or crown land (links should be made to any relevant Nature Reserve Management Plan that has been adopted).

A new resident information kit which includes the Shire's Environmental Weeds Booklet and Indigenous Plant List is suggested, along with use of the Shire web site to communicate these messages. Council could consider holding regular forums in the community to raise awareness levels and utilise existing community networks such as Angair, Anglesea NEIP and the Community House. Education of land owners ultimately has far greater potential to assist in the achievement of the objectives raised in this Study than reliance on regulatory mechanisms.

5. Review wording of planning scheme overlay/policies to ensure that:
  - Use of environmental weeds in landscape plans is avoided, and removal of such weeds is exempt from planning permit requirements.
  - Indigenous plants listed in the '*Indigenous Planting Guide*' (2003) are used in landscape plans.
  - When new development occurs on sites of low vegetation cover, new indigenous vegetation is planted to increase the overall vegetation cover.
  - Building footprints are limited in order to minimise the impacts on indigenous vegetation.

- Lots are maintained at a size that enables retention of indigenous vegetation around buildings.
  - Buildings and associated activities are sited where they would have least impact on indigenous vegetation.
  - The Coastal Moonah Woodland vegetation community is given maximum extra protection from residential development/activities.
  - Subdivision and medium density development on sites adjoining Crown land or Council reserves has no adverse impact on the environmental values of that land.
  - Removal of Grass-trees requires a planning permit.
  - The objective of 'net gain' is specified, with a ratio for planting of new indigenous vegetation to replace native vegetation being removed.
  - The objective of vegetation retention is foremost over other objectives in the Scheme.
6. Consider drafting a local law to control the planting of environmental weeds on all land irrespective of whether plans are required to be approved for development. A local law has potential to be an effective mechanism for control of weeds, but would require substantial resourcing in the early years of introduction for education and enforcement.

The outcomes of this assessment are further assessed in Chapter 7.



## 6. Current Planning Controls

The Surf Coast Shire introduced a new planning scheme in 2000, based on the Victoria Planning Provisions (VPPs). A Residential 1 Zone (R1Z) was applied to most of the town, together with a Significant Landscape Overlay – Schedule 2 (SLO2) which included native vegetation removal and development controls which in part had not existed previously. Policies on township growth and residential development were summarised and incorporated in the Scheme as a Municipal Strategic Statement (MSS). These controls are shown on [Maps 8 and 9](#).

The following is a summary of controls in the Planning Scheme that have relevance to land use and development in Anglesea:

### State Planning Policy Framework (SPPF)

The SPPF includes state policy to which all local planning provisions must conform. It encourages:

- Consolidation of existing urban areas whilst respecting neighbourhood character.
- Protection and enhancement of coastal landscapes, and states that land use planning should be consistent with the *Victorian Coastal Strategy 2002*.
- High quality urban design and architecture that reflects the particular characteristics of a locality, and states that urban design policies and frameworks should be emphasised for key localities.
- The protection of areas of environmental significance and refers to consideration of a range of state and national environment strategies, including 'Action Statements' under the *Flora and Fauna Guarantee Act 1988*. It states that decision making by Councils should assist the conservation of the habitats of threatened and endangered species and communities as identified under the *Flora and Fauna Guarantee Act*, as well as addressing potentially threatening processes.

### Local Planning Policy Framework (LPPF)

The LPPF section of the Scheme includes the Municipal Strategic Statement (MSS) and a number of local policies. Those that are relevant to Anglesea are described below.

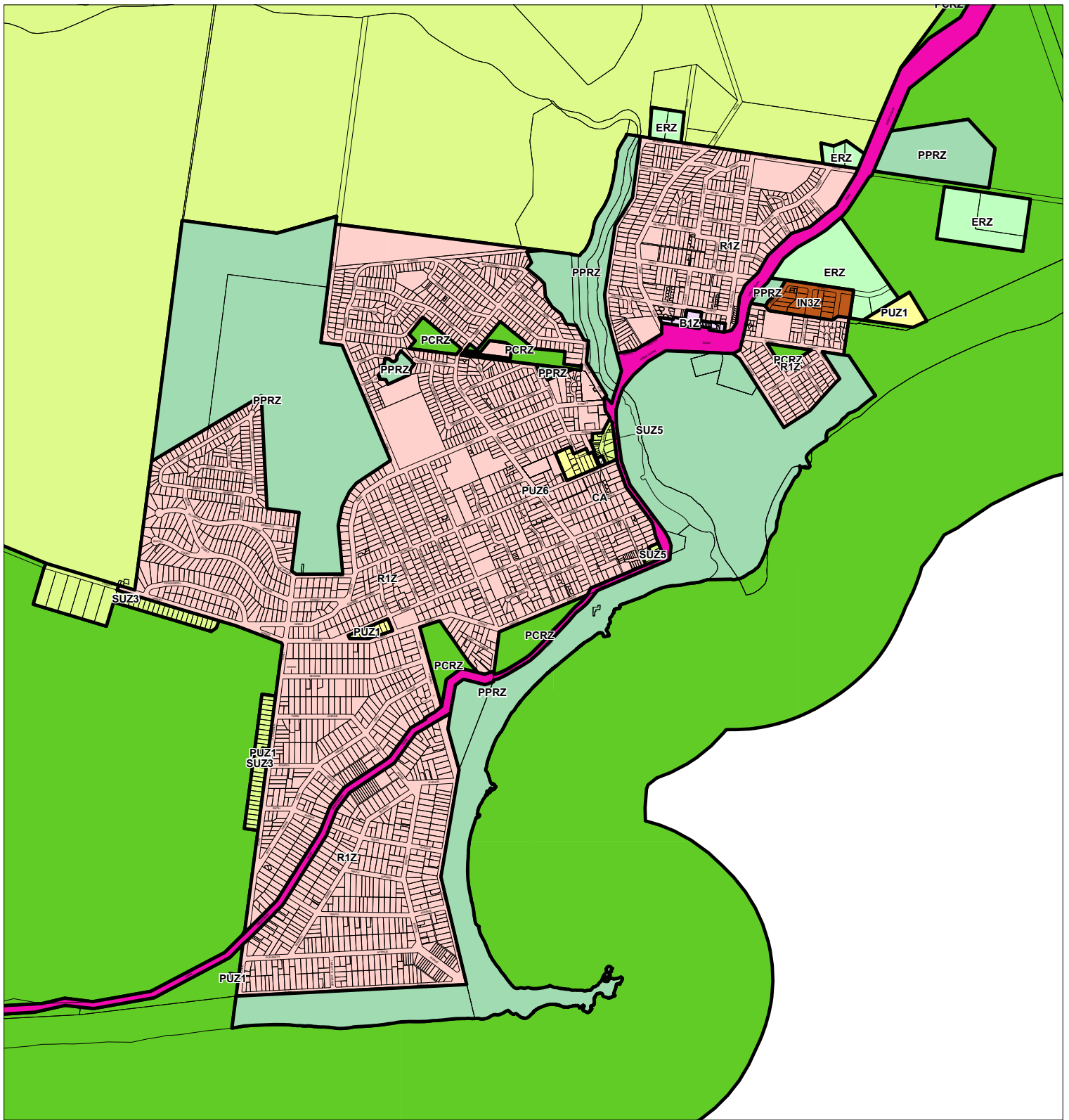
#### Anglesea Strategy (Clause 21.12)

This Strategy is a summary of the draft 1997 Anglesea Structure Plan, and notes the limited capacity of the town to expand and accommodate future population growth due to its abuttal to the ocean and environmentally sensitive areas. The Strategy makes the following references to Anglesea's coastal character:

*“Anglesea has a unique residential character typified by a range of densities (often on quite steep slopes) and a significant cover of remnant native vegetation. This has been retained or enhanced through the planting of indigenous vegetation, with many owners choosing post and wire fencing or no fences at all to maintain the natural character of the area. These factors combined with the fact that many dwellings are set back and specifically designed to be unobtrusive, give the town its special character.*

*Early patterns of subdivision and street design have also determined much of the town's character and identity. Road reservations have generally retained their natural vegetation with many streets still unconstructed. Where possible road construction should include narrow pavements to maintain the natural aspect of the area.*

*As the limited supply of allotments dwindles, Anglesea will come under increasing pressure to cater for ongoing residential demand. In dealing with this pressure it will be important not to lose sight of the reasons for the attractiveness and appeal of the town. Detailed residential guidelines will be needed to ensure that this character is maintained in future development. These will include density controls with different precincts accommodating a range of densities*



