Appendix 1

Copy of "*A Study of Resident Perceptions of Neighbourhood Character in Anglesea" (Dr Ray Green, 2002*)

A Study of Resident Perceptions of Neighbourhood Character in Anglesea

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Executive Summary

This study examined the way residents of the town of Anglesea perceive and evaluate the contribution of existing built and natural features to neighbourhood character. Initially, a range of local environmental features, considered by residents to contribute to neighbourhood character, (or to detract from local character), were identified through a projective mapping mail questionnaire (N = 300). These features were then photographed and presented in a PowerPoint presentation to members of the community at a community workshop (N = 36), who were asked to rate each of the features depicted in the photographs in reference to perceived neighbourhood character compatibility. A variety of feature types, including a range of development, vegetation, views and other built and natural features, were identified and then tested in this photo rating exercise. Finally, focus groups were held with local residents to further define attributes of neighbourhood character and to interpret the results of the photo rating exercise.

The results suggest particular attributes are shared by those features perceived to contribute to neighbourhood character and likewise shared by those features that were rated as detracting from local character. In respect to the built form, development that is small in scale (in both bulk and height), of paler rather than darker or bolder colours, that has a moderate degree of surface and mass articulation, with large front and side setbacks and that is screened from the road by vegetation, were associated with those developments rated as compatible with neighbourhood character. Attributes related to perceived incompatibility with neighbourhood character are manifest by developments with front fences, particularly paling fences and other more opaque types, that lack vegetation and screening, that are of brick construction that appears “suburban” in nature, are large in size, that lack sufficient surface and mass articulation, have small property setbacks and that exhibit large expanses of concrete paving. Various forms of indigenous vegetation, and areas of natural vegetation, were also found to be strongly associated with high perceived character compatibility while exotic vegetation and various weed species were associated with low compatibility.

Results of the study suggest that various planning mechanisms and controls should be developed and implemented to encourage new development that possesses attributes associated with high perceived character compatibility and discourage development with attributes related to low character compatibility as itemised above. Screening of new development should be encouraged and disturbance to existing indigenous vegetation, and areas of natural vegetation, should be minimised. Indigenous forms of vegetation should also be incorporated in the landscape treatment and design of new development to encourage an integration and blending with natural areas where possible.

The results of this study provide useful information in respect to how members of the local community conceptualise neighbourhood character. This information can be used to help predict how new development, or other environmental changes, may be evaluated by the community in terms of neighbourhood character compatibility. When combined with results of an objective inventory of the physical attributes that define various neighbourhoods in the town, and an ecological and botanical inventory of local vegetation, a comprehensive assessment of how neighbourhood character is manifest can be obtained. From this understanding appropriate planning and environmental management strategies can be developed with the aim of maintaining and enhancing positive aspects of neighbourhood character and establishing new character that is compatible with existing conditions that improves aspects of local character where appropriate.

TABLE OF CONTENTS

List of Figures

Introduction

Australian coastal towns located near major metropolitan areas, such as Angelsea, are increasingly under pressure from residential and commercial development. In such places it is common to hear local residents complain that the "character" of their town or neighbourhood is being degraded or lost due to inappropriate development and other environmental changes associated with town growth. Often local communities oppose any new development on the grounds that it may negatively alter or destroy valued town and neighbourhood character. Local planning authorities are attempting to respond to such public concerns by devising strategies for controlling development and growth with the aim of maintaining a positive expression of local character over time.

State planning policy in Victoria has recently mandated that local governments must now consider neighbourhood character when revising their planning schemes. In response to this mandate many councils are in the process of undertaking neighbourhood character studies to identify environmental features thought to be important in conveying local character. Generally town planning, landscape architectural or urban design professionals are engaged to undertake these studies. These consultants use their expert judgement to define what they believe constitutes the character of a town or neighbourhood and to identify the environmental features, and associated attributes, they consider are most important to the character of specified areas, such as neighbourhoods. Subsequent to carrying out such studies various planning mechanisms may be incorporated into local planning schemes to try and maintain, enhance and control changes in town and neighbourhood character. The idea is that if key elements of town and neighbourhood character can be identified it may be possible to propose ways in which towns can allow, and even welcome, growth while shaping it to maintain a positive expression of town character.

Most town and neighbourhood character studies have focused on inventorying physical aspects of neighbourhoods that may synergistically work together to convey character. Such studies generally ignore perceptual and experiential responses of local residents to such features. Typically experts are retained to use their judgement to determine what are, and what are not, the features of a town or neighbourhoods that are important in conveying character, and thus worthy of conservation and/or special management. Yet the assumption that professional, expert judgements are necessarily congruent with community environmental perceptions and values has been challenged by the findings of several landscape and architectural perception studies (Devlin and Nasar, 1989; Hershberger, 1988; Kaplan, 1983; Perrantz and Elinga, 1990; Uzzell and Leward, 1990). These studies cast doubt on the validity of basing town and neighbourhood character assessment solely on expert standards and suggest the need for perceptually based procedures that directly involve local communities in such assessments to complement purely physical inventories of likely character defining features. The research described in this report assumes that people who are familiar with local environments will be likely to possess an in-depth understanding of the character of their neighbourhoods, and associated features, and sometimes possess strong emotional attachments to such features, thus making their perceptions and values particularly salient in terms of town and neighbourhood character assessment.

Currently a series of studies are being undertaken by various consultants to help the Surf Coast Shire Council Planners better understand the character of neighbourhoods in Anglesea. These studies include a physical analysis of the environmental elements that may define the character of different neighbourhoods, an ecological study to document and evaluate various plant communities in the town (Trengove, 2002), and the neighbourhood character resident perception study as presented in this report. Collectively results of these studies will allow Council planners to assess the effectiveness of the current planning scheme, and associated development controls, in terms of managing neighbourhood character and will assist them in revising the existing planning scheme if deemed necessary.

The primary aim of the study reported here was to define neighbourhood character from the perspective of the local community - what people in the community think and feel about the character of their individual neighbourhoods. To this end the author, Dr. Ray Green of the Faculty of Architecture Building and Planning at The University of Melbourne, was engaged to undertake a study of community perceptions of neighbourhood character in the town. The study, as reported here, focused on defining town and neighbourhood character through assessment of community environmental perceptions using a research methodology developed over several years by Dr. Green for this purpose (for details on past studies see - Green, 1985, 1995, 1998, 1999, 2000a, 2000b, 2002).

Study Aims and Research Questions

The aim of the study discussed in this report was to understand how people living in Anglesea conceptualise "neighbourhood character" and to identify the biophysical attributes associated with positive responses to neighbourhood character and those attributes associated with negative responses to existing local character and perceived loss of character within this context. Specifically, the research explored the following questions:

- How do members of the local community define the character of their neighbourhood (s)?
- How do residents conceptualise the geographic extend of their neighbourhood areas?
- What are the environmental features within neighbourhood precincts considered by residents to be important in conveying neighbourhood character?
- What are the environmental features within neighbourhood precincts considered by residents to negatively detract from neighbourhood character?
- How do residents evaluate these character features (both those that detract and those that are seen as important) in terms of perceived character compatibility?

Early in the study it became clear that not only was the built form of the town important to neighbourhood character but that vegetation, particularly indigenous vegetation, was integral to the community's conception of town and neighbourhood character. Therefore, the study was broken into two components; one looking at general elements which residents' associate with neighbourhood character, with an emphasis on the built form, and one looking specifically at the contribution of various types of vegetation, and the settings in which such vegetation occurs, in defining neighbourhood and town character.

Study Area

The study only addressed the area of Anglesea under Council planning justification covered by the designated boundaries of the Municipal Planning Scheme and did not look at the extensive areas of state park and nature reserves that are so important in defining the town's character and its contextual setting. Through analysis of the projective mapping data – as discussed below – five neighbourhood precinct areas were identified within the study area. The size of these neighbourhood precincts assured that each neighbourhood area would have a sufficient number of respondents to allow statistical aggregation of the data within neighbourhoods to meet methodological requirements of having approximately equal numbers of respondents in each precinct. However, these precincts may be subsequently reconfigured into smaller areas as a result of the physical characteristics survey being undertaken separately and to meet Council planner requirements. The study area, including definition of the five neighbourhood precincts and their boundaries, is illustrated in Figure 1.

Figure 1: Study Area Map with Neighbourhood Precincts

Methods

As mentioned, the methodology used in conducting this study has been developed, tested and refined by the author over several years and has proven both reliable and extremely sensitive in describing and assessing community perceptions of town and neighbourhood character. The results obtained from this methodological approach have proven capable of providing useful information for planning purposes. Specifically, methods used to delineate neighbourhood precinct boundaries, identify stimuli elements (neighbourhood and town features identified by the community to be salient to local character), assess these features in respect to "neighbourhood and town character compatibility", and for involving the community in interpreting the results, were employed in this study. This multi-stage research design initially incorporates a mail projective mapping survey, followed by a photo rating exercise and finally focus group discussions to help interpret the results. These methods were applied sequentially to identify a range of local environmental features and places residents' associate with the character of their neighbourhoods, measure the perceived degree of "character compatibility" of these features and interpret the results from the perspective of local residents.

Projective Mapping Mail Survey

Initially, a "Neighbourhood Character Questionnaire" was formulated and mailed to all 3000 rate payers and residents of Anglesea. The primary aim of this projective mapping questionnaire was to help identify those features of the town considered to be most important in conveying

neighbourhood character, and likewise those features seen to be detracting of local character, so that these features could then be photographed in the field and used in a subsequent phase of the study (photo rating exercise). The questionnaire was aimed at understanding:

- What geographic areas people thought constituted their local neighbourhood and the reasons for this understanding.
- The features people believe to be most compatible with the character of their neighbourhood.
- The features people believe to be most incompatible with character in their neighbourhood.

The questionnaire consisted of two A3 format maps with instructions requesting respondents to indicate, on one map, where they would take a set of photographs to illustrate the features and places they considered to be most important in positively contributing to the character of their neighbourhood, and on the other map, where they would take a set of photographs to illustrate those features they considered to be most incompatible with neighbourhood character. Respondents were also asked to describe what features they would include in their photographs and the vantage points from which they would take them.

In addition, respondents were instructed to draw a line on the map to indicate the boundary of the area they considered to represent their neighbourhood and why. Analysis of this data consisted of overlaying all the individual neighbourhood boundaries on a composite map and identifying a limited number of shared neighbourhood precincts from the patterns that emerged. From this analysis five neighbourhood precincts where identified. The reason for reducing the number of individual neighbourhoods to five was, as previously mentioned, to allow data collected from subsequent methods to be aggregated by precinct.

Out of the 3000 questionnaires delivered 300 useable questionnaires were returned resulting in a 10% overall response rate. Although this is a fairly typically response rate for such mail questionnaires, it cannot be assumed to be a representative sample of the community due to the possibility of non-response bias. This means that those who responded, and those who did not response, to the questionnaire, may be systematically different from one another. However, the demographic composition of those who responded does reflect reasonably well the actual demographics of the community (in regard to those demographic questions that were asked in the questionnaire - see Appendix A for details). The notable exceptions to this demographic fit was the fact that the respondent group included very few young people. Typically older people and people with higher levels of education are more likely to respondent to such mail surveys than younger people and those with lower levels of education. However, education levels could not be determined in this survey as no question on education of respondents was asked. For the purposes of this study; to identify a range of environmental features associated with neighbourhood character for use in a subsequent data collection procedure (photo rating exercise), and due to the high degree of consensus observed in the features identified within neighbourhoods, the data generated from the questionnaire was considered suitable for the purposes of this study.