**RESIDENTIAL ZONES**

- R1Z Residential 1 Zone
- LDRZ Low Density Residential Zone
- TZ Township Zone

**INDUSTRIAL ZONES**

- IN1Z Industrial 1 Zone
- IN3Z Industrial 3 Zone

**BUSINESS ZONES**

- B1Z Business 1 Zone

**RURAL ZONES**

- RUZ Rural Zone
- ERZ Environmental Rural Zone
- RLZ Rural Living Zone

**PUBLIC LAND ZONES**

- PPRZ Public Park & Recreation Zone
- PCRZ Public Conservation & Resource Zone
- RDZ1 Road Zone Category 1
- RDZ2 Road Zone Category 2

**PUBLIC LAND ZONES Cont...**

- PUZ1 Public Use Zone Service & Utility
- PUZ3 Public Use Zone Health & Community
- PUZ4 Public Use Zone Transport
- PUZ5 Public Use Zone Cemetery/Crematorium
- PUZ6 Public Use Zone Local Government

**SPECIAL PURPOSE ZONES**

- CDZ1 Comprehensive Development Zone 1
- CDZ2 Comprehensive Development Zone 2

**SPECIAL PURPOSE ZONES Cont...**

- SUZ1 Special Use Zone 1
- SUZ2 Special Use Zone 2
- SUZ3 Special Use Zone 3
- SUZ4 Special Use Zone 4
- SUZ5 Special Use Zone 5
- SUZ6 Special Use Zone 6

**COMMONWEALTH LAND**

- CA Commonwealth Land Not Controlled By Planning Scheme



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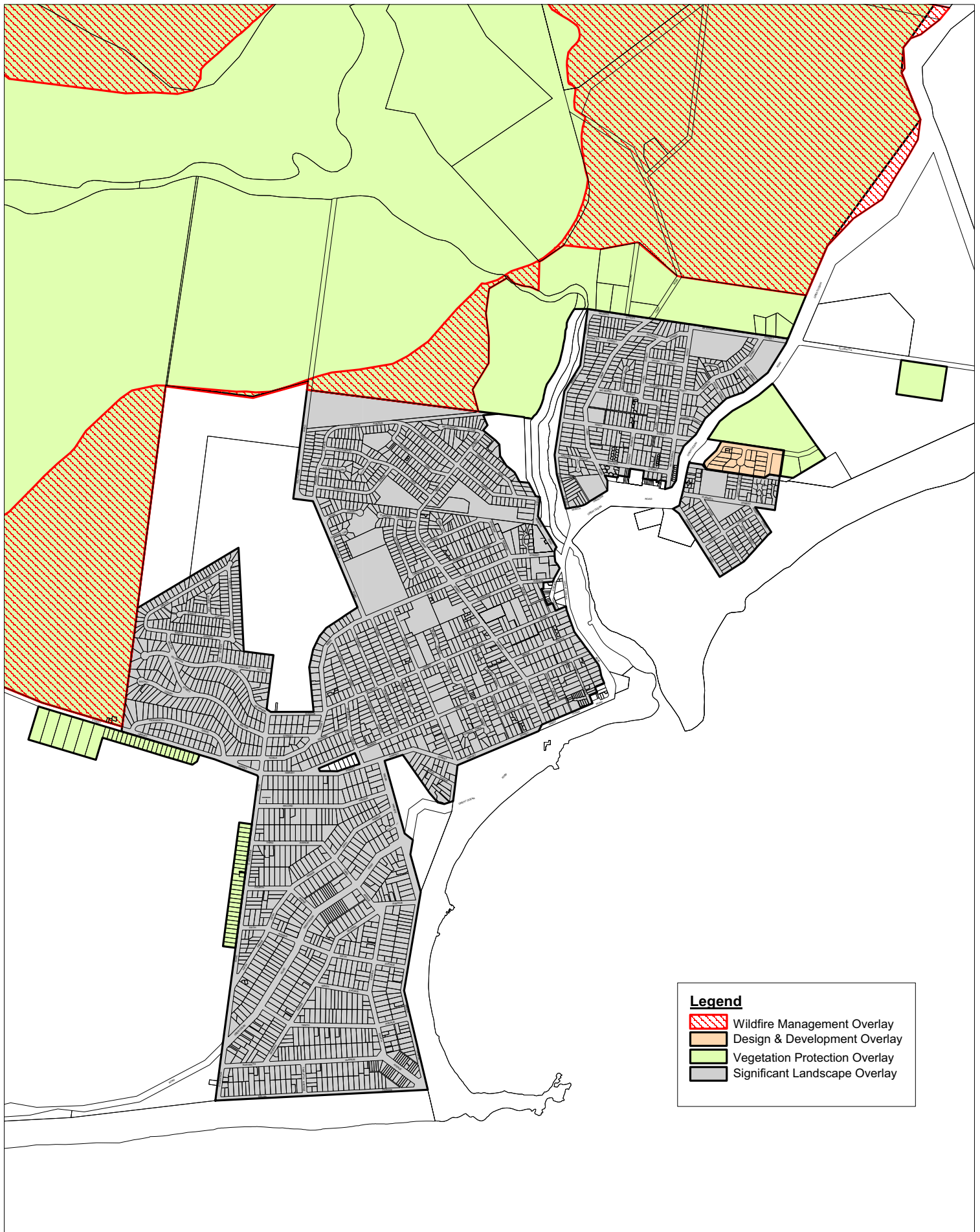
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## Surf Coast Planning Scheme - Zones Anglesea



Scale 1:15,000





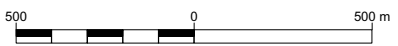
**Legend**

-  Wildfire Management Overlay
-  Design & Development Overlay
-  Vegetation Protection Overlay
-  Significant Landscape Overlay



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## Surf Coast Planning Scheme - Overlays Anglesea



Scale 1:15,000



24/6/2003

*'The Place of Wellbeing'*

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*at appropriate locations. This will provide certainty in expectations both for the community and the development industry.”*

The following strategies are listed to achieve these objectives:

- “Identify the supply and demand for residential land in Anglesea and assess the potential to expand the town boundaries to accommodate additional residential development.
- Contain future development within existing town boundaries until such time as the potential to expand these boundaries is assessed.
- Encourage infill and medium density development adjacent and in close proximity to the town centre and community facilities.
- Ensure other medium density housing is provided in a dispersed manner throughout the town to maintain the low density character of the township.
- Ensure future subdivision and development is sympathetic to environmental issues by avoiding broad scale clearing in the subdivision development phase. Developers will also be encouraged to undertake minimum clearing required for road, drainage and services.
- Apply a range of densities that will assist to maintain existing remnant tree canopies and retain the relatively non urban character of the town.”

The Strategy further acknowledges that Anglesea is one of the few towns in the Shire to have been able to retain much of the original vegetation within its boundaries, and that it is renowned for its varieties of flora, which include many rare orchid species. A strategy is to ensure that representative areas of native vegetation and habitat are included in planning for future subdivision and development.

The current Study provides a basis upon which to review these strategies.

#### Environment Strategy (MSS)

This Strategy recognises that the decline and fragmentation of indigenous vegetation and loss of biodiversity is a major environmental issue in the Shire, and that this decline should be reversed. It states that the design of new subdivisions should take into account the protection, conservation and management of natural heritage features, including remnant indigenous vegetation, old trees, wetlands and streams. It also highlights the threat to native flora and fauna posed by environmental weeds, and that the planting of pest plants, particularly environmental weeds, should be actively discouraged.

#### Coastal Development Policy

This policy applies to all land zoned Residential 1 in Anglesea, and is the primary statutory tool for guidance on the use of discretion when determining planning permit applications for residential development. It covers the following key elements:

- Development densities and subdivision lot size
- Vegetation cover
- Building scale, including siting, height, site coverage, size and view sharing.
- Building design.
- Fences.

#### Surf Coast Design (Style) and Colours Policy

This policy encourages the use of architectural designs, features and colours in new buildings that complements the character of the coastal towns, avoiding typical urban forms usually found in built-up areas. The policy includes factors to be taken into account when assessing the colour schemes of external materials.



### Streetscape and Landscape Policy

This policy sets out requirements for landscape plans to be submitted with development applications of various types, as well as discouraging planting of environmental weeds, and requiring the payment of a bond to ensure the retention of significant vegetation in some circumstances.

### **Zones and Overlays**

#### Residential 1 Zone (R1Z) and Significant Landscape Overlay 2 (SLO2)

The majority of residential land within the town is zoned R1Z with a Significant Landscape Overlay – Schedule 2 (SLO2). A permit is generally required for a residential development, except where the following apply:

- The building height is less than 5m.
- The site coverage of buildings is less than 200m<sup>2</sup> or 35% of the site area, whichever is the lesser.
- The lot has an area exceeding 450m<sup>2</sup>.
- There is a change in ground level of more than 2m resulting from cut or fill.
- The building is not relocated from another place.

Approval is required for external colours and materials, and controls apply to front and side boundary fences. A permit is required for removal of native vegetation.

Where a permit is required, proposals must comply with the performance standards of Clauses 54, 55 and 56 of the Planning Scheme (ResCode).