Photographic Inventory

Based on results of the projective mapping questionnaire, a set of photographs of the most frequently mentioned features in each neighbourhood precinct were taken. Over two hundred photographs were taken, from which 77 depicting a robust range of features and environmental characteristics, with an emphasis on built features, were selected for use as stimuli in the photo rating exercise. These were the neighbourhood features most frequently cited in the projective maps. In addition, 32 photographs of different types of vegetation and settings dominated by vegetation, which people most frequently identified in the mail questionnaires, were also taken. Selection of vegetation to photograph was also guided by a report documenting the location and ecological value of the town's principal vegetation associations prepared by Mark Trengove (2002) and from consultation with members of the local botanical society ANGAIR Inc. These

photographic images, depicting both general town features and vegetation, were scanned and incorporated into a PowerPoint presentation for use as stimuli in the community photo rating exercise. The aim of the photo rating procedure was to collect quantitative data on the perceived "character compatibility" of the depicted features/places in respect to the different neighbourhood precincts as will be discussed late. Past research has found that photographs used in this way generally elicit very similar responses to those obtained *in situ*, particularly if the respondents have a degree of cognitive familiarity with the depicted environments (Craik, 1972a; Daniel and Boster, 1976; Hershberger and Cass, 1974; Nasar, 1988, Shafer and Richards, 1974; Shuttleworth, 1980; Stamps, 1990; Steward et al., 1984). Past research by the author has confirmed the utility and reliability of using photographs as surrogates for actual on site environmental assessments in town character assessment research (Green, 1985, 1999, 2000a). Colour photographic slides have proven to be the most valid in this respect (Daniel and Boster, 1976), however, in this study colour photographic prints were originally taken and then digitally scanned and incorporated into a Powerpoint presentation for use in the photo rating exercise, which was assumed to approximate the use of colours slides.

Community Workshop

A community workshop was held in Anglesea in September , 2002. The workshop was divided into three parts beginning with a photo rating exercise in which the 77 general neighbourhood character features (as displayed in a PowerPoint presentation) were rated by participants, followed by focus group discussions concentrating on various aspects of neighbourhood character, and finally rating of the 32 photographs depicting vegetation. Photographs used in the photo rating exercises were those identified in the projective mapping questionnaire as previously discussed.

In the mail questionnaire respondents were asked to indicate if they would be willing to participate in future exercises associated with the neighbourhood character study. Of the 300 questionnaires returned 115 (38%) indicated they would be willing to participate in future activities associated with the study. These people were sent invitations to the community workshop. Of the 36 respondents who participated in the community workshop, 17 were males and 19 females. Twenty–two participants did not live full time in Anglesea while fourteen did. Most respondents were in the 51 to 60 year old age category (n=20) followed by those in the 41 to 50 year age group (n=7). Twenty-one of the respondents grew up in a large or regional city while 12 had a rural or small town background with three not responding to this question. All the five neighbourhood precincts were represented, however, this distribution was unequal, with Neighbourhood Four having only three respondents while Neighbourhood Three had eleven (see Appendix B for details of the sample group).

Photo Rating Exercise

At the community workshop participants were shown the stimuli photographs, in random order, via the PowerPoint presentation, and asked to rate each feature/place (as depicted in the photos) in terms of perceived neighbourhood character compatibility (and in response to three other scales as will be discussed below). Participants were first shown the 77 photos (plus one repeat photo to test reliability) of the general neighbourhood features and asked to record their judgement responses for each photo on a preformatted response recording booklet. In the second part of the photo rating exercise respondents were asked to rate the 32 photos of vegetation. The participants were asked to rate each feature/environment depicted in the photos on a seven point, bi-polar rating scale intended to measure degree of perceived "neighbourhood character compatibility" Three additional rating scales were included to assess qualities found in past research to be strongly associated with perceived character in similar small coastal towns; perceived beauty, distinctiveness and naturalness (Green, 1999, 2000b). Each of the 110 slides was displayed for 30 seconds resulting in approximately one and a half hours of photo rating during the workshop.

Focus Groups

There were two focus groups held during the course of the study, one during the community workshop and one in October involving a community reference group that had been established to provide feedback during the study.

Workshop Focus Group One involved five separate focus groups conducted during the community workshop. The 36 workshop participants were divided into five groups according to the neighbourhood in which their houses were located. Each group was assigned a facilitator and was asked to respond to three questions:

- What features of the precinct in which you live positively contribute to its character?
- What features of the precinct in which you live detract from its character?
- How would you like to see the precinct develop into the future? What is the preferred character?

Results of this exercise are presented in Appendix C.

Focus Group Two involved the 10 community reference group members looking at the stimuli photos, as used in the previous photo rating exercise, in order of how they were rated in terms oif character compatibility. The participants were asked to give reasons why they thought the photos were rated they way they were. Data from this focus group were content analysed and are given in Appendix G.

Data Analysis

Projective Mapping Questionnaire

The projective mapping questionnaires where analysed to identify the features most frequently mentioned in relation to contributing to, or detracting from, neighbourhood character, and to identify locations where these features could be photographed. Analysis of the questionnaires consisted of tallying the frequently of mention of both specific and more general types of features and then plotting where these features occur in each of the five neighbourhoods. The features most frequently mentioned were categorised into positive and negative elements and grouped by:

- development and built features,
- natural features,
- views,
- vegetation,
- access,
- other types of elements that did not fit into the above categories.

The most frequently mentioned features were recorded on tables (see Appendix D) by neighbourhood precinct and if they were considered to contribute positively or negatively to neighbourhood character. Features and associated photographic vantage points were then plotted on composite neighbourhood maps.

It became obvious through this analysis, that in addition to the many features, both built and natural, identified through the questionnaire data, vegetation was found to be as an important aspect of local character as were built features and development. Therefore, a decision was made to look at vegetation as a separate category from general neighbourhood features, which focused more on various forms of development and its contribution to neighbourhood character.

Analysis of data from the question that asked people to draw a line around their neighbourhood was analysed by overlapping all the maps on transparent overlays and determining patterns that

suggested consensus in defining neighbourhood boundaries. From this analysis five general neighbourhood precincts were identified as shown in Figure 1.

Photo Rating Exercise

Analysis of the photo rating data (from the photo rating exercise) consisted of generating simple mean and standard deviation values aggregated across all respondents for each photograph (depicted feature/place) (see Appendix E for all photos - general features and vegetation - along with their associated character compatibility rating values). The rating values, and associated photographs, were then separated into each of the five neighbourhood precincts and combined with results of the second focus group, which involved eliciting responses from the community reference group with the aim of interpreting the photo rating results from the perspective of the community.

Results specifically associated with ratings of the vegetation photos, in respect to perceived character compatibility, beauty, distinctiveness, naturalness and messiness, are presented in tables with accompanying photographs in Appendix F. It was felt that due to the subtle distinctions in ratings between the various vegetation types and scenes, all five rating scale values were important to present. Due to the fact that the character compatibility ratings for general features were highly correlated with assessments of beauty, distinctiveness and naturalness, only the character compatibility ratings are presented.

Focus Groups

Finally, open ended data collected from the community workshop focus groups (Focus Group One), and the community reference group focus group (Focus Group Two), were content analysed. Analysis of Focus Group One data identified a series of issues and concerns in reference to each of the five neighbourhood precincts (see Appendix C). Focus Group Two data were categorised by perceived positive or negative contribution to neighbourhood character by photo and organised by neighbourhood precinct. In both cases content categories were first developed and then comments were tallied by category to derive frequency of mention sums. The results where then combined with each photograph's rating values (means and standard deviations) by neighbourhood precinct as illustrated in Appendix G. For example, photos taken in Neighbourhood One that were rated as positively contributing to neighbourhood character, were thought by the reference group members, to have been rated as such due to the "beachy colours of development", the "low rise nature of the development", the fact the "development was set in context of indigenous vegetation", "lack of fencing", "large front setbacks" and other positive characteristics associated with environments represented in that neighbourhood.

Results

Analysis of open-ended data from the mail questionnaire, data obtained from the photographic rating exercise and the focus groups, yielded a wealth of useful information about how local residents conceptualise the general character of the town and their particular neighbourhoods. These results are summarised below.

Features Rated Most Compatible with Neighbourhood Character

Features identified from the mail questionnaire that were repeatedly mentioned as contributing to neighbourhood character, and subsequently rated in the photo rating exercise as strongly in character, (means from 1.14 to 1.94), were all associated with natural environments and environmental features. These are features that most strikingly distinguish Anglesea from other similar coastal towns and include geological formations such as the coastline cliffs, the beach, Point Roadnight and various forms of coastal vegetation such as Moonah Trees and coastal heath. For example, the photo (No. 34) that received the highest character compatibility rating (M = 1.14, SD = 0.69) depicted coastal cliffs as seen from the beach in Neighbourhood Five. The high mean score and low standard deviation associated with this photo indicates that there was strong agreement that this feature was very important to the town's character. While these particular cliffs

are located in Neighbourhood Five it would be expected that similar cliffs in Neighbourhood One would also be rated very highly. These cliffs identify this stretch of coastline as unique and are almost continuous with the highly significant geological formations apparent at Point Addis. One should remember that because the photo rating data was collected using a seven point "character compatibility" scale, anything from 1 to 4 would be perceived as compatible with neighbourhood character to some degree, (from strongly to slightly), while any mean score in the range of 4 to 7 represents incompatibility with neighbourhood character.

Figure 2: Coastal Cliffs as Seen from the Beach in Neighbourhood Five.

The scene rated second highest in respect to contributing to town character is of Point Roadnight (Photo 6 - *M* = 1.17, *SD* = 1.01). This is another unique geological feature that is a prominent landmark in Anglesea. Other highly rated features include that Kangaroos at the golf course (Photo 10 - *M* = 1.31, *SD* = 1.05), views to the beach (Photo 18 – *M* = 1.34, *SD* = 1.41) and the Anglesea River (Photos 5 and 27 – *M* = 1.46, *SD* = 1.31 and *M* = 1.57, *SD* = 1.50 respectively).

Of the four photos rated most highly compatible with local character the sea is depicted in three suggesting the sea to be an essential and dominate element in defining Anglesea's character. In all cases the character compatibility ratings for these photos are very low suggesting that these elements are highly valued aspects of town character and there is strong agreement among respondents in this assessment.

Cultural features rated high in respect to character compatibility include a photo looking down the unsealed Melba Parade in Neighbourhood Five with Point Roadnight in the background (Photo 71 - *M* = 1.54, *SD* = 1.48), the River Walk in Neighbourhood One (Photo 47 - *M* = 1.63, *SD* = 1.31) and the boathouses in Neighbourhood Two (Photo 56 - *M* = 1.60, *SD* = 1.06). Other roads, mostly unsealed and informal in appearance, or paved roads often with spectacular views to the sea, were also rated as strongly contributing to neighbourhood character. The art gallery on the Great Ocean Road in Neighbourhood Three (Photo 31 - *M* = 1.66, *SD* = 0.91) was the built feature, along with the boathouses, rated highest in terms of character compatibility. The gallery building is barely

visible in the photo due to the mature Moonah Trees in the front garden, which greatly obscure the façade and screen it from the road.

Indigenous vegetation was always rated as being compatible with local character while exotic types, and weed species, were consistently rated as incompatible with local character to some degree. For example, a photo of mature Moonah Trees with an understorey of indigenous grasses, as viewed from the opposite side of the river (Photo 20 – *M* = 1.25, *SD* = 0.44), was rated as the most "in-character" vegetation scene of all those tested. The rating scale values for this scene indicate this type of vegetation, in this type of setting, and the river itself, are considered to be highly compatible with local character and there is strong agreement in this assessment.

Different forms of pedestrian access to natural areas were also rated highly compatible with neighbourhood character. For example, the river walk in Neighbourhood One (Photo 47 – *M* = 1.63, *SD* = 1.31) and one of a timber bridge over the river near Coogoora Park depicted in Photo 17 (*M* = 1.94, *SD* = 1.39) were both rated very highly.

Figure 3: Moonah Trees with Riparian Grasses on the Anglesea River

The two residential houses that were rated highest in character compatibility exhibit similar design attributes (Photo 64 - *M* = 2.11, *SD* = 1.13; Photo 74 – *M* = 2.23, *SD* = 1.24), including being low rise and small in scale, set back from the road, surrounded by mature native vegetation and painted in light, soft colours. In fact all of the residential houses that were rated highest in terms of neighbourhood character compatibility share a common feature in that they are all in heavily vegetated settings, mostly indigenous forms of vegetation, except in respect to one house located in Neighbourhood Three (Photo 54 – *M* = 2.35, *SD* = 1.54) which is dominated by mature exotic ornamental plants and lawn yet was still rated highly. If one looks at the other houses on this street (Bonair Street), which has a substantial amount of such exotic plantings, this assessment becomes more understandable as it could be said to fit within the context of that neighbourhood area. The high rating for this house, however, runs contrary to the findings of ratings for vegetation in which plants perceived as decidedly incompatible with neighbourhood character were all exotic types including Pampas Grass (Photo 16 – *M* = 5.03, *SD* = 2.06), Agapanthus (Photo 21 – *M* = 5.06, *SD*

= 1.93), a Pine plantation (Photo 14 – *M* = 5.08, *SD* = 1.87), a Cypress screen (Photo 26, *M* = 5.31, *SD* = 1.91), and the lowest of all, Palm and Agave plantings associated with the resort depicted in Photo 113 (*M* = 5.83, *SD* = 1.42). It is interesting that when people were asked to rate the resort building itself, rather than the vegetation associated with it, it received a rating suggesting it is perceived as being slightly compatible with neighbourhood character (Photo 36 – *M* = 3.77, *SD* = 1.70). Photos of vegetation that rated highest and lowest in term of perceived beauty, distinctiveness, naturalness and messiness, as well as character compatibility, are displayed in Appendix F, which also presents tables giving the associated rating values for these photos.

Other built features that were rated high in terms of character compatibility include roads with spectacular views (seen in Photos 21 and 58). A photograph of Melba Parade with a view to Point Roadnight was particularly preferred (Photo 71, *M* = 1 .74, *SD* = 1.42). In this photo the road is unsealed, there are no visible power lines and houses are well set back with no built elements visible in the scene. Of somewhat lesser preference, however still high, was a view looking down McDougall Street (Photo 44, *M* = 2.51, *SD* = 1.32) in which power lines are dominant, no doubt a feature detracting from this scene. Other roads that were rated fairly high in character compatibility include smaller roads, both gravel and sealed, with vegetation apparent on both sides (Photos 9, 14 and 51). In these scenes buildings and power lines are almost totally screened by vegetation.

The highest ratings for newer homes are the two houses depicted in Photo 67 (*M* = 2.26, *SD* = 1.24). These houses are located in Neighbourhood Three and back onto Kuarka Dora Reserve. In this scene the houses, which were photographed from the reserve side, are almost entirely obscured by mature indigenous bushland.

Features Rated Moderately Compatible with Neighbourhood Character

Interestingly the historic homes depicted in Photo 13, located on the Great Ocean Road, and another older house on Tonge Street (Photo 26), were not rated as highly as one would expect. This was probably due to the lack of screening vegetation, presence of fences facing the street, and in the case of the Tonge Street house, a large expanse of lawn in front of the house. Large expanses of lawn were consistently identified as a negative feature in Focus Group Two. A contemporary style house in Neighbourhood Five (Photo 12 – *M* = 2.71, *SD* = 1.41), which was rated as being moderately compatible with neighbourhood character, displays many of the attributes associated with higher character compatibility such as being small scale, however two-storey but with an highly articulated façade, peaked roofs, painted in pale colours, no front fences, screened by vegetation and incorporating a mix of materials, in this case wood and corrugated iron (Figure 4).

Figure 4: Contemporary House Associated with High Character Compatibility Ratings.

Other built features that rated moderately high in regard to character compatibility are the old shops on the Great Ocean Road in Neighbourhood Three (Photo 69 – *M* = 2.29, *SD* = 1.47) and the new shopping centre area on the Great Ocean Road in Neighbourhood One (Photo 55 – *M* = 2.46, *SD* = 1.27), both of which were frequently mentioned as positive features in the mail questionnaire. Other public places perceived to be moderately compatible with neighbourhood character include the old cinema building (Photo 50), Coogoora Park (Photo 4) and the campground (Photo 45). A scene depicting a nature strip on both sides of the footpath in Neighbourhood Two (Photo 66) was also considered to be moderately in character, further evidence of the importance residents place on all aspects of vegetation.

Features Rated Slightly Compatible with Neighbourhood Character

Built features that were rated as slightly contributing to neighbourhood character include an historic house depicted in Photo 42 (*M* = 3.30, *SD* = 1.51), in which most of the house is hidden behind a paling fence with the most visible feature being a relatively high second-storey extension, or as many respondents referred to it in the projective mapping questionnaire as “the tower”. Also rated as slightly in character are older two-storey beach houses in Neighbourhood Five (Photos 52 and 28). These houses are set back from the road yet have virtually no screening vegetation. A photograph of the Driftwood unit complex was also rated as slightly in character, which was not expected as several residents identified this development in the mail questionnaire as detracting from neighbourhood character. From the front these pale coloured, single-storey units are separated from the road by transparent fencing, factors which may have accounted for their being rated as slightly in character. However, the density, small setback and high paling fences associated with these units, as seen from Mawson Avenue, were not tested in this study and had they been a lower rating for these units might have been expected.

Two contemporary style houses (Photos 8 and 70) were also rated as being slightly in character. Both are interestingly coloured two-storey structures with somewhat articulated facades, both are set back from the road and both display native plantings and no front fencing. One of these houses (Photo 8) also has an unsealed driveway; a feature identified by participants in Focus Group Two as positively contributing to neighbourhood character. Another house depicted in Photo 57 (*M* =

3.68, *SD* = 1.63) is interesting because it was rated as being slightly in character and is surprisingly similar in design and form as another one that was rated as slightly detracting from neighbourhood character (Photo 70, *M* = 4.37, *SD* = 1.75). The lower rating of this later house is probably due to its strong colour compared to the light beige colour of the former house. The later house also appears boxier and the façade is somewhat less articulated and lacks landscaping in comparison to the other.

Other features that were rated as slightly contributing to neighbourhood character include two single storey houses on Tonge Street (Photos 38). Both of these houses are painted in pale colours yet have only a minimum side yard setback between them. Of similar rating was a scene depicting houses on Manna Gum Court (Photo 73), most of which seen in the photograph are single-storey and painted in various pale colours. The entry road visible in the scene is curved, has no curbing and the houses along it appear to not have front fences. This particular street was, however, mentioned several times in the mail questionnaire as a negative feature because of the minimum setbacks of the houses, paling fences and the "suburban" housing development style of the street. The border planting of mature *Eucalyptus* trees located on the Lutheran Camp's property, which creates a backdrop to the houses, may have helped to increase preference for this scene.

Two, two-storey houses of interesting architecture and colours (Photos 7 and 16) were also rated as slightly in character as were the two-storey units depicted in Photo 78. These units have peaked roofs, articulated facades and are painted in interesting colours, which may explain the rating these units received that suggests they were seen as being slightly compatible with neighbourhood character. Another development that was rated as being slightly in character, and yet was frequently mentioned as detracting from neighbourhood character in the mail questionnaire, is a single storey cedar house pictured in Photos 35. Results from the second focus group indicate that the timber material used in the construction of this house, and its small scale, are positive features that may have contributed to it receiving a slightly positive rating. A unit development (Photo 1) that was also rated as slightly in character may have been rated so due to the perceived suitability of its colour, though the front fencing and large expanse of concrete paving, unarticulated, blank façade and its boxy appearance would likely be perceived as negative attributes. In both the case of the cedar house and these units, lack of vegetation would have undoubtedly been seen as a negative attribute impacting on the character compatibility of these developments.

Features Rated as Slightly Incompatible with Neighbourhood Character

Developments considered to be only slightly detracting from neighbourhood character include several two-storey units (Photos 77, 19 and 53), cabins (Photo 33), single-storey units (Photo 76) and shop developments on River Reserve Road (Photo 24) and the Great Ocean Road (Photos 40 and 15). These last cited developments were identified in the second focus group as being of relatively higher density, lacking of vegetative screening, and hence visual dominance of the built form, and the presence of paling fencing, which may account for the negative assessment of these features in particular. Also perceived as being slightly out of character were two, three-storey houses (Photos 59 and 43). These two houses were suggested by participants in focus group two to be balking and boxy in appearance (see Appendix G). A single storey older style beach house with an unusual painted mural style facade was considered to be slightly out of character, although in the mail questionnaire it was mentioned more than once as a feature contributing to the character of Neighbourhood One. Another single storey house that was rated as slightly out of character has an expanse of eroded soil and lawn in the front, which may account for this assessment; this house was also identified by several respondents as detracting from neighbourhood character in the mail questionnaire.

Features Rated Moderately Incompatible with Neighbourhood Character

Houses which were perceived to detract more strongly from neighbourhood character include several of unusual architectural design (Photos 62, 37, 25 and 68). The expanse of blank wall fronting the street apparent of the house depicted in Photo 25 and the unarticulated square box-

like form of the house on O'Donohue Road depicted in Photo 37 and the decidedly out of place Mexican style house on Harvey Street (Photo 68), with its vast high walls, were mentioned several times in the mail questionnaire as being particularly negative features of the neighbourhood. The view of ALCOA smoke stacks and the Industrial Estate were also perceived as moderately incompatible with neighbourhood character. Several houses and units built of dark red and orange brick were frequently identified in the mail questionnaire as detracting from neighbourhood character (Photos 30, 11, 65 and 75) and all were rated as being moderately incompatible with neighbourhood character.

Features Rated Strongly Incompatible with Neighbourhood Character

Poorly maintained and "messy" houses were frequently identified in the projective mapping questionnaire as detracting from neighbourhood character. One such house is depicted in Photo 75 (*M* = 5.97, *SD* = 1.51) while another has an old shipping container parked next to the house (Photo 11). Some houses with add-on second-storey additions, such as the one pictured in Photo 23, were also rated as being out of character as was the one depicted in Photo 63 (*M* = 5.46, *SD* = 1.84) that appears very boxy in form. The most inappropriate development of all was the Debonaire apartment development (Photo 49, *M* = 6.06, *SD* = 1.45). This finding was not surprising as it was mentioned frequently by people from all neighbourhoods in the mail questionnaire as being highly detrimental to town character. This development displays most of the attributes associated with low perceived character compatibility including having dark, unattractive coloured walls facing the streets, little surface articulation, not being setback from the road, being large in scale and bulk, high in density, with paling fences and no screening vegetation to the street. The fact that this development is located near older developments and streets that were rated high in terms of neighbourhood character compatibility probably further adds to the negative impact of this development on town character.

Figure 5: Debonair Apartments Rated the Lowest in Character Compatibility.