#### Special Use Zone (SUZ)

Residential land fronting the western side of O'Donohue's Road and the southern side of Harvey Street are zoned Special Use - Schedule 3 (SU3Z). The zone is more restrictive than the R1Z, reflecting the environmental sensitivity of the land. A Vegetation Protection Overlay – Schedule 2 (VPO2) applies to the land and requires a permit to remove, lop or destroy native vegetation. Removal of native vegetation outside of habitation envelopes is not permitted except where necessary for accessways, fire protection, infrastructure and fencing.

Two small quasi-commercial areas at 'Four Kings Corner' on the Great Ocean Road and at Diggers Parade are zoned Special Use – Schedule 5 (SU5Z). The zone encourages a range of tourist related uses such as accommodation and 'tourist retailing'. In both cases there is vacant land yet to be developed which has potential to influence the visual appearance of the precincts.

## 7. Review of Planning Controls

The Study has identified a range of features which combine to create a low density, vegetated, non-urban character across Anglesea. This supports current references to character in the Anglesea Strategy of the MSS, however it has become evident that if this character is to be maintained and enhanced into the future, modifications need to be made to current planning controls, in particular:

- Reduced densities for multi-dwelling developments and increased minimum lot sizes for subdivision, particularly in the eastern part of Anglesea.
- Smaller building footprints and extent of hard surface areas.
- Reduced building bulk
- Less formal front and side boundary fencing.

The effect of these changes, particularly as they relate to reduced opportunities for in-fill subdivision and medium density development, will be to reduce the capacity of the town to accommodate future population increase. However, the *'Review of Residential Land Supply and Population growth in Anglesea 2001'* projected that on the basis of current town boundaries and residential policy provisions, the supply of vacant residential lots would be exhausted by 2010 (or by 2008 in a high growth scenario). Therefore any impact of the proposed changes on the long term population potential for Anglesea is relatively marginal.

This outcome is consistent with the 'Strategic Framework' of the MSS (Clause 21.04 –3) which acknowledges the constrained capacity of the smaller coastal towns such as Aireys Inlet/Fairhaven, Lorne and Anglesea to accommodate population growth, stating:

*"Anglesea is a small coastal township attracting increasing numbers of residents committed to maintaining a balance between lifestyle development and conservation of the environment. It is a popular holiday resort for families and young people and has a unique residential character influenced by a variety of densities and an extensive tree canopy of native vegetation.*

*The townships of Aireys Inlet, Fairhaven, Moggs Creek and Eastern View are contained by dense bushland and spectacular coastline, and are a popular destination for surfers and tourists, with attractions including the Split Point Lighthouse and Angahook-Lorne State Park. The townships are characterised by their relative lack of urbanisation. Future development will be strictly limited due to the environmental sensitivity of the area, the high level of fire risk and the need to prevent development spreading along the Great Ocean Road.*

*These townships are relatively small (populations of less than 3000 people), with a large proportion of non-permanent residents (around 65%). The number of permanent residents is slowly increasing, however the towns are still seen as attractive holiday destinations with residents and visitors seeking a place of escape from the stresses of urban living, and a sense of wellbeing through their enjoyment of the natural environment. The towns are constrained in their capacity to accommodate increased population growth because of the environmental sensitivity of their surrounding hinterlands and because residents are seeking to maintain the low density coastal character of the towns. It will be important to maintain the non-urban character of the townships (such as their coastal vegetation and informal road networks) and the environmental values of their surrounding bushland, estuaries and foreshore areas."*

This clause refers to Torquay/Jan Juc and Winchelsea as growth nodes, and states as a Key Objective that the majority of coastal population growth will be concentrated in designated growth corridors to the north and west of Torquay. It is therefore considered that any reduced housing opportunities that may arise as a result of the current Study will be offset by those being created as a deliberate policy in Torquay/Jan Juc where there is unconstrained potential for urban growth, consistent with the overall policy for Housing and Settlement in the Municipal Strategic Statement of the Planning Scheme.

It will also be consistent with the objectives of the *Victorian Coastal Strategy 2002*, which states that development pressure will be directed away from sensitive areas (most of the coast) and managed within defined 'activity nodes' or 'recreational nodes'. According to criteria defined at P42 of the Strategy, Anglesea is considered a small coastal township with no significant planned population growth, as compared to a coastal city/town such as Torquay which has a significant population by comparison, and capacity to sustainably support further development. The Strategy states that the scale and intensity of development in smaller coastal townships should be limited to that appropriate to a township in a non-urban environment.

Notwithstanding reduced capacity for subdivision of residential allotments, it is proposed that some scope be provided for marginally higher densities in a small area around the main shopping centre and community facilities subject to limited building floor area and achievement of landscape outcomes. There will also still be longer term potential for future residential development of large sites within the town which are currently occupied by other uses. Examples are indicated at Figure 14 of the *Review of Residential Land Supply and Population growth in Anglesea 2001*, including Camp Wilkin, Narambi and Driftwood Caravan Parks, the primary school and Australian Lutheran Youth Camp. These sites could yield significant numbers of additional lots due to their size, depending on site specific environmental constraints. This is in addition to opportunities for higher densities of development on vacant land at Diggers Parade and 'Four Kings' which is zoned SUZ5.

The following is a detailed examination of changes recommended to the Planning Scheme provisions.

### Need for Overlays

This Study has identified a number of elements which are important to maintenance and enhancement of the town's largely native vegetation cover and low density built environment. These include vegetation cover, building size, articulation and height, fencing, site coverage and views.

The provisions of the Residential 1 Zone (R1Z), and those subsequently at Clauses 54 and 55 of the Scheme do not provide the mechanisms required to control all of these elements. In particular, the Schedule to the R1Z applies any variations to Clauses 54 and 55 across all parts of the Shire and is therefore inappropriate. The application of overlay(s) that control buildings and works and vegetation removal are therefore necessary to ensure that future development is compatible with and reinforces valued aspects of the town's character.

### Change in Structure of Controls

Overlays relevant to Anglesea in the current Planning Scheme are generic in nature (applying to areas of Torquay/Jan Juc, Anglesea and Aireys Inlet), and do not contain objectives, decision guidelines and performance criteria that are specific to Anglesea. Further, there is a degree of complexity and repetitiveness in the controls that was identified by John Keaney in his review of the MSS in 2002 titled "*Surf Coast Planning Scheme: Three Year Report*".

Keaney's recommendation that the content of the Coastal Development Policy be collapsed into the overlays is supported as it would have the dual effect of reinforcing the weight that should be given to provisions currently in the Coastal Development Policy and streamline the controls for the user. It is further recommended that overlay schedules specific to Anglesea be created so that they can be targetted in the outcomes being sought in relation to preferred neighbourhood character. This approach should be replicated in other coastal towns following completion of similar studies. There is also an opportunity to delete provisions that are not strategically justified in the current Scheme.

### Application of Overlays

The following table is an analysis of the different overlays which could be applied in Anglesea:

Overlay	Advantage	Disadvantage
Significant Landscape (SLO)	<ul style="list-style-type: none"> <li>Controls buildings and works</li> <li>Controls removal of native</li> </ul>	<ul style="list-style-type: none"> <li>Doesn't include subdivision controls at present.</li> </ul>

	<p>vegetation</p> <ul style="list-style-type: none"> <li>• Allows permit exemptions</li> <li>• Landscape focus</li> </ul>	
Design and Development (DDO)	<ul style="list-style-type: none"> <li>• Controls building and works and subdivision</li> <li>• Allows permit exemptions</li> </ul>	<ul style="list-style-type: none"> <li>• No vegetation control, therefore additional overlay required to control this element.</li> <li>• Lacks landscape focus of SLO</li> </ul>
Neighbourhood Character (NCO)	<ul style="list-style-type: none"> <li>• Controls buildings and works</li> <li>• Controls removal of vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>• Very few exemptions from permit requirements – more restrictive than necessary.</li> <li>• Difficult to justify application.</li> <li>• Does not control vegetation &lt;5m in height or which has a trunk circumference &lt; 0.5m – therefore applies inadequate level of control.</li> </ul>
Vegetation Protection (VPO)	<ul style="list-style-type: none"> <li>• Controls removal of native vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>• Does not control buildings and works and subdivision – therefore additional overlay would be necessary.</li> </ul>
Environmental Significance (ESO)	<ul style="list-style-type: none"> <li>• Controls buildings and works</li> <li>• Controls removal of vegetation.</li> <li>• Useful for protection of Moonah vegetation</li> </ul>	<ul style="list-style-type: none"> <li>• Lacks landscape focus, and is only applied to areas where vegetation environmentally significant</li> </ul>

The SLO currently applied to Anglesea is considered the most appropriate VPP tool to achieve the preferred character outcome. It contains permit requirements for buildings and works with the capacity for exemption of works for which permits are considered unnecessary. The SLO also contains a permit requirement for removal of native vegetation, which can also be subject to exemptions. With these controls, the Shire has the capacity to consider all of the landscape and environmental elements relevant to the character elements noted in Chapters 4 and 5 except subdivision. The overlay does not contain a permit requirement for subdivision as is the case with some other overlays, meaning that a new local policy will be required to guide decision making on subdivision applications. Although preferable to consolidate all provisions in the overlay due to the strong nexus between subdivision and landscape impacts, the use of both an SLO and local policy is the preferred approach given the appropriateness of the purposes and decision guidelines in the SLO for consideration of development applications. The State Government has been asked to make a change to the SLO in the VPPs, but has indicated it is not prepared to do so.