Vegetation Rated Strongly Compatible With Neighbourhood Character

The majority of scenes depicting indigenous vegetation, particularly in its most naturally occurring form, were rated high in neighbourhood character compatibility in the photo rating exercise. The main vegetation types, including Moonah Woodlands, Messmate Stringybark Woodlands, Swamp Gum/Riparian Complex, Heathlands and Coastal Complex, which includes various dune vegetation species and Coastal Heath, were all represented in photographs rated highest in terms of neighbourhood character compatibility. Only scenes containing a high level of human manipulation in the form of roads, fences and lawn understory (Photo 32, 22 and 5), were considered to be only moderately supportive of neighbourhood character. Also rated moderately less in character than other species of indigenous vegetation where Drooping Sheoak (Photo 3) and the environmental weed Coast Wattle (Photo 18), both of which were also frequently mentioned in the mail questionnaire as detracting from local character. In addition, non-indigenous, native species used in the public reserve depicted in photo 25 were rated less in character. Only two scenes (Photos 11 and 12), depicting indigenous vegetation perceived to be highly messy, were rated as being only slightly in character.

The scene depicting mature Moonah trees with an intact understorey at the edge of the Anglesea River (Figure 3) was rated highest for its character compatibility. This stresses the importance of the river environment, particularly in this comparatively pristine form, and the importance of mature trees. The contribution to local character of Anglesea's Moonah trees was evidenced by the frequency of their mention in the mail questionnaire. Of particular mention were their distinctive form and the concern residents had for retaining these trees and maintaining the integrity of the Moonah Woodlands, and old specimens in particular. It is interesting to note that the character rating for the photograph depicting the Art Gallery (Photo 31 in the general neighbourhood features), with its remnant stand of mature Moonah trees, was also considered to be very strongly in character.

Scenes that depict the heathlands and heathy Messmate woodlands, and those including Grass-trees and flowering heathland shrubs, were also considered to be very highly in character. In addition, Swamp Gum woodlands, particularly those associated with the Kuarka Dora Reserve (Photo 2), and Swamp Gum Riparian complex species (Photo 3), were also rated highly in terms of character compatibility. Dune vegetation, including Marram Grass and various dune plant species, were likewise rated highly. All the various scenes depicting Messmate Stringy Bark Woodland where rated as being highly in character, as would be expected as this is the dominant form of woodland vegetation in Anglesea.

Vegetation Rated Strongly Incompatible With Neighbourhood Character

Only exotic vegetation was considered to detract from neighbourhood character, such as environmental weeds – ie. Pampas Grass and Agapanthus (Photos 16 and 21), both of which were also mentioned in the mail questionnaire as detracting from local character. Other exotic plants rated incompatible with neighbourhood character included Pine and Cypress trees (Photos 14 and 26). Vegetation that was rated most incompatible with neighbourhood character was species used in the landscape at the SurfCoast Resort which consists of Phoenix Palms and Agave species (Photo 13).

Each vegetation scene, (as depicted in the stimuli photographs), illustrates a particular plant type, vegetative association or setting in which such vegetation occurs. Each of the scenes (photographs), mean rating and standard deviation values for each scene and a detailed discussion of how they were rated are presented in Appendix E and H respectively. The scenes and discussions in Appendixes E and H are presented in an ordered sequence that reflects photo ratings in terms of perceived contribution to neighbourhood character from most to least.

Perceived Differences in Character Across Neighbourhoods

While there were strong similarities across neighbourhoods in terms of the types of features identified as contributing to neighbourhood character, as well as detracting from character, (and in terms of their associated physical attributes), there were also some differences noted. These differences can be discerned by examining the photos and associated community reference group comments as presented in Appendix G. For example, Neighbourhood One contains many older, larger houses with large lots and established gardens along the river that were rated relatively highly in terms of contributing to local character. There are also smaller, older-style beach houses on the ocean side of the Great Ocean Road that were also rated as compatible with neighbourhood character. However, this neighbourhood also has many examples of newer developments that were rated as detracting from neighbourhood character that share the same physical attributes possessed by many other out of character developments across the town such as higher density, "suburban" style architecture, (such as found in the new Manna Gum Court developments - Photo 73). Neighbourhood Two has many opportunities to access open space areas containing indigenous vegetation (i.e. Kuarka Dora Reserve and river and coastal reserves) and this seems to be particularly important to the perceived character of this neighbourhood. Vegetation occurring in accessible open space areas, along streets and that used as screening for houses was, however, found to be important to the character of all neighbourhoods and its lack a decided element in determining perceived incompatibility with neighbourhood character across the entire town. Neighbourhood Three has several streets with older houses and streetscape plantings that distinguish them from other areas of the town (i.e. the boat houses) which represent remnants of the original town centre. The juxtaposition of these older developments and streets, that were rated as integral to contributing to neighbourhood character, with new developments that were rated as particularly incompatible with neighbourhood character, (such as the Debonair Apartments), seems to be a distinctive feature of this precinct that needs consideration. Some streets in this neighbourhood, such as Tonge Street, have a mix of native and mature, non-native types of vegetation (i.e. Cypress and Pines Trees) that are perceived as integral to this neighbourhood's character and differentiate it from others where non-native vegetation is a strong factor in determining incompatibility with neighbourhood character. Some houses in this neighbourhood also have established gardens with mature plants that help to screen buildings from the street which are integral to its character, however, as mentioned this is true of all neighbourhoods. Neighbourhood Four has several streets that afford spectacular views over the river and to the coastline and this helps to distinguish this neighbourhood from others. This neighbourhood also has several areas of indigenous vegetations that are critical to its streetscapes (i.e. Niblick Street). Neighbourhood Five has many spectacular views to the ocean and accessibility to the shoreline, with its prominent natural features (i.e. Point Roadnight and the cliffs), which are clearly distinctive identifying features of this precinct. Neighbourhood Five also contains many older beach style houses, such as those found along Melba Parade, interspersed with some examples of new, high profile architecture; some of which were rated as compatible with neighbourhood character whilst others were not. Newer, high profile examples of architecture, such as that found along O'Donohue Road and Melba Parade exhibit many of the same design attributes that determine character compatibility of new developments regardless of which neighbourhood they are found.

To gain a clearer picture of how the features examined in this study may collectively define the character of individual neighbourhoods it is necessary to map biophysical attributes that are common to these features across areas. It must be recognised that this study examined a limited number of *specific features* and their perceived character compatibility at specific locations within the different neighbourhood precincts. As such the findings in themselves cannot be used to determine the homogeneity of the *types* of features, and their associated attributes, that define discrete neighbourhoods across the town without reference to both the physical survey of town characteristics and the vegetation survey which are reported elsewhere.

Conclusions

What the findings of this study suggest in terms of town planning is that natural features and views of natural features, specifically the beach and the river and the many areas and types of indigenous vegetation in the town, should be preserved wherever possible. Any development that results in disturbance to these features should be limited through appropriate planning mechanisms and controls. The scenes that were rated most highly in terms of neighbourhood character compatibility depict natural landscape features, particularly unique geologic formations, such as the cliffs and Point Roadnight, and botanical features found along the coast, such as the heath lands areas of Moonah trees, and in nature reserves such as the Bosa Track and Edna Bowman and the Elisabeth Street Reserves. Geographically many of these features are concentrated along the coastline, beach and the Anglesea River. Areas of indigenous bush and heath land were found to be highly supportive of town and neighbourhood character and 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.

Built features associated with, or that are adjacent to, areas of indigenous vegetation, should, during their development, be encouraged to minimise destruction of site vegetation. In an effort 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 employed.

All the photos depicting buildings that were rated as highly incompatible with neighbourhood character in the photo rating exercise exhibit certain design qualities that should be discouraged in new development. These attributes include buildings being too large in scale, boxy in appearance, lacking sufficient surface and massing articulation, and are of brick construction or painted in strong, dark or garish colours. Likewise, design attributes exhibited by older, more historic buildings that were rated as compatible with neighbourhood character, and the few contemporary houses rated as moderately compatible with neighbourhood character, should, where possible, be echoed in new development. This includes encouraging smaller, rather than larger, scaled of development (in terms of mass and height), an emphasis on pecked roofs rather than flat roofs, greater articulation of building massing and surface articulation, absence of fencing, particularly opaque types such as paling fencing, and retention of vegetative cover. Screening new development with indigenous vegetation is also an important consideration. If the aim is to encourage new development to be more sympathetic with people's perceptions of town and neighbourhood character than these design attributes, if integrated in the design and siting of new development, are likely to help achieve this objective. Planning controls should be developed to encourage the incorporation of these positive design attributes and discourage development that exhibits attributes associated with buildings that were, in this study, rated as incompatible with town and neighbourhood character. The idea is to encourage creative architectural design within the context of existing valued neighbourhood character by echoing elements and design attributes associated with those features, found in this study to be perceived as compatible with neighbourhood character, and minimise those attributes associated with development perceived as incompatible with neighbourhood character.

Desirable neighbourhood character needs to be consciously managed though application of appropriate planning mechanisms and development controls, and enforcement of these controls, or it will be lost. In this way the results of this study, particularly in regard to the character compatibility ratings associated with built features, and implications for conservation of indigenous vegetation, can serve as models to guide the design of future developments and wise land management.

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APPENDIX A

DEMOGRAPHIC AND BACKGROUND DETAILS OF NEIGHBOURHOOD CHARACTER QUESTIONNAIRE RESPONDENT SAMPLE

Classification of Respondents by Neighbourhood

Neighbourhood	Frequency	Percent
1	48	16.0
2	31	10.3
3	51	17.0
4	39	13.0
5	64	21.3
Total	233	77.7
Overlap or Missing	67	22.3
Total	**300**	**100.0**

Age Category

Age category	Frequency	Percent
<16	3	1.0
16-20	2	.7
21-30	6	2.0
31-40	26	8.7
41-50	55	18.3
51-60	91	30.3
61-70	55	18.3
>70	35	11.7
Valid Total	273	91.0
Missing Value	27	9.0
Total	300	100.0

Gender

Category	Frequency	Percent
Female	131	43.7
Male	126	42.0
Both	11*	3.7
Missing	32	9.7
Total	300	100.0
* Indicates both a male and a female responded (i.e. husband and wife).		

Residency in Anglesea

Category	Frequency	Percent
Yes	105	35.0
No	166	55.3
Total	271	90.3
Missing	29	9.7
Total	**300**	100.0

Urban or Rural/Small Town Childhood Environment

Category	Frequency	Percent
Large or Regional City	194	64.7
Rural or Small Town	64	21.3

Both	11	3.7
Total	269	89.7
Missing Value	31	10.3
Total	**300**	**100.0**

People willing to participate in future phases of the study:
115 will participate out of 300 responses = 38.3% of sample

Length of residency of those who live in Anglesea and responded:
Of the 92 out of the 300 who live in Anglesea who answered the question "How long have you lived in Anglesea?" – Min. 1 year, Max. 70 years, Range 69 years, Mean – 14.04 years, Standard Deviation – 15.67 years

APPENDIX B

DEMOGRAPHIC AND BACKGROUND DETAILS OF PHOTO RATING COMMUNITY WORKSHOP RESPONDENT SAMPLE

Gender: 17 males and 19 females

Age Distribution of Sample

Age Group	Frequency	Percent
< 21 Years	1	2.8
21-30 Years	1	2.8
31-40 Years	4	11.1
41-50 Years	7	19.4
51-60 Years	20	55.6
61-70 Years	1	2.8
> 70 Years	2	5.6
Total	36	100.0

Environmental History

Environment Type	Frequency	Percent
large/regional city	21	58.3
rural area/small town	12	33.3
Total	33	91.7
Missing Value	3	8.3
Total	36	100.0

Neighbourhood Representation

Neighbourhood Precinct	Frequency	Percent
N1	8	22.2
N2	5	13.9
N3	11	30.6
N4	3	8.3
N5	9	25.0
Total	36	100.0

Full or Part-time Residency

	Frequency	Percent
Full-time Resident	14	38.9
Part-time Resident	22	61.1
Total	36	100.0

APPENDIX C

FOCUS GROUP ONE RESULTS

These focus group discussions were conducted as part of the community workshop. Respondents worked in groups according to the neighbourhood precincts in which they lived. Five questions were addressed and each group had a facilitator. Responses were written down on butcher's paper and later transcribed.

Community Workshop Focus Group One – Attributes by Neighbourhood

Neighbourhood Precinct - 1		
What features of the precinct positively contribute to its character?	**What features of the precinct detract from its character?**	**How would you like to see the precinct develop into the future? What is the preferred character?**
Access to river and shopping centre.	Traffic congestion on Great Ocean Road.	Coastal character/bushland/heathland.
Natural boundaries – river/heathland.	Lack of vehicular and pedestrian access across Great Ocean Road.	Lightweight construction.
Vegetation corridors.	Powerlines – detracts from views.	Blends with the landscape.
Trees overhanging road.	Unmade roads – dust, drainage.	Thoughtful architecture.
Wildlife.	Industrial estate – lack of landscaping.	Services underground (powerlines).
Sporting facilities/community facilities.	Suburban style of new development.	No relocatable homes.
Housing dominates the street.	Too high a density development.	Encourage pedestrian/bicycle traffic.
Small building scale/well landscaped.		Discourage car use.
Low rise/recessive.		Height limits under canopy and consistent with surrounding houses.
Walking distance to facilities and reserves.		Higher density around shopping centre (with walking distance). Lower density on outskirts.
Access to services – water, sewer etc.		Coastal character/bushland/heathland.
Unmade streets and dead ends.		Using indigenous vegetation.
Low impact fencing – post and wire.		Improved beach access.
Coastal location.		Retain existing town boundaries.

Community Workshop Focus Group (One) – Attributes by Neighbourhood

Neighbourhood Precinct - 2		
What features of the precinct positively contribute to its character?	**What features of the precinct detract from its character?**	**How would you like to see the precinct develop into the future? What is the preferred character?**
Vegetation – in natural form – maintained for safety.	Individual houses that dominate block/landscape.	Coastal character/bushland/heathland.
Maximum two storey houses (low rise and mix).	Pockets of excessive vegetation removal.	Lightweight construction.
Low density.	Overly suburban gardens (leaf free!) in areas.	Blends with the landscape.
Public open space eg. Kuarka Dorla Reserve (links).	Dominant power poles and wires.	Thoughtful architecture.
Unmade roads – gravel surface.	Inappropriate development of reserve land.	Services underground (powerlines).
Lack of concrete footpaths.	Individual houses that dominate block/landscape.	No relocatable homes.
Front fencing non existent or discreet.		Encourage pedestrian/bicycle traffic.
Colour – natural and blend in with the environment.		Discourage car use.
Different styles of houses.		Height limits under canopy and consistent with surrounding houses.
Good pedestrian access – through and within this area.		Higher density around shopping centre (with walking distance). Lower density on outskirts.
Safe environment (eg. children).		Using indigenous vegetation.
Not too much street lighting.		Improved beach access.
Single dwellings per block.		Retain existing town boundaries.

Community Workshop Focus Group (One) – Attributes by Neighbourhood

Neighbourhood Precinct - 3		
What features of the precinct positively contribute to its character?	**What features of the precinct detract from its character?**	**How would you like to see the precinct develop into the future? What is the preferred character?**
River and river bank.	Debonair units – bulk, visual, unimaginative.	Maintain low scale/character/low density.
Proximity to beach.	Spa resort – palm trees.	Maintain views.
Unmade roads.	Second storey level of hardware store (dog kennel).	Maintain rustic character/non suburban.
Old, original part of Anglesea and original houses – pitched roofs/galvanised iron/weather boards.	Unmaintained commercial buildings – Four Kings.	Additional trees – Moonahs on riverbank.
Low density housing.	Great Ocean Road traffic – cuts access to beach/river and dangerous Four Kings corner – eg. sight lines.	No commercial type intrusions (eg. minigolf etc/conference centres etc).
Generally single storey – allows for view sharing.	Lack of vegetation on river bank.	Pedestrian crossings needed to access beach/river.
View of cliffs to east.	Material of river bank wall – concrete.	By-pass road needed to reduce traffic conflict.
Trees, natural nature strips.	Concrete kerb and channel.	Limited car parking to keep village feeling.
Maid Marion's Store – single corner shop and communal focus.	Overhead power lines.	More extensive consultation by Council of neighbours over new development – wider than immediate adjacent owners.
Original Four Kings – single storey.	Vegetation clearing for vehicle clearance/sight lines.	Underground power lines.
No through roads – more pedestrian friendly– less traffic	Bitumen roads.	More use of swale drains.
Location of community centre/facilities.	Non native vegetation.	Maintain low scale/character/low density.
Absence of footpaths and kerbing.	Excessive building site coverage on new blocks/redevelopment.	
Retention of native tea tree.	Lack of vegetation on river bank.	

Community Workshop Focus Group (One) – Attributes by Neighbourhood

Neighbourhood Precinct - 4		
What features of the precinct positively contribute to its character?	**What features of the precinct detract from its character?**	**How would you like to see the precinct develop into the future? What is the preferred character?**
Tidy roads.	Alcoa chimney.	Happy with it as it is.
Vegetation, trees, wooded blocks.	Neglected, overgrown, weed ridden vacant blocks of land.	Need a mix of household age groups (not just elderly) ie. those who can afford to be there as well.
Very few paling fences.	The pumping station at the old water dam – ugly and noisy.	Need adequate fire access into high risk areas.
Limited double storey dwellings.	Noise from Alcoa.	Need buildings that fit into the character of the area – not square boxes, huge structures sticking up like a 'sore thumb'.
Close to the golf course.	Erosion from stormwater drainage.	Don't want to be looking at brick walls (prefer trees).
Bird life and possums.	Fast traffic.	
Most of the houses are pretty compatible with the ambience of Anglesea.	Poor road maintenance.	
	Nature strips are overgrown – people have to walk on the road.	

Community Workshop Focus Group (One) – Attributes by Neighbourhood

Neighbourhood Precinct - 5		
What features of the precinct positively contribute to its character?	**What features of the precinct detract from its character?**	**How would you like to see the precinct develop into the future? What is the preferred character?**
Heathland.	Sealed roads.	No smaller blocks – should remain large.
Pt Roadknight.	Powerlines.	Diverse architecture okay but need to be respectful of vegetation/coast line.
Gravel roads.	Exotic vegetation/environmental weeds.	No suburban design – no bricks/muted colours.
Natural vegetation prominent.	Destructive impacts on dunes.	Alternative surfaces where roads sealed – washed gravel/paving.
Built form recessive.	Brick and block work (materials/construct)	Appropriate styled local shops to service area.
Existing character created over 50 years.	Concrete driveways.	
Larger blocks – feeling space/separation.	"Top Heavy" buildings with bulk at upper level.	
Simple building styles/moderate scale.	Cats and dogs in locality – detract from environment.	
	Public parking maintenance	

APPENDIX D

NEIGHBOURHOOD CHARACTER MAIL QUESTIONNAIRE RESPONSE TABLES

The table in this appendix is an example of the data analysis sheets used to record frequency of mention of items in the mail questionnaire from which field photography was based.

Neighbourhood 4 - Anglesea +Ve Features				
	Frequency	Frequency		Survey Number
	View to/down/unrestricted			
1	Golf course (inc. Kangaroos)	3VD	17	26, 29, 33, 94
2	Sea/Ocean/Beach/coast	20	13	57, 60
3	Pt. Addis	16	6	63, 195
4	Trees lined area	23	5	126, 293
5	Angahook State forest + Mountains	2	4	103
6	Hinterlands	4	3	57
7	Aireys Inlet & lighthouse	1	2	135
8	Fairway Drive	25	2	29
9	River (inc.bank & mouth)	18	2	41, 90
10	Valley	26	2	175
11	Birkdale Cres	19	1	87
12	Bush		1	135
13	Hills		1	72
14	Houses		1	140
15	McMahon Ave		1	33
16	Niblick Street		1	29
17	Parker Street		1	63
18	Reserve		1	175
19	Township		1	60
20	Sunset/Sunrise			
	Development			
1	Street lights	6	3	76
2	Appropriate/discrete development	2	2	26, 29
3	Transparent Fencing	10	1	26
4	One house per bock/ no dual occupancy	14 16	1	26
5	Controlled/limited development	22	1	26
✓ 6	Appropriate use of materials/colours	21	1	60
	Vegetation			
1	Native Bush/Vegetation/Flora	13	11	26, 72, 95
2	Native gardens	14.	2	26, 64
3	Trees (inc. gums)		2	76
4	Indigenous		1	26
5	Nature Strips		1	230
6	Screening Vegetation		1	26
	Access			
1	Angahook State Forest		1	103
2	Gravel Roads/Unmade roads		1	26
3	Low Traffic - Noble Street		1	26
4	Walk track/path/bush track/ trail/fire access/river/frog hollow		1	287
	Other			
1	Wildlife (inc. Kangaroos, bridlife)	11	4	26, 195
2	Streetscape - Pickworth Drive	12	2	57
3	McMillan House		1	126

APPENDIX E

PHOTO RATING EXERCISE:

NEIGHBOURHOOD FEATURES RATED BY CHARACTER COMPATIBILITY FROM LEAST TO MOST COMPATIBLE

The photographs displayed in the following A3 sheets illustrate all features, general features and vegetation, used as stimuli in the photo rating exercise. Mean and standard deviation values for perceived character compatibility are also given.

General Neighbourhood Features Rated by Character Compatibility From Most to Least Compatible .


Photo 34, Coastal Cliffs - N-5
(M = 1.14, SD = .692).


Photo 6, Point Roadnight - N-5
(M = 1.17, SD = 1.01).


Photo 10, Kangaroos at Golf Course - N-4
(M = 1.31, SD = 1.05).


Photo 18, View of Main Beach- N-3
(M = 1.34, SD = 1.41).


Photo 61, View Over Heath to Pt. Addis - N-
(M = 1.40, SD = 1.09).


Photo 5, View Across Anglesea River - N-3
(M = 1.46, SD = 1.31).


Photo 71, Melba Parade - N-5
(M = 1.54, SD = 1.48).


Photo 27, Anglesea River - N-1
(M = 1.57, SD = 1.50).


Photo 56, Boat Houses - N-2
(M = 1.60, SD = 1.06).


Photo 47, River Walk - N-1
(M = 1.63, SD = 1.31).


Photo 31, Art Gallery - N-3
(M = 1.66, SD = 0.91).


Photo 21, View from Great Ocean Rd. - N-5
(M = 1.74, SD = 1.42).


Photo 58, View from Parker Street - N-4
(M = 1.94, SD = 1.08).


Photo 17, Bridge - N-2
(M =1.94, SD = 1.39).


Photo 39, Anglesea River Mouth - N-1
(M =1.94, SD = 1.68).


Photo 9, Minifie Street - N-3
(M = 2.03, SD = 1.62).


Photo 14, Bingley Road - N-1
(M = 2.03, SD = 1.52).


Photo 51, - Niblick Street - N-4
(M = 2.11, SD = 1.13).


Photo 64, House - N-1
(M = 2.11, SD = 1.13).


Photo 74, House - N-5
(M = 2.23, SD = 1.24).

General Neighbourhood Features Rated by Character Compatibility From Most to Least Compatible (Continued).


Photo 67, Houses - N-3
(M = 2.26, SD = 1.24).


Photo 20, Bon Air Avenue - N-3
(M = 2.29, SD = 1.62).


Photo 69, Shops - N-3
(M = 2.29, SD = 1.47).


Photo 2, House - N-1
(M = 2.32, SD = 1.20).


Photo 54, House - N-3
(M = 2.35, SD = 1.54).