The alternate use of a DDO and VPO to regulate buildings and works and vegetation removal would provide a satisfactory level of planning control for Anglesea, but is not recommended as it would add complexity which is minimised by utilising a single overlay, and would lack the ‘landscape’ focus of the SLO. The ESO is considered appropriate for application to specific sites where vegetation is of high conservation significance and warrants higher levels of protection that focus on the environmental values (see discussion of Moonah vegetation below). Although there are areas of Messmate Stringybark Woodland within the town identified as having Moderate or High conservation significance, with the exception of the Lutheran Camp on Betleigh Street these are public reserves and do not warrant application of an overlay. Messmate Stringybark Woodland on privately owned land in Anglesea generally has only local or regional conservation significance due its past disturbance for housing, and can be adequately protected by the provisions of the SLO.

The Neighbourhood Character Overlay (NCO) is considered inappropriate as it has too few permit exemptions and the vegetation controls focus on larger trees only. If the NCO was applied in Anglesea, it would be more restrictive than necessary for control of buildings and works and afford inadequate control over the removal of native vegetation.



Although desirable that residential controls be consistent across Anglesea, it is not proposed to change the provisions affecting land south and west of O'Donohue's Road zoned SUZ3. These were drafted when the new format scheme was introduced to reflect the special sensitivities of the adjoining heathland vegetation, and include prohibition of subdivision and more than one dwelling on a lot, provisions which would be lost or diluted by changing the zone to R1Z.

### Significant Landscape Overlay

The Study has identified that the **preferred** character outcome for Anglesea is consistent across all precincts, despite some definable differences in **existing** character between parts of the town. On this basis it is proposed that a new Schedule 3 to the SLO replace the existing SLO2 – refer [Map 10](#). A copy of the proposed overlay is attached at [Appendix 7](#). This overlay contains:

- A 'landscape statement of significance' and landscape character objectives specific to Anglesea which reflect the preferred character objectives identified in this Study.
- Similar buildings and works and native vegetation removal provisions to those currently in the SLO2, except varied to:
  - Require a permit for any front fence other than one constructed of post and wire.
  - Delete the precinct map as it relates to fencing controls, and require a permit for all side boundary fencing other than post and wire throughout the town.
  - Reduce the 'permit trigger' for site coverage for buildings to 150m<sup>2</sup>.
  - Introduce a 'permit trigger' for exceeding 210m<sup>2</sup> site coverage of buildings and hard surfaces.
  - Increase the lot size below which a permit is required from 450m<sup>2</sup> to 500m<sup>2</sup>.
  - Reduce the "permit trigger" for cut and/or fill from 2m to 1m and add a permit requirement where buildings are proposed within 3m of a native tree.
  - Insert minimum setbacks from a front and side boundary in limited circumstances (where there is a gap in the ResCode provisions).
  - Exclude Grass Tree species from the permit exemptions for native vegetation removal.
  - Delete the clause requiring Plans for Approval to be submitted for materials and finishes in circumstances where no planning permit is required for a development, and require a permit for use of zinalume and galvanised iron for roofing.
  - Delete the permit requirement for buildings that have been relocated from another place.
- Performance criteria and policy relating to residential development that is currently contained in the Coastal Development Policy. The following elements are varied:
  - The maximum plot ratio for buildings is reduced below 0.5 based on a sliding scale.
  - The maximum site coverage for buildings, and buildings and hard surfaces is reduced based on a sliding scale.
  - Development densities are modified, with retention of the existing 800m<sup>2</sup> in Precinct A and an increase from 450m<sup>2</sup> to 550m<sup>2</sup> in Precinct B (600m<sup>2</sup> for corner lots). An increased density is permissible within the central part of Anglesea subject to the building floor area not exceeding 120m<sup>2</sup>. There are changes to the way that density is calculated.
  - Performance criteria for fencing, vegetation cover and building siting are strengthened.
  - Performance criteria relating to building height, site coverage and development density are related back to the landscape character objectives identified in the Study.
  - Informal looking road surfaces are encouraged in new subdivisions.
  - The criteria for assessment of colours are modified – roofs are to be in subdued colours and bold, strong or garish colours are to be avoided on external walls.
  - Tennis courts are discouraged – the current performance criteria are deleted.

# SURF COAST PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Maps 33

## LEGEND

SLO3 Significant Landscape Overlay - Schedule 3

## AMENDMENT C16

Table 2 reviews each of the character elements identified in Chapter 4, and contains details of modifications recommended to the planning controls.

#### Environmental Significance Overlay (ESO)

It is proposed to apply an ESO to private land at the southern edge of Pt Roadknight and two narrow bands of private land fronting Cameron Road and Great Ocean Road mapped by Mark Trengove as being occupied by Coastal Moonah Woodland – refer to [Map 11](#). A new Schedule 3 is proposed (ESO3) as attached at [Appendix 7](#). The Schedule would be specific to these areas, specifying the statement of environmental significance and environmental objective to be achieved.



Coastal Moonah Woodland at south-east end of Eighth Avenue in Point Roadknight

The ESO contains permit requirements for all buildings and works as well as most native vegetation removal. Whilst the SLO would have indirect biodiversity benefits, its principal aim is the maintenance of aesthetic landscape values. Application of the ESO in addition to the SLO is considered necessary in order to acknowledge the listing of Coastal Moonah Woodland under the *Flora and Fauna Guarantee Act 1988* as a ‘threatened community’.

The proposed ESO3 will:

- Require a permit for all buildings and works and vegetation removal, with emphasis on retention and protection of Coastal Moonah Woodland species.
- Discourage subdivision and limit siting of building footprints to avoid areas of Moonah vegetation.

#### Restructure Overlay (RO)

The purposes of the RO are to:

- “Implement the SPPF and LPPF of the planning scheme;*
- Identify old and inappropriate subdivisions which are to be restructured; and*
- Preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development”.*

It is proposed to apply a Restructure Overlay (RO1) over land in two areas of Pt Roadknight referred to earlier in the report, comprising the following lots:

- 32, 34, 36, 38, 40, 175, 177, 179 and 187 Great Ocean Road - on both sides of the road between Third and Fourth Avenue.
- 42, 46-48, 50-52, 53, 55, 57, and 61-63 Eighth Avenue – on both sides of the road between Eleventh Avenue and Melba Parade.