Photo 55, Shops - N-1
(M = 2.46, SD = 1.27).


Photo 44, McDougal Street – N-1
(M = 2.51SD = 1.32).


Photo 13, Houses - N-3
(M = 2.57, SD = 1.75).


Photo 66, Nature Strip - N-2
(M = 2.57, SD = 1.88).


Photo 26, House - N-3
(M = 2.60, SD = 1.90).


Photo 4, Coogoora Park - N-2
(M = 2.65, SD = 1.53).


Photo 45, Campground - N-1
(M = 2.66, SD = 1.63).


Photo 12, House - N-5
(M = 2.71, SD = 1.41).


Photo 50, Cinema - N-3
(M = 2.71, SD = 1.58).


Photo 46, House - N-5
(M = 2.80, SD = 1.43).


Photo 42, House - N-4
(M = 3.30, SD = 1.51).


Photo 52, Houses - N-5
(M = 3.34, SD = 1.43).


Photo 72, Units - N-3
(M = 3.41, SD = 1.56).


Photo 8, House - N-5
(M = 3.60, SD = 1.65).


Photo 28, House - N-5
(M = 3.63, SD = 1.63).

General Neighbourhood Features Rated by Character Compatibility From Most to Least Compatible (Continued).


Photo 57, House - N-5
(M = 3.63, SD = 1.63).


Photo 38, Houses - N-3
(M = 3.71, SD = 1.51).


Photo 36, Resort - N-3
(M = 3.77, SD = 1.70).


Photo 73, Houses - N-1
(M = 3.77, SD = 1.37).


Photo 7, House - N-5
(M = 3.86, SD = 2.03).


Photo 78, Units - N-1
(M = 3.87, SD = 1.61).


Photo 35, House- N-2
(M = 3.91, SD = 1.42).


Photo 1, Units - N-2
(M = 3.94, SD = 1.72).


Photo 16, House - N-5
(M = 3.94, SD = 1.66).


Photo 60, Bottle Shop - N-1
(M = 3.97, SD = 1.82).


Photo 77, Units - N-3
(M = 4.03, SD = 1.77).


Photo 33, Cabins - N-1
(M = 4.03, SD = 1.90).


Photo 59, House - N-3
(M = 4.11, SD = 1.68).


Photo 19, Units - N-1
(M = 4.23, SD = 1.68).


Photo 24, Shops - N-3
(M = 4.23, SD = 1.94).


Photo 40, Hardware Store - N-3
(M = 4.24, SD = 1.72).


Photo 70, House - N-1
(M = 4.37, SD = 1.75).


Photo 53, Units - N-1
(M = 4.40, SD = 1.82).


Photo 15, Shops - N-3
(M = 4.46, SD = 1.76).


Photo 43, House - N-5
(M = 4.46, SD = 1.76).

General Neighbourhood Features (and Vegetation at Bottom) Rated by Character Compatibility From most to Least Compatible (Continued).


Photo 22, House - N-5
(M = 4.51, SD = 1.79).


Photo 76, Units- N-3
(M = 4.59, SD = 1.54).


Photo 3, House - N-5
(M = 4.59, SD = 1.69).


Photo 62, House - N-3
(M = 4.71, SD = 1.87).


Photo 29, View of Alcoa - N-4
(M = 4.85, SD = 2.05).


Photo 37, House - N-5
(M = 4.86, SD = 2.00).


Photo 32, Industrial Estate - N-1
(M = 4.89, SD = 1.76).


Photo 25, House - N-5
(M = 4.94, SD = 1.73).


Photo 48, Units - N-2
(M = 4.94, SD = 1.64).


Photo 68, House - N-3
(M = 5.11, SD = 1.76).


Photo 30, Units - N-1
(M = 5.20, SD = 2.00).


Photo 23, House - N-5
(M = 5.31, SD = 1.69).


Photo 11, House - N-5
(M = 5.40, SD = 1.94).


Photo 65, House - N-3
(M = 5.41, SD = 1.73).


Photo 63, House - N-2
(M = 5.46, SD = 1.84).


Photo 75, Units - N-2
(M = 5.97, SD = 1.51).


Photo 49, Units - N-3
(M = 6.06, SD = 1.45).

Vegetation study photos ordered by ratings for character compatibility (most to least)

Begins here


Photo 20, Moonahs on River – N1
(M = 1.25, SD = 0.44)


Photo 6, Heathland View – N5
(M = 1.28, SD = 0.45)

Vegetation Features Rated by Character Compatibility From Most to Least Compatible.


Photo 1, Messmate Woodland – N5
(M = 1.28, SD = 0.45).


Photo 17, Common Heath – N4
(M = 1.33, SD = 1.12).


Photo 2, Kuarka Dora – N2
(M = 1.39, SD = 0.64).


Photo 4, Marram Grass – N3
(M = 1.42, SD = 0.94).


Photo 9, Dune Shrubs– N5
(M = 1.44, SD = 1.08).


Photo 7, Grass-trees – N5
(M = 1.51, SD = 1.01).


Photo 3, Riparian Vegetation - N-2
(M = 1.53, SD = 1.23).


Photo 10, Elizabeth St. Flora Reserve - N-1
(M = 1.53, SD = 0.65).


Photo 28, Messmate Woodland - N-4
(M = 1.53, SD = 1.42).


Photo 31, Edna Bowman Reserve - N-1
(M = 1.56, SD = 0.69).


Photo 23, Blunt Everlasting - N-1
(M = 1.57, SD = 0.85).


Photo 29, Edna Bowman Reserve - N-1
(M = 1.64, SD = 1.10).


Photo 24, Swamp Gum Woodland - N-2
(M = 1.69, SD = 0.75).


Photo 27, Bosa Track - N-2
(M = 1.72, SD = 1.68).


Photo 30, Moonah Woodland - N-5
(M = 1.83, SD = 1.16).

Vegetation Features Rated by Character Compatibility From Most to Least Compatible (Continued).


Photo 8, Coastal Heathland - N-5
(M = 1.89, SD = 1.12).


Photo 15, Moonah Woodland - N-5
(M = 1.97, SD = 1.42).


Photo 22, Coastal Heathland Reserve - N-5
(M = 2.00, SD = 1.35).


Photo 32, Peppermint Gums – N4
(M = 2.06, SD = 1.39)


Photo 18, Coast Wattle – N2
(M = 2.14, SD = 1.27)


Photo 25, Public Reserve – N1
(M = 2.19, SD = 0.98).


Photo 3, Drooping Sheoak - N-5
(M = 2.39, SD = 1.20).


Photo 5, Moonah Trees in Car Park - N-5
(M = 2.69, SD = 1.45).


Photo 12, Prickly Tea-tree / Goodedia - N-1
(M = 3.28, SD = 2.12).


Photo 11, Wetland - N-2
(M = 3.53, SD = 1.84).


Photo 16, Pampas Grass - N-2
(M = 5.03, SD = 2.06).


Photo 21, Agapanthus - N-2
(M = 5.06, SD = 1.93).


Photo 14, Pine Plantation - N-1
(M = 5.08, SD = 1.87).


Photo 26, Cypress Screen - N-4
(M = 5.31, SD = 1.91).


Photo 13, Phoenix Palm / Agave - N-3
(M = 5.83, SD = 1.42).

APPENDIX F

RESPONSES TO PHOTO RATING OF VEGETATION BY SCALE

The photographs and rating values (mean and standard deviations) displayed in this appendix are organised by scale – character compatibility, beauty, distinctiveness, naturalness and messiness.

With Character – Without Character

Photo	Mean	Std. Deviation
P20	1.2500	.4392
P6	1.2778	.4543
P1	1.3056	.4672
P17	1.3333	1.1212
P2	1.3889	.6449
P4	1.4167	.9373
P9	1.4444	1.0809
P7	1.5143	1.0109
P3	1.5278	1.2302
P10	1.5278	.6540
P28	1.5278	1.4240
P31	1.5556	.6947
P23	1.5714	.8501
P29	1.6389	1.0994
P24	1.6944	.7491
P27	1.7222	1.6837
P30	1.8333	1.1588
P8	1.8889	1.1155
P15	1.9714	1.4243
P22	2.0000	1.3522
P32	2.0556	1.3927
P18	2.1389	1.2684
P25	2.1944	.9804
P19	2.3889	1.2019
P5	2.6944	1.4505
P12	3.2778	2.1194
P11	3.5278	1.8437
P16	5.0278	2.0631
P21	5.0556	1.9264
P14	5.0833	1.8727
P26	5.3056	1.9097
P13	5.8333	1.4243

Photo 20 – Moonah trees in riparian complex

Photo 14 – Pine Plantation

Most in Character and Third Most Out of Character Scenes

With Neighbourhood Character – Without Neighbourhood Character

The majority of vegetative associations were considered to be highly “in character”. All scenes depicting exotic vegetation were perceived to be moderately or highly incompatible with local character in Anglesea.

Beautiful – Ugly

Photo	Mean	Std. Deviation
P17	1.2222	.4847
P28	1.5278	.8102
P9	1.5556	.6522
P20	1.6389	.6825
P27	1.6667	.9562
P23	1.7429	.9185
P3	1.9167	1.0247
P7	1.9714	1.4650
P2	2.0000	.7559
P29	2.0833	1.2956
P6	2.1111	1.7366
P4	2.1667	1.2536
P24	2.1667	1.0823
P15	2.3056	1.0091
P25	2.3333	.9562
P1	2.3333	1.3093
P8	2.3333	.9856
P10	2.3889	1.4398
P32	2.5000	1.2071
P31	2.5278	1.3833
P30	2.6667	1.4541
P22	2.7500	1.3601
P18	2.7778	1.4365
P19	3.0833	1.4614
P5	3.1389	1.1989
P21	4.2778	1.7665
P16	4.4000	1.6838
P12	4.4722	1.7152
P11	4.5556	1.6115
P14	4.7778	1.6232
P26	5.0278	1.6645
P13	5.1389	1.5884

Photo 17 - Common Heath

Photo 13 – Resort

Most Beautiful and Ugly Scenes

Beautiful – Ugly

In relation to this scale all indigenous and native vegetation was rated as moderately to highly beautiful, with the exception of two “messy ecosystem” type scenes (Photos. 11 and Photo 12), which were rated as slightly ugly. Indigenous vegetation that rated relatively less beautiful included scenes in which human intervention was apparent (Photos 5 and 22) and those rated as messy (Photos 18 and 19). All exotic species included in the study were rated as being ugly. The table on this page shows the mean and standard deviation values for the “beautiful – ugly” scale for all scenes while the photos illustrate the scenes that had the highest (most beautiful) and lowest (ugly) values for this scale.

Natural – Artificial

Almost all the scenes were rated by respondents to be highly natural, as would be expected with photographs depicting vegetation. Respondents did not use the whole scale in rating the stimuli; there is only one mean score between 2.86 and 5.33. This rating was for the photograph of the Moonah trees in the car park (Mean = 4.00, SD = 1.59), which reflects a neutral response, indicating that indigenous vegetation that is dominated by human intervention, at least in this case, was not perceived to be natural. All exotic species were considered by respondents to be artificial.

Natural – Artificial

Photo	Mean	Std. Deviation
P28	1.2500	.6036
P17	1.3056	.8886
P6	1.4167	.6036
P9	1.4444	.6068
P7	1.4444	.8087
P23	1.4857	.7425
P27	1.5000	1.0823
P1	1.5556	1.1070
P3	1.6111	.8376
P20	1.6111	1.0764
P29	1.6667	.7928
P10	1.8056	.9202
P4	1.8333	1.2536
P31	1.8333	.9411
P15	1.8571	.9438
P2	1.9167	1.2042
P18	2.0857	1.1212
P24	2.1389	1.2225
P22	2.3611	1.3764
P30	2.3611	1.3555
P8	2.4167	1.2042
P19	2.6000	1.2414
P32	2.6667	1.3093
P12	2.8056	1.8177
P11	2.8333	1.4832
P25	2.8611	1.4765
P5	4.0000	1.5856
P14	5.3333	1.6733
P16	5.3889	1.7773
P21	5.5556	1.8118
P26	5.7500	1.3810
P13	6.2500	1.0790

Photo 28 - Messmate Stringybark Woodland

Photo 26 - Cypress Screen

Most Natural and Second to the Most Artificial Scenes

Neat - Messy

Photo	Mean	Std. Deviation
P13	2.1389	1.7428
P17	2.3143	1.7785
P25	2.4167	1.4417
P5	2.7500	1.5924
P23	2.9714	1.8066
P32	3.0000	1.6036
P7	3.0286	1.9172
P20	3.1667	1.9785
P2	3.1944	1.8489
P28	3.2222	1.7906
P8	3.3889	1.7284
P6	3.4286	2.0042
P15	3.5429	1.6332
P9	3.6389	1.7913
P21	3.6389	1.8540
P27	3.7778	2.0991
P24	3.8286	1.8228
P4	3.8333	1.9494
P22	3.8333	2.0071
P10	3.9167	2.1027
P1	3.9444	1.8039
P3	4.0000	1.8516
P16	4.0571	1.9992
P26	4.3056	2.2016
P29	4.3056	1.9097
P14	4.4167	2.0195
P30	4.6667	1.8205
P19	4.6944	1.6530
P31	4.6944	1.8946
P18	4.7143	1.6009
P12	5.7778	1.3333
P11	6.0833	.9673

Photo 25 - Eucalyptus Botryoides

Photo 11 - Wetland

Third Neatest and Most Messy Scenes

Neat – Messy

There were no high ratings for neatness although respondents perceived the majority of scenes to be slightly neat. Standard deviations are generally high. The highest ratings for neatness included vegetation types that were also rated as artificial or relatively artificial (Photo 13, Photo 25 and Photo 5), and photographs depicting wildflowers (Photo 17 and Photo 23). Scenes depicting wildflowers may be perceived as neat because of the purity of their form and contrasting colour relative to other vegetation.

Distinctive - Ordinary

Photo	Mean	Std. Deviation
P17	1.3333	.7928
P7	1.6286	.8774
P27	1.7500	1.0522
P23	2.0000	1.0572
P28	2.1111	1.1409
P20	2.1667	1.2984
P9	2.3333	1.5675
P3	2.3611	1.4765
P6	2.4571	1.4821
P29	2.5556	1.1574
P30	2.5556	1.5202
P15	2.6111	1.6781
P10	2.7500	1.5189
P8	2.7778	1.4165
P25	2.8889	1.3893
P4	2.8889	1.7366
P2	2.9444	1.4918
P22	2.9722	1.4240
P32	3.1111	1.5451
P18	3.1143	1.4506
P24	3.2500	1.6279
P5	3.3889	1.7448
P31	3.4167	1.6279
P1	3.4444	1.6978
P19	3.6857	1.6763
P14	3.8611	1.8997
P16	3.9429	1.9394
P13	3.9444	2.1239
P21	4.0278	1.7806
P26	4.0833	2.0336
P11	4.3611	1.8072
P12	4.5833	1.8107

Photo 7 – Grass Trees

Photo 12 – Prickly Tea Tree and Hop Goodenia

Second Most Distinctive and Most

Distinctive – Ordinary

Almost all vegetation scenes represented in the study were perceived to be slightly to highly distinctive. The two messy ecosystems (Photo 11 and Photo 12) were perceived to be the most ordinary, and two exotic species (Agapanthus: Photo 21 and Cypress: Photo 26) were considered to be slightly ordinary.

APPENDIX G

FOCUS GROUP TWO RESULTS

Positive and negative descriptors for neighbourhoods by photos with frequency of mention sums.

Focus Group Two: Positive Attributes Aggregated Across All Neighbourhoods

Attribute	Frequency of Mention
single storey and low rise+	18.00
set in vegetation +	17.00
beach coluor - blue and yellow, unobtrusive +	16.00
vegetation screening +	15.00
vegetation in general	15.00
large front setback +	12.00
no fencing +	11.00
small footprint +	7.00
native species	6.00
timber i.e. cedar +	6.00
gravel road and paths +	6.00
tree canopy	6.00
space around building +	5.00
building not seen +	4.00
no brick +	4.00
no concrete drive +	4.00
traditional design +	4.00
history of buildings +	3.00
articulation of roof +	3.00
ocean views +	3.00
fits in with existing vegetation +	3.00
natural feel	3.00
curved roads +	2.00
beachy look +	2.00
simple arch +	2.00
surface articulation +	2.00
glass +	2.00
openness +	2.00
consistency of setbacks, fencing etc. +	2.00
river and water +	2.00
diversity of house styles +	2.00
no power lines +	1.00
reflects town character +	1.00
no hard edges +	1.00
fibro +	1.00
no garage in front +	1.00
not urban	1.00
corrugated iron (with timber) +	1.00
pitched roofs +	1.00
social associations +	1.00
diversity of materials +	1.00
stone (with timber) +	1.00
interesting design +	1.00
balconies +	1.00
flat roofs +	1.00

Focus Group Two: Negative Attributes Aggregated Across All Neighbourhoods

Negative Attributes	Frequency of Mention
no vegetation in front -	17.00
no vegetation between buildings -	12.00
boxiness -	11.00
dominates street -	10.00
front fences, high fences -	8.00
visual balk -	7.00
urban character -	6.00
concrete drives -	6.00
crowded and too close together -	6.00
blank walls	5.00
brick buildings -	5.00
bright colours -	5.00
no articulation of surface -	5.00
dominating car parks -	5.00
not enough set back -	5.00
no screening -	4.00
repetitive design and materials -	4.00
exotic vegetation -	4.00
no space around buildings -	4.00
boring -	4.00
repetition of building -	3.00
hard surfaces -	3.00
high density -	3.00
mish mash of designs -	3.00
boxy hedges, clipped -	3.00
buildings close to street -	3.00
resort style and like Gold Coast -	2.00
messiness of site -	2.00
not distinctive -	2.00
power poles	2.00
garage at front	2.00
design imitated from elsewhere -	2.00
two storey, height -	2.00
blocks skyline -	1.00
neglected looking -	1.00
building turns back on street	1.00
dark colour	1.00
large expanse of lawn -	1.00
unfinished -	1.00
no eves or overhang -	1.00
pitched roofs - gables -	1.00
tacky - kitsch -	1.00
tight feel of buildings -	1.00

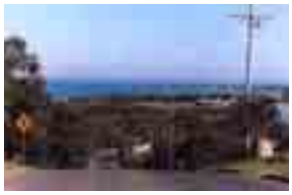
Focus Group Two - Results for Photos by Neighbourhood*

Neighbourhood Precinct - 1		
Positive Attributes	**Negative Attributes**	**Photograph**
• Buildings sitting in amongst vegetation/shielded by vegetation • Low scale building – single storey • Simple architecture • Plenty of space around building • No garage at front • No hard surfaces/concrete driveways • Colours blue/yellow - beach colours • Front Setback • Small building footprint • No fencing • Timber/Fibro (no brick)		 No. 64: House Mean** = 2.11, SD = 1.13
• Large setback (front) • Not brick/urban • No fencing • Sits within vegetation		 Photo 2: House Mean = 2.32, SD = 1.20
• Unmade road – gravel • Naturestrip well vegetated – has tall gum trees • Lack of hard edges • Can't see buildings • Continues landscape between river and housing		 Photo 14: Bingley Parade Mean = 2.03, SD =- 1.52
• Landscaping/vegetation – breaks up the concrete – native species ie. grasses(low)/gums(high) • Beach colours used on buildings • Reflects essential elements of town eg. Vegetation, building scale, colours • Not imposing buildings – fairly low scale • Setback from road – Great Ocean Road		 Photo 55: Shops Mean = 2.46, SD = 1.27

* For this focus group an emphasis was given to assessments of built features. Therefore, some photographs of more natural environmental features, while being rated very high in contributing to neighbourhood character in the photo rating exercise, are not represented in the tables.

** Mean and standard deviation values are based on a 7 point, bi-polar character compatibility rating scale used during the photo rating exercise (N=36) where 1 = highest degree of perceived compatibility with neighbourhood character and 7 = lowest compatibility with neighbourhood character, 4 = neutral.

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct - 1		
• Vegetation canopy in foreground • Views of ocean & vegetation		 Photo 44: McDougall St. Mean = 2.51, SD = 1.31
• Low rise • Connection to camping		 Photo 45: Camp Ground Mean = 2.66, SD = 1.63
• Beachy colours • Curved Road • No front fencing • Houses don't dominate • Diversity of style of houses • Single storey (Mainly) • Roll over gutters • Vegetation • Not many brick houses		 Photo 73: Housing Estate Mean = 3.77, SD = 1.37
• Colours attractive • Articulation of the roof • Variety of size & forms	• Tight feel • Should be setback further-imposing • Visual bulk • Density too high • Not enough space around buildings for landscaping	 Photo 78: Units Mean = 3.89, SD = 1.61
• Low lying building • Setback from road	• No visual screening • Carpark dominates • Boxiness of bottle shop – not distinctive • Loopy parapets tacky	 Photo 60: Bottle Shop Mean = 3.97, SD = 1.82

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct - 1		
	• Urban feel • Repetitive design • Too close together • No vegetation between buildings	 Photo 33: Cabin Houses Mean = 4.03, SD = 1.90
• Colours good • Large windows • Roof articulation	• Lack of vegetation in front of buildings • Front fence • Lot of hard surface	 Photo 19: Units Mean = 4.23, SD = 1.94
• Colours unobtrusive	• Squareness of building – block • Close to street • Lack of landscaping around building	 Photo 70: House Mean = 4.37, SD = 1.75
• No power lines • Curve in road • Colours • Footpath not concrete • Incorporated into road design	• Fences • Lack of vegetation around buildings • Two storey development • Close setbacks to the road • Buildings not articulated well enough to street • Roof pitches not attractive (gables)	 Photo 53: Housing Estate Mean = 4.40, SD = 1.82
• Tidy (for an industrial estate) • Clean looking	• No vegetation • Colours could be more subdued • Private property spills into the road reserve	 Photo 32: Industrial Park Mean = 4.89, SD 1.76
• No front fencing	• Brick & tile/urban feel • Exotic vegetation • Repetition of building/ predictable • Dominates street • Concrete driveway	 Photo 30: Units

		Mean = 5.20, SD = 2.00

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct - 2		
• River/water • History of buildings/emotional connection • Buildings in natural settings • Low/small scale buildings • Colours		 Photo 56: Boathouses Mean = 1.60, SD = 1.06
• can't see much of buildings – glimpses • vegetation screens buildings/dominates		 Photo 67: House Mean = 2.26, SD = 1.52
• separation of footpath & road (vegetation between)		 Photo 66: Naturestrip Mean = 2.57, SD = 1.88
• Timber construction – cedar • Low building height • Small building	• Lack of vegetation around building	 Photo 35: House Mean = 3.91, SD = 1.82
• Colours good	• Lot of driveways/paved areas • Front fence & side fences • Boxy design/lack of articulation • Lack of vegetation around building • Imitating design from elsewhere • Smaller top storey would work better • High site coverage - paving buildings	 Photo 1: Units Mean = 3.94, SD = 1.72