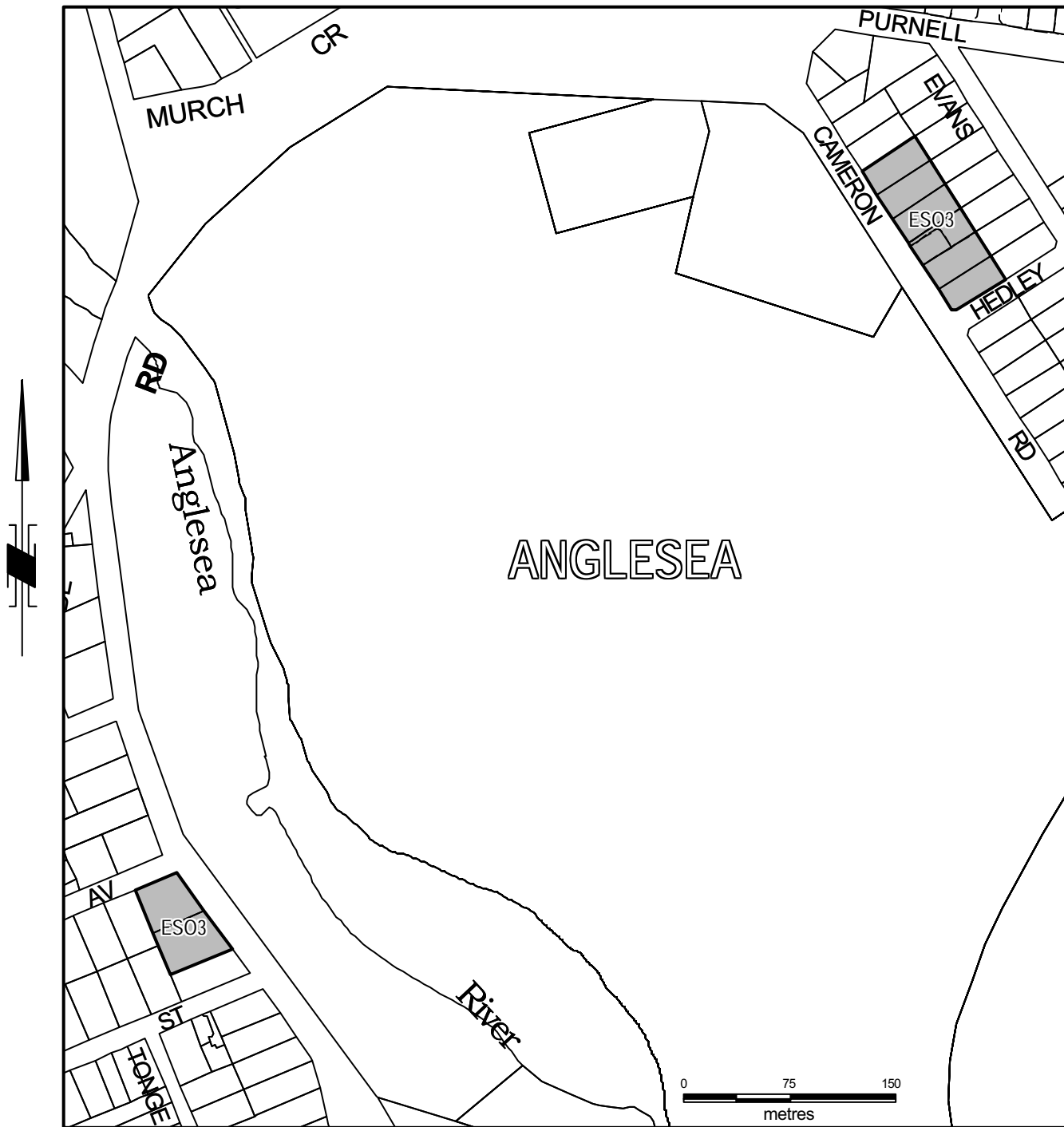
[Map 12](#) indicates the proposed application of the RO1 over these properties. A copy of the overlay and schedule is attached at [Appendix 7](#).

The lots are approximately 400-500m<sup>2</sup> in area, are long and narrow (approximately 9m width), and are developed by dwellings which in most cases are constructed over two or three lots. One recent change to this configuration has occurred at 59 Eighth Avenue where two lots were re-aligned without needing a planning permit to create battle axe shaped lots of 338m<sup>2</sup> and 448m<sup>2</sup>. This created a house site behind



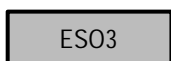
Example in Eighth Avenue

# SURF COAST PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 33

## LEGEND



ES03 Environmental Significance Overlay - Schedule 3

## AMENDMENT C16



# SURF COAST PLANNING SCHEME

## LOCAL PROVISION



Part of Planning Scheme Map 33

### LEGEND

 Environmental Significance Overlay - Schedule 3

## AMENDMENT C16

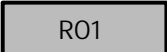
# SURF COAST PLANNING SCHEME

## LOCAL PROVISION



Part of Planning Scheme Map 33

### LEGEND

 R01 Restructure Overlay - Schedule 1

## AMENDMENT C16

the original house which is substantially smaller than the 800m<sup>2</sup> minimum lot size specified for the Pt Roadknight area and the prevailing size of allotments in the surrounding area. A further example is at 38 Great Ocean Road where a planning application was lodged in 2000 seeking to construct a two storey house on each of the narrow lots. The development was approved by the Victorian Civil and Administrative Tribunal (VCAT), but is not yet constructed.

Application of the RO in this instance would require a planning permit for all subdivision and to extend or construct a dwelling over what are clearly old and inappropriate subdivisions when compared to the substantial sized allotments around them, and would ensure that multiple lots currently in single ownership are not individually developed by dwellings or resubdivided to create lots smaller than the minimum lot size specified in the SLO. It would thus ensure that the preferred character elements identified in this Study are achieved, and in the case of the lots in Eighth Avenue, give appropriate protection to the Coastal Moonah Woodland.

#### Design and Development Overlay (DDO)

There is no overlay over land in the Special Use Zone – Schedule 5 (SUZ5) at ‘Four Kings’ and Diggers Parade at present, with requirements concerning building height and setback contained in the zone schedule. It is recommended that further strategic work be done to develop a DDO which can be applied to these sites to ensure that specific design objectives are outlined in relation to issues such as height, setback and landscaping, and that future development of this zone is compatible with the broader character elements identified by this Study. A DDO is recommended in preference to an SLO on the grounds that land in the SUZ is predominantly cleared of vegetation, and the focus of the control will be on the form of buildings that are constructed.

Similarly, there are no overlays currently applying to the Anglesea Shopping Centre at Camp Road which is zoned Business 1 (B1Z), and whilst the Anglesea Strategy in the MSS refers to future development being consistent with the design guidelines contained in the *Anglesea Streetscape Project 1996*, there is no statutory link to this Plan. It is therefore recommended that a Schedule to the DDO be introduced over the B1Z which is based on the these guidelines – refer [Map 13](#) and [Appendix 7](#). This exercise is a translation of past strategic work.



Anglesea Shopping Centre

#### **Modifications to the Local Planning Policy Framework (LPPF)**

The following changes would need to be made to the LPPF of the Planning Scheme to reflect the changes recommended by this Study:

##### Anglesea Strategy

- ❑ Update the references to residential character and preferred policy concerning in-fill subdivision and development.
- ❑ Reference possible heritage significance of buildings in Precinct 9 fronting Great Ocean Road, Tonge Street and Harvey Street.
- ❑ Include a strategy that supports application of a DDO to the SUZ5 and B1Z.
- ❑ Include a strategy that flags the need for a DDO over land zoned SUZ5.
- ❑ Incorporate outcomes of the vegetation assessment – see Chapter 5.

##### Subdivision Policy

- ❑ Include a new local policy titled ‘Anglesea Residential Subdivision Policy’ that contains performance criteria relating to subdivision – refer [Appendix 7](#). The policy specifies minimum lot sizes for the two existing precincts - retention of the existing 800m<sup>2</sup> in Precinct A and an increase from 450m<sup>2</sup> to 550m<sup>2</sup> in Precinct B (600m<sup>2</sup> for corner lots).


# SURF COAST PLANNING SCHEME

## LOCAL PROVISION



Part of Planning Scheme Map 33

### LEGEND

-  DDO9 Design and Development Overlay - Schedule 9

## AMENDMENT C16



**Table 2 Recommended Changes to Planning Controls**

Element	SLO Permit 'Trigger'	Proposed Change
<p><b>Buildings and works</b></p>	<p>SLO2 requires permit except where the:</p> <ul style="list-style-type: none"> <li>• Lot area is &gt;450m<sup>2</sup></li> <li>• Cut and fill is change of &gt; 2m to natural ground surface.</li> <li>• Building relocated from elsewhere.</li> <li>• Building footprint including decks etc is &lt; 35% of the site area or 200m<sup>2</sup> whichever is the lesser.</li> <li>• Building height is &lt;5m above natural ground level directly below.</li> </ul> <p>There is currently no permit requirement relating to the maximum % of site area taken up by hard surfaces. Clauses 54 and 55 (ResCode) contain a limit of 80%.</p>	<ul style="list-style-type: none"> <li>• Increase 450m<sup>2</sup> to 500m</li> <li>• Reduce from 2m to 1m change in ground level, and trigger permit where works are within 3m of a native tree.</li> <li>• Delete</li> <li>• Replace the reference to 200m<sup>2</sup> and &lt;35% with 150m<sup>2</sup>.</li> <li>• Retain current provision.</li> <li>• Recommend a permit requirement be introduced for buildings and hard surfaces footprints which exceed 210m<sup>2</sup>.</li> </ul> <p>ESO to be introduced over selected areas of Coastal Moonah Woodland and include permit requirement for all buildings and works.</p>
<p><b>Building Siting – Front Boundary</b></p>	<p>There are no siting provisions in the SLO. Buildings therefore are required to comply with the setback standards in Clauses 54 and 55.</p> <p>Under the above clauses, buildings must be setback in line with adjoining dwellings or 9m which ever is the lesser.</p> <p>If vacant lot adjoining on one side, then building must be setback level with the dwelling adjoining or 9m whichever is the lesser.</p> <p>If adjoining lots are both vacant, lots fronting a Road Zone 1 must be setback at least 6m. For other roads, at least 4m.</p> <p>For corner lots, a side street setback must be at least the setback of an abutting building fronting the side street or 2m, whichever is the lesser.</p>	<p>Introduce a permit requirement for buildings where:</p> <ul style="list-style-type: none"> <li>• The lot has side abuttal to a street, and the building has a setback of &lt;4m from the side street boundary.</li> <li>• Both adjoining lots are vacant and the building setback from the street boundary is &lt;9m.</li> </ul> <p>In all other cases, the requirements of Clauses 54 and 55 would apply.</p>

**Table 2 Recommended Changes to Planning Controls**

<p><b>Front Fences</b></p>	<p>SLO2 requires a permit:</p> <ul style="list-style-type: none"> <li>• Precinct A – for a fence other than post and wire.</li> <li>• Precinct B - for any front fence.</li> </ul>	<ul style="list-style-type: none"> <li>• Extend Precinct A provision across all of Anglesea.</li> </ul>
<p><b>Side Boundary Fences</b></p>	<p>SLO2 requires a permit :</p> <ul style="list-style-type: none"> <li>• Precinct A – if &gt;1.5m high or other than post and wire construction.</li> <li>• Precinct B - Permit required if &gt;1.6m high or constructed of masonry, brick, stone or sheet metal.</li> </ul>	<ul style="list-style-type: none"> <li>• Extend Precinct A controls across all of Anglesea.</li> </ul>
<p><b>Vegetation</b></p>	<p>The SLO2 requires a permit to remove, lop or destroy <b>native</b> vegetation except where the:</p> <ul style="list-style-type: none"> <li>• Vegetation is dead.</li> <li>• Vegetation is less than 2m high and not specified on an approved landscape plan specifying its retention.</li> <li>• The vegetation is on the building side of a vertical line 2m from the outer edge of the roof of an existing or approved building.</li> <li>• The vegetation is listed as an environmental weed at Clause 22.01.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain permit requirement in SLO, but modify the exemptions to exclude the Grass Tree.</li> </ul> <p>Delete table of environmental weeds, and reference exemption of weed removal from permit requirements to weeds listed in the environmental weeds booklet as an incorporated document.</p> <p>Apply the ESO to selected areas of the Coastal Moonah Woodland, with a permit requirement for removal of native vegetation.</p>
<p><b>External colours and finishes</b></p>	<p>The SLO2 requires details of colours and finishes to be submitted for approval in all cases, including when altering the colour of an existing building (even if no planning permit is required).</p>	<ul style="list-style-type: none"> <li>• Delete, and replace with permit requirement for use of galvanised iron and zincalume as roof materials.</li> </ul>

**Table 2 Recommended Changes to Planning Controls**

Policy Element	Current Policy Provision	Proposed Change
<p><b>Fences</b></p>	<p>CDP states it is policy that:</p> <ul style="list-style-type: none"> <li>• Height, design &amp; materials of fences should complement the character of the streetscape and locality.</li> <li>• In environmentally or visually sensitive sensitive areas, or where consistent with the prevailing character of the locality, fences should be of timber post and wire construction.</li> <li>• The use of brick, stone, masonry or sheet metal as a fence material is discouraged.</li> <li>• The construction of front fences is discouraged, except where consistent with prevailing character of the streetscape.</li> </ul>	<p>Replace with:</p> <ul style="list-style-type: none"> <li>• Side boundary fences other than post and wire may be permitted where:               <ul style="list-style-type: none"> <li>– Fencing is sited behind the front wall of an existing building; and</li> <li>– It is short sections of fence designed to achieve privacy between properties where there is inadequate existing vegetation; and</li> <li>– The fencing is at least 25% permeable to reduce the visual impact.</li> </ul> </li> <li>• Solid forms of front fence may be permitted if:               <ul style="list-style-type: none"> <li>– The land fronts a road with a high level of pedestrian traffic; and</li> <li>– Solid forms of front fence is consistent with the prevailing character of the street; and</li> <li>– The fence is at least 25% permeable.</li> </ul> </li> </ul>

**Table 2 Recommended Changes to Planning Controls**

<p><b>Site Coverage</b></p>	<p>CDP states it is policy that:</p> <ul style="list-style-type: none"> <li>• Building and hard surface site coverage should respond to the characteristics and constraints of the site and locality.</li> <li>• The achievement of vegetation cover performance measures will be a primary consideration in determining the appropriate site coverage for a particular property. The following performance measures are indicative and should not be interpreted as standards that are applicable in all situations: <ul style="list-style-type: none"> <li>– The total building site coverage (including the footprint of all buildings, outbuildings, balconies, service installations such as water tanks and the like and all other appurtenances that have a surface height greater than 1m above natural ground level) should not exceed 35% of the total site area; and</li> <li>– The total hard surface site coverage (including buildings, outbuildings, balconies, swimming pools, and tennis courts of all surface types) should not exceed 50% of the total site area.</li> </ul> </li> <li>• The site coverage may be increased where all of the following apply: <ul style="list-style-type: none"> <li>– The land is not in an area where tree canopy or vegetation cover is a feature of the surrounding landscape;</li> <li>– The proposed building will not be visually intrusive or prominent when viewed from the Great Ocean Road or any other significant public viewing point;</li> <li>– The land is virtually flat and the increased intensity of buildings will not impact on the character of the landscape and surrounding area;</li> <li>– The landscape plan increases vegetation cover or otherwise makes a positive contribution to the vegetation or streetscape character of the locality.</li> </ul> </li> </ul>	<p>Replace with:</p> <ul style="list-style-type: none"> <li>• The total footprint of buildings should not exceed a percentage of the total site area according to a sliding scale as follows: <ul style="list-style-type: none"> <li>– Lots &lt;600m<sup>2</sup> - 30%</li> <li>– Lots 600-900m<sup>2</sup> - 25%</li> <li>– Lots &gt;900m<sup>2</sup> - 20%</li> </ul> </li> <li>• The footprint of all hard surfaces should not exceed a percentage of the total site area according to a sliding scale as follows: <ul style="list-style-type: none"> <li>– Lots &lt;600m<sup>2</sup> - 40%</li> <li>– Lots 600-900m<sup>2</sup> - 35%</li> <li>– Lots &gt;900m<sup>2</sup> - 30%</li> </ul> </li> </ul> <p>The decision guidelines should state that:</p> <ul style="list-style-type: none"> <li>• The site coverage of buildings and/or hard surfaces should be less than stated above if required to ensure that the landscape objectives of the SLO are met.</li> <li>• Establishment of car parking areas within the street setback area is discouraged.</li> <li>• Sufficient permeable open space around buildings to enable the viable preservation of existing trees and the establishment of replacement trees that screens buildings from the street and adjoining properties should be provided.</li> <li>• Adverse environmental impacts on adjoining Crown land or nature reserves should be avoided.</li> </ul> <p>The ESO should include a decision guideline that the footprint of both buildings and hard surface areas be limited to the minimum necessary to avoid impacts on the Moonah vegetation.</p>
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**Table 2 Recommended Changes to Planning Controls**

<p><b>Plot ratio - Building bulk</b></p>	<p>CDP states it is policy that:</p> <ul style="list-style-type: none"> <li>• The gross floor area of all buildings (including outbuildings, externally roofed areas and elevated structures such as swimming pools and tennis courts that have a surface height greater than 1m above natural ground level) should not exceed a plot ratio of 0.5.</li> <li>• The plot ratio may be increased where all of the following apply: <ul style="list-style-type: none"> <li>– The land is not in an area where tree canopy or vegetation cover is a feature of the surrounding landscape;</li> <li>– The proposed building will not be visually intrusive or prominent when viewed from the Great Ocean Road or any other significant public viewing point;</li> <li>– The land is virtually flat and the increased intensity of buildings will not impact on the character of the landscape and surrounding area;</li> <li>– The landscape plan increases vegetation cover or otherwise makes a positive contribution to the vegetation or streetscape character of the locality.</li> </ul> </li> </ul>	<p>Replace with:</p> <ul style="list-style-type: none"> <li>• The gross floor area of all buildings (including outbuildings and elevated structures such as swimming pools and tennis courts that have a surface height greater than 1m above natural ground level) should not exceed a plot ratio according to a sliding scale as follows: <ul style="list-style-type: none"> <li>– Lots &lt;600m<sup>2</sup> - 0.4</li> <li>– Lots 600-900m<sup>2</sup> - 0.35</li> <li>– Lots &gt;900m<sup>2</sup> - 0.3</li> </ul> </li> </ul> <p>The decision guidelines should state that:</p> <ul style="list-style-type: none"> <li>• The plot ratio should be less than stated above if required to ensure that the landscape objectives of the SLO are met.</li> </ul>
<p><b>Building Siting</b></p>	<p>CDP states it is policy that:</p> <ul style="list-style-type: none"> <li>• Where practical alternative locations exist, buildings should not be located: <ul style="list-style-type: none"> <li>– On or near ridgelines where the building would form a silhouette against the sky when viewed from the Great Ocean Road or any other significant viewing point;</li> <li>– In locations susceptible to erosion or inundation.</li> </ul> </li> </ul>	<p>In addition to current policy, the following should be added:</p> <ul style="list-style-type: none"> <li>• Siting of a building should take into account the following: <ul style="list-style-type: none"> <li>– Maximise retention of mature (&gt;10 years old) native vegetation on the site, with a preference for retention of indigenous vegetation.</li> <li>– Consider viewlines of adjoining or nearby dwellings.</li> <li>– Be consistent with the prevailing front setback of other buildings in the street.</li> <li>– Allow a setback from a side street boundary which is sufficient to avoid the building being intrusive to the streetscape of the side street.</li> <li>– Allow a setback from side boundaries sufficient to create a sense of space between buildings and provide for retention of vegetation and/or planting of new vegetation between buildings. Narrow setbacks around buildings should be avoided.</li> </ul> </li> </ul>

**Table 2 Recommended Changes to Planning Controls**

<p><b>Building Height</b></p>	<p>CDP states it is policy that:</p> <ul style="list-style-type: none"> <li>• The height of buildings be determined by the surrounding context, taking into account the following principles: <ul style="list-style-type: none"> <li>– Buildings should not protrude above the tree canopy in areas where the canopy is a key feature of the area;</li> <li>– Buildings should not protrude above ridge lines to form a silhouette against the sky when viewed from the Great Ocean Road or any significant public viewing point;</li> <li>– Building heights should not cause a building to be visually prominent in the context of the surrounding streetscape or coastal viewshed when viewed from the Great Ocean Road or any significant public viewing point;</li> <li>– Building heights should be consistent with the surrounding streetscape character where the character is itself consistent with the above principles.</li> </ul> </li> <li>• Buildings should not exceed a maximum height of 7.5 metres above natural ground level, although a lesser or greater height will be considered based on an assessment against the principles outlined above.</li> <li>• A building height exceeding 7.5 metres may only be permitted where a proposal is consistent with all of the above principles and better one or more of the performance standards outlined elsewhere in this policy.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a maximum building height of 7.5m, but state that a lower height than 7.5m may be required if the landscape character objectives of the schedule are not achieved.</li> </ul>
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**Table 2 Recommended Changes to Planning Controls**

<p><b>Vegetation</b></p>	<p>The CDP encourages planting of indigenous plants with new development, and contains a range of policy objectives. A Vegetation Character description refers to the Moonah in Point Roadknight.</p>	<p>Recommend that the current vegetation policy references be streamlined to reflect the outcomes of the Vegetation Assessment, and that key character elements arising from the Study be incorporated as objectives in the SLO including:</p> <ul style="list-style-type: none"> <li>• The contribution of both indigenous and native vegetation to the low density non-urban character of Anglesea, particularly in screening buildings and lining roadsides.</li> <li>• Importance of vegetation cover to the the broader landscape as viewed from public vantage points as well as from private land.</li> <li>• Importance of increasing vegetation cover in areas of low cover.</li> <li>• Preference to retain indigenous vegetation species in new development, and encourage planting of new indigenous species rather than exotic species and environmental weeds.</li> <li>• Consideration of the impact of new development on private land on the environmental value of adjoining nature reserves.</li> <li>• Objective of 'net gain', with a ratio of five trees planted for each tree removed introduced. Landscape plans to be submitted with all applications.</li> <li>• Vegetation objectives are a higher order priority above other objectives in the scheme.</li> </ul> <p>The ESO should contain decision guidelines specifically relating to the protection and enhancement of the Moonah Woodland vegetation.</p>
<p><b>Development Density</b></p>	<p>The CDP states:</p> <ul style="list-style-type: none"> <li>• Subdivision and development of land should comply with the indicative densities specified in Table 1 (Minimum 800m<sup>2</sup> for Precinct A and Minimum 450m<sup>2</sup> for Precinct B), unless, in the circumstances outlined below, a moderate variation is justified as demonstrated through the site analysis and design response.</li> <li>• A lower density than the indicative density specified in Table 1 may be required where any of the following apply:             <ul style="list-style-type: none"> <li>– The land contains a significant cover of native vegetation (including understorey), particularly vegetation that is environmentally significant or which forms part of a tree canopy that is an</li> </ul> </li> </ul>	<p>Create new 'Anglesea Residential Subdivision Policy' to state that:</p> <ul style="list-style-type: none"> <li>• Lots created by subdivision should not have an area less than:             <ul style="list-style-type: none"> <li>– 800m<sup>2</sup> in Precinct A.</li> <li>– 550m<sup>2</sup> in Precinct B, except for corner sites where the minimum area should be 600m<sup>2</sup>.</li> </ul> <p style="margin-left: 40px;">Areas which are to be used for vehicular access via a battle-axe driveway should not be counted as lot area for the purpose of these calculations, and lot areas shall not be averaged.</p> </li> <li>• Lots created by subdivision that contain an existing dwelling should be of a size and configuration that the area of buildings and hard surfaces within that lot meet the relevant performance criteria in Schedule 3 to the Significant Landscape Overlay.</li> </ul>

**Table 2 Recommended Changes to Planning Controls**

	<p>important component of the town or streetscape character;</p> <ul style="list-style-type: none"> <li>- The land is in a prominent location or on a ridgeline visible from the Great Ocean Road or other significant public viewing points;</li> <li>- The land is steep;</li> <li>- The size and shape of the existing lot(s), the siting of existing buildings and works, or the extent of existing vegetation, will compromise the versatility or energy efficiency of any new lots;</li> <li>- The proposed subdivision or development does not achieve compliance with one or more of the performance measures of this policy.</li> </ul> <ul style="list-style-type: none"> <li>• A higher density than the indicative density specified in Table 1 may be permitted where all of the following apply:             <ul style="list-style-type: none"> <li>- The land contains little or no native vegetation or trees with spreading crowns or the proposal will not result in a significant loss of native vegetation;</li> <li>- The proposal includes a landscape plan that will increase vegetation cover in a manner consistent the landscape character of the township;</li> <li>- The land is not, and any proposed development will not be, visually prominent when viewed from the Great Ocean Road or any other significant public viewing point;</li> <li>- The gradient is flat or gentle, with no portion of the site exceeding a 10% slope;</li> <li>- The configuration and characteristics of the existing lot(s) will accommodate new lots that are versatile and energy efficient;</li> <li>- The proposed subdivision or development better one or more of the performance measures of this policy.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Notwithstanding compliance with the above minimum lot sizes, subdivisions and associated infrastructure works should be designed to:             <ul style="list-style-type: none"> <li>- Minimise the removal of native vegetation , whether for works associated with the subdivision and access to a lot, or for the siting of a future dwelling and access within a lot created by the subdivision. Particular emphasis should be given to the retention of indigenous species including Messmate Stringybark (<i>Eucalyptus obliqua</i>), Manna Gum (<i>Eucalyptus viminalis</i>), Swamp Gum (<i>Eucalyptus ovata</i>), Narrow-leaf Peppermint (<i>Eucalyptus radiata</i>) and 'Coastal Moonah Woodland' species.</li> <li>- Avoid earthworks or other disturbance adjacent to the root zone of native vegetation.</li> <li>- Place reticulated services in common trenches, using internal roads where possible, in order to maximise opportunities for future planting of vegetation within the subdivision.</li> <li>- Avoid the location of future dwellings where they would be prominent in the landscape when viewed from the Great Ocean Road or any other significant viewing point.</li> </ul> </li> <li>• Subdivisions should utilise a common access to the street unless it can be demonstrated that the proposed access does not adversely affect native vegetaion in the roadside.</li> <li>• Roads, accessways and/or footpaths within a subdivision should be designed to have an informal appearance.</li> <li>• Subdivision of land will not be supported where the land abuts public land which contains high environmental values.</li> <li>• Subdivision plans may incorporate building envelopes or restrictions designed to achieve a reasonable sharing of views between properties.</li> </ul> <p>Replace references in the CDP to multi-dwellings with criteria in the overlay which states that:</p> <ul style="list-style-type: none"> <li>• A minimum 'site area' per dwelling should be provided as follows:             <ul style="list-style-type: none"> <li>- 800m<sup>2</sup> in Precinct A.</li> <li>- 550m<sup>2</sup> in Precinct B, except for corner sites where the minimum 'site area' should be 600m<sup>2</sup>.</li> </ul> </li> </ul> <p>Land common to more than one dwelling (ie providing vehicular access for example) or battle axe driveways should be excluded from the calculation</p>
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**Table 2 Recommended Changes to Planning Controls**

		<p>of 'site area', and 'site areas' shall not be averaged.</p> <p>The minimum site 'site area' for multi-dwellings may be reduced to 400m<sup>2</sup> if it is demonstrated that:</p> <ul style="list-style-type: none"> <li>- The land is within a small area in central Anglesea adjoining shops and community facilities (refer map); and</li> <li>- The total floor area of each dwelling including all ancillary structures, a covered car space and capacity for external storage does not exceed 120m<sup>2</sup>, with a maximum ground level footprint of 100m<sup>2</sup>; and</li> <li>- A Section 173 agreement is entered into as a condition of approval, to the effect that the buildings will not be extended in the future to exceed the approved floor area; and</li> <li>- The siting and design of the buildings provides for establishment of at least 8 trees indigenous to the area throughout the development where the site has a low vegetation cover, so as to substantially enhance the canopy cover; and</li> <li>- Other criteria in the schedule are met and the development meets the landscape character objectives.</li> </ul> <ul style="list-style-type: none"> <li>• Greater 'site areas' as specified above may be required to ensure an application is consistent with the landscape objectives of the overlay</li> <li>• Multi-dwelling development on sites containing 'Coastal Moonah Woodland' vegetation or which are adjacent to Crown land or nature reserves is discouraged in order to protect the environmental values of that land.</li> <li>• Multi-dwelling developments should utilise a common access to the street unless it can be demonstrated that the proposed access is consistent with the landscape objectives of the schedule.</li> </ul>
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**Table 2 Recommended Changes to Planning Controls**

<p><b>External colours and finishes</b></p>	<p>The Surf Coast Design and Colours Policy states that:</p> <ul style="list-style-type: none"> <li>• Colours and materials should reflect the landscape and architectural features which contribute to the amenity of the streetscape or surrounding area and the distinctive character and identity of the locality.</li> <li>• A schedule of external materials and colours will be assessed generally in terms of the surrounding context as outlined above, also taking into account the following factors: <ul style="list-style-type: none"> <li>– The streetscape character of the surrounding area (eg. prominent architectural style, colour/tone and age of neighbouring buildings);</li> <li>– Visibility of the building or works from beyond the site, and particularly from the Great Ocean Road or other significant public viewing points;</li> <li>– Whether surrounding properties enjoy views across the subject site in which case a subdued roof colour would be required.</li> </ul> </li> </ul>	<p>Replace with:</p> <ul style="list-style-type: none"> <li>▪ The use of strong, bold or garish colours should be avoided on the external walls of buildings.</li> <li>▪ Roof colours must be within the range identified in the <i>Subdued Colours Policy 1996</i> so as to blend with the natural environment and minimise the visual impact and glare of the roof when viewed from beyond the site.</li> <li>▪ A range of external colour schemes should be used in multi-dwelling developments to provide diversity within the site.</li> </ul>
<p><b>Tennis Courts</b></p>	<p>The CDP lists the following criteria where tennis courts may be supported:</p> <ul style="list-style-type: none"> <li>• Tennis courts should not dominate a streetscape, should be proportional to the site and be well screened.</li> <li>• Applications for tennis courts will not be supported on heavily vegetated or steeply sloping sites or where associated vegetation removal will cause the tennis court or surrounding buildings to become visually prominent when viewed from the Great Ocean Road or from other significant public viewing points.</li> <li>• Tennis courts of all surface types (whether grass or artificial, permeable or non-permeable) be defined as a hard surface area for the purposes of this policy.</li> </ul>	<ul style="list-style-type: none"> <li>• Replace section completely, and insert provision that discourages tennis courts.</li> </ul>

## 8. Other Issues

### Review of Outcomes

It is recommended that a review of the effectiveness of revised planning controls introduced as an outcome of the Study be conducted after five years of operation. In this way there can be monitoring of whether preferred character outcomes specified in the Scheme are being met in new development.

A preferred method of review would be to consult the community about developments approved and constructed within the review time frame which are considered to be favourable to or detracting from the character of the town. The process should be based in principle on the process used by Dr. Green in the current Study, with particular attention given to review of specific developments mentioned most frequently. This information can be the basis for a review of the development controls.

### Consistency of Plans

Plans submitted with planning applications appear in some cases to include inaccurate assessments of building and hard surface site coverage and plot ratio. A way of improving the quality of information is to require a statement to be submitted with an application that defines how the calculations are made. By completing the declaration when lodging an application, the onus will be more squarely placed on an applicant to make accurate statements concerning compliance with planning scheme controls.

### Enforcement

Respondants to the questionnaire and members of the Community Reference Group (CRG) expressed concern that inadequate enforcement of planning scheme provisions in the past has resulted in high levels of non-compliance, particularly in relation to retention and planting of vegetation required by permit conditions. Emphasis should be given to proactive enforcement, and education of the community in relation to planning controls that are in place, or changes that are proposed in the future.

### Power Lines

Dr. Green identifies that above ground power lines are a feature which is considered to detract from the compatibility of residential development with the local character. Although power lines in new subdivisions are required to be underground, Council may give consideration to pursuing the undergrounding of powerlines that are prominent in highly valued landscapes.

### Landscape Assessment

Officers rarely have formal horticultural experience, making it difficult to assess the appropriateness and workability of landscape plans submitted for larger scales of development. Whilst the new *Indigenous Planting Guide* will be of assistance for selecting local species, it is recommended that Council allocate some funds each year for officers to engage a professional to assist in landscape assessment for larger developments where the effectiveness of landscaping as part of a development is more critical. Permit applicants should also be required to engage suitably qualified professionals to assist with landscape plan preparation.

## 9. Recommendations

The following are recommended actions for the Council to actively consider as a response to the issues raised by this report:

1. Amend the Surf Coast Planning Scheme to:
  - a) Include the *Anglesea Neighbourhood Character Study* report and *Indigenous Planting Guide* as reference documents in the Planning Scheme.
  - b) Apply a Restructure Overlay (RO1) to properties at 175-179, 187 and 32-40 Great Ocean Road, and 53-57, 61-63, 42 and 46-52 Eighth Avenue, Anglesea – refer [Map 12](#) and [Appendix 7](#).
  - c) Replace the existing Schedule 2 to the Significant Landscape Overlay (SLO2) with a new Schedule 3 (refer [Map 10](#) and [Appendix 7](#)) to apply across the Residential 1 Zone.
  - d) Apply an Environmental Significance Overlay (ESO3) over parts of land shown on [Maps 6 and 7](#) in the report as containing stands of Coastal Moonah vegetation (refer [Map 11](#) and [Appendix 7](#)).
  - e) Introduce a Design and Development Overlay (DDO) over land zoned B1Z based on the urban design guidelines contained in the *Anglesea Streetscape Project (1996)* – refer [Map 13](#) and [Appendix 7](#).
  - f) Exempt the Coastal Development Policy from applying to Anglesea, and include a new local policy that applies performance criteria to subdivision in Anglesea.
  - g) Revise the wording of the Anglesea Strategy in the Municipal Strategic Statement (MSS) to reflect the outcomes of the Study.
  - h) Rezone land owned by Alcoa north of Fraser Avenue from Residential 1 (R1Z) to Environmental Rural (ERZ) with a Vegetation Protection Overlay (VPO1).
  - i) Rezone Crown land north and east of the Inverloch Street Industrial 3 Zone from Environmental Rural Zone (ERZ) to part Public Park and Recreation Zone (PPRZ) and part Public Conservation and Resource Zone (PCRZ).
2. In relation to the land zoned IN3Z east of Inverloch Street, undertake a further investigation of the social, economic and environmental implications of rezoning the land to Public Resource and Conservation Zone (PRCZ).
3. Request the State Government to modify the Significant Landscape Overlay in the Victorian Planning Provisions to include a permit requirement for subdivision.
4. Undertake further strategic work to introduce a Design and Development Overlay (DDO) over land zoned SUZ5.
5. Allocate additional resources to enable proactive monitoring of new developments to ensure that conditions of planning permits relating to vegetation retention and planting of new vegetation is adhered to.
6. Introduce a statement for permit applicants to complete when lodging planning applications to the effect that information submitted in relation to site coverage and plot ratio is accurate, and assessed according to defined criteria.
7. Develop a policy relating to construction and sealing of roads and construction of footpaths which gives consideration to techniques that give the appearance of an informal streetscape.
8. Engage a suitably qualified person on a casual basis to assist officers in the assessment of landscape plans.
9. Implement a street planting scheme in areas of Anglesea that currently have a low native vegetation cover.

10. Consider adopting a local law as a legal mechanism to prevent planting of environmental weeds.
11. Give priority to conducting Stage 2 research on the potential heritage significance of the area adjacent to Four Kings.
12. Review the effectiveness of any modified planning controls introduced as an outcome of the Study after five years of operation.
13. Give priority to education of land owners in relation to preferred neighbourhood character and vegetation management outcomes, including:
  - New resident information kit which includes the Shire's Environmental Weeds booklet, Indigenous Planting Guide and Surf Coast Style Guide.
  - More comprehensive and informative website, with links to the above information.
  - Regular community forums to raise awareness on various issues.
  - Communication through existing networks such as Angair, Anglesea NEIP and the Community House.