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct - 2		
	• Close to side & front boundary • No eaves at front/lack of overhang • High front fence • Looks unfinished – concrete box looking • Dominates surroundings	 Photo 48: House Mean = 4.94, SD = 1.64
	• bulky/boxy/lack of articulation • no tall vegetation at front of building to soften it • high front fence • urban feel	 Photo 63: House Mean = 5.46, SD = 1.84
• no front fence	• cream brick • same design as other urban areas • lack of vegetation at front of building and in naturestrip • messiness of site • boxyness of building	 Photo 75: House Mean = 5.97, SD = 1.51

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct - 3		
• history/social connection • art deco design – links to 4 kings & lookout		 Photo 50: Old Cinema Building Mean = 2.71, SD = 1.58
• colours • low rise	• dense buildings • not much vegetation • exotic vegetation – 'gold coast' look	 Photo 76: Units Mean = 4.57, SD = 1.54
• natural feeling • green house – blends with vegetation • vegetation screens the building • low scale building • no front fence	• exotic vegetation	 Photo 54: House Mean = SD = 2.35, SD = 1.54
• setback – symmetry (similar setbacks of buildings) • consistent low front fences • low scale – single storey • vegetation between buildings • timber buildings • traditional design		 Photo 13: Houses Mean = 2.57, SD = 1.75
• driveway not paved & curved • traditional house • large setback • single storey • passive/seaside colours	• large expanse of manicured lawn	 Photo 26: House Mean = 2.60, SD = 1.90

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct - 3		
• building shielded from street		 Photo 31: Art Gallery Mean = 1.66, SD = .91
• glimpse of river • vegetation dominates streetscape – buildings not visible • closure of road – less traffic • informed edges to the road		 Photo 9: Minifie Avenue Mean = 2.03, SD = 1.60
• unmade road • vegetation dominates streetscape • setbacks of building – all regular/similar • front fences tucked away behind vegetation		 Photo 20: Bon Air Avenue 2.29, SD = 1.62
• colour of roof • sense of place/belonging • low key buildings • openness		 Photo 69: Shops Mean = 2.29, SD = 1.47
	• lack of vegetation • lot of hard surface at front • regular building style	 Photo 72: Units Mean = 3.41, SD = 1.56

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct - 3		
• small • low rise • vegetation	• setback too close • colours red & cream • too dense • lack of distance between buildings & side boundary	 Photo 38: Houses Mean = 3.71, SD = 1.51
• building & colours ok	• exotic vegetation • resort style image	 Photo 36: Resort Mean = 3.77, SD = 1.70
	• lack of setback – dominates street • boxiness • high blank walls • too dense • inappropriate architecture • box hedge/vegetation	 Photo 77: Units Mean = 4.03, SD = 1.77
	• regularity of design • too much glass • too many poles/busy • bulk/mass of building • suggest smaller footprint of upper storey	 Photo 59: House Mean 4.11, SD = 1.68
	• mish-mash • not interesting – lack of articulation • inappropriate vegetation – 'clipped' look	 Photo 24: Shops Mean 4.23, SD = 1.86

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct – 3		
	• aqua colour – too strong • untidy at side • wire fence – no landscaping	 Photo 40: Hardware Store Mean = 4.24, SD = 1.72
• low profile • go ride a wave (beachy surfy look)	• ad-hoc • neglected • concrete dominates • needs vegetation • future development should not nterrupt sky line	 Photo 15: Shops Mean = 4.46, SD = 1.79
	• square/boxyness – overbearing • sharpness of front wall • "blocks you out" – not warm & friendly	 Photo 62: House 4.71, SD. = 1.87
	• mock Spanish style • brick & tile • domination of driveway/garages • lack of vegetation • high front fence	 Photo 68: House Mean = 5.11, SD = 1.76
	• brick • suburban • high front fence – no landscaping to soften • large areas of concrete driveway • garage at front of house • no tall vegetation on the site	 Photo 65: House Mean = 5.41, SD = 1.73
	• dark colour • density too high • same materials/design • lack of articulation • long wall facing street • buildings close together • no variation in height/roof design	 Photo 49: Debonair Units

		Mean = 6.06, SD = 1.45

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct – 4		
Advantages	**Disadvantages**	
• vegetation along naturestrip		 Photo 58: Parker Street Mean = 1.94, SD = 1.08
• trees dominate streetscape • buildings hidden behind vegetation		 Photo 51: Niblick Street Mean = 2.11, SD = 1.05
• historical • different/not typical of area		 Photo 42: Macmillan House Mean = 3.03, SD = 1.51

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct – 5		
Advantages	**Disadvantages**	
• vegetation dominates street – no buildings visible • view of sea • unmade road		 Photo 41: Melba Parade Mean = 1.66, SD = 1.63
• surrounded by vegetation • setback from road side • no front/side fences • timber • low profile • timber deck		 Photo 74: House Mean = 2.23, SD = 1.24
• pitched roofs • timber & corrugated iron • colours – grey/natural • O'Dowd style/design • Vegetation around building		 Photo 12: House Mean = 2.71, SD = 1.41
• Small footprint • Low scale – second storey • Not brick • Simple • Vegetation around the building • No concrete/hard surfaces • Flat roof • Setback from the street • No fencing		 Photo 46: House Mean 2.80, SD = 1.43
• Beach shacks • Two storey, but low profile • No fencing • Unmade roads		 Photo 52: Houses Mean = 3.34, SD = 1.43

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct – 5		
Advantages	**Disadvantages**	
• Natural driveway • Indigenous vegetation • Colours attractive	• Wide building • Disjointed architecture	 Photo 8: House Mean = 3.60, SD = 1.65
• Set amidst vegetation • Space around building • Setback	• Column up middle of façade • Colours a bit light	 Photo 57: House Mean = 3.63, SD = 1.63
• Large setback • Space around buildings	• Lack of vegetation around building • Uninteresting building	 Photo 28: House Mean = 3.63, SD = 1.59
• Attractive architecture • Colours	• Manicured vegetation	 Photo 7: House Mean = 3.86, 2.03
• Articulation • Interesting design	• Low landscaping at front • Driveway at front • Too bold/big • Dominates corner – setback to street – lack of landscaping to soften	 Photo 16: House Mean = 3.94, SD = 1.66

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct – 5		
Advantages	**Disadvantages**	
• Openness • Use of glass/balconies • Vegetation around building	• Boxy/rectangular • Height/bulk • Stands out above canopy	 Photo 43: House Mean = 4.46, SD = 1.76
• Setback from road • Low profile – single storey • Space around building	• Colours • Lack of landscaping at front	 Photo 22: House Mean = 4.51, SD = 1.79
• setback • low profile height	• lack of vegetation within the site and at front of building • brick/urban feel	 Photo 3: House Mean = 4.59, SD = 1.69
	• Boxy and rectangular • Uses different textures but blank square façade • Looks not residential • No vegetation in front of building	 Photo 37: House Mean = 4.86, SD = 2.00
	• large blank wall facing street • building turns its back on the street • no trees at front of building	 Photo 25: House Mean = 4.94, SD = 1.73

Focus Group Two – Results for Photos by Neighbourhood (Continued)

Neighbourhood Precinct – 5		
Advantages	**Disadvantages**	
• timber & stone • use of different materials (articulated) • small 1st storey floor area	• high site coverage • lack of vegetation	 Photo 23: House Mean = 5.31, SD = 1.69
	• brick/tile – 'urban' • too much concrete	 Photo 11: House Mean = 5.40, SD = 1.94

Appendix H

Vegetation Rated Most and Least Compatible with Neighbourhood Character

The main vegetation types including Moonah Woodlands, Messmate Stringybark Woodlands, Swamp Gum / Riparian Complex, Heathlands and Coastal Complex including various dune vegetation and Coastal Heath were all represented in the photographs that rated highest in terms of neighbourhood character compatibility. The majority of scenes depicting indigenous vegetation, particularly in its most naturally occurring form, were rated high in neighbourhood character compatibility in the photo rating exercise. Only scenes containing a high level of human interference in the form of roads, fences and lawn understory (Photo 32, 22 and 5) were considered to be only moderately supportive of neighbourhood character. Also rated moderately were less preferred indigenous species like Drooping Sheoak (Photo 3) and the environmental weed Coast Wattle (Photo 18), both of which were frequently mentioned in the mail questionnaire as detracting from local character feature. In addition, non-indigenous, native species used in the public reserve depicted in photo 25. Only two scenes (Photos 11 and 12) depicting indigenous vegetation perceived to be highly messy were considered were rated as only slightly in character. Only exotic vegetation was considered to detract from neighbourhood character, such as environmental weeds – ie. Pampas Grass and Agapanthus (Photos 16 and 21), both of which were also mentioned in the mail questionnaire as detracting from character. Other exotic plants rated incompatible with neighbourhood character included Pine and Cypress trees (Photos 14 and 26). Vegetation that was rated most incompatible with neighbourhood character was the planting at the SurfCoast Resort which consists of Phoenix Palms and Agave species (Photo 13).

The scene depicting mature Moonah trees with an intact understorey at the edge of the Anglesea River was rated highest for its character compatibility. This stresses the importance of the river environment, particularly in this comparatively pristine form and the importance of mature trees. The contribution to local character of Anglesea's Moonah trees was evidenced by the frequency of their mention of this species in the mail questionnaire. Of particular mention was the distinctive form of this species and the concern that residents have for retaining these trees and maintaining the integrity of the Moonah Woodlands, and old specimens in particular. It is interesting to note that the character rating for the photograph depicting the Art Gallery (Photo 31 in the general neighbourhood features), with its remnant stand of mature Moonah trees, was also considered to be very strongly in character.

Scenes that depict the heathlands and heathy Messmate woodlands, and those including Grass-trees and flowering heathland shrubs, were also considered to be very highly in character. In addition, Swamp Gum woodlands, associated with the Kuarka Dora Reserve (Photo 2), and Swamp Gum Riparian complex species (Photo 3) were also rated highly in terms of character compatibility. Dune vegetation, including Marram Grass and various dune plant species, were likewise rated highly. All the various scenes depicting Messmate Stringy Bark Woodland where rated as being highly in character, as would be expected as this is the dominant form of vegetation in Anglesea.

Each vegetation scene, (as depicted in the stimuli photographs), illustrates a particular plant type, vegetative association or setting in which such vegetation occurs. Each of the scenes (photographs), mean rating and standard deviation values for each scene and a detailed discussion of how they were rated are presented in Appendix E. The scenes in Appendix E are

presented in an ordered sequence that reflects their ratings for perceived contribution to neighbourhood character from most to least in contributing to neighbourhood character.

Moonah Woodland Riparian Complex (Photo. 20).
This stand of Mature Moonah trees (Meleluca lanciolata) and associated understorey plants represents a relatively intact example of the type of riparian vegetation that would have originally been found at many places along the Anglesea River. The place where this photograph was taken is in a highly visible location and the mature trees depicted in the scene possess a strong sculptural form. These factors may explain why it received the highest rating of all scenes in terms of contributing to neighbourhood character (mean = 1.25, SD = 0.44) and being rated fourth in terms of scenic beauty (mean = 1.64, SD = 0.68). The large body of very blue water visible in the foreground would no doubt also help to account for its high visual appeal.

View Over Angahook Heathlands to the Ocean (Photo. 6)
This type of view was described frequently in the mail questionnaire as being important to neighbourhood character. This scene received the second highest rating for character (mean = 1.28, SD = 0.45) with a low standard deviation indicating strong agreement amongst respondents. This view is through a Messmate Stringybark woodland, looking over the heath, with ocean and horizon beyond. An access road that is highly eroded is also visible. While this scene would be expected to have a high rating for beauty it was perhaps not as high as expected (mean = 2.11, SD = 1.74). This may be because of the presence of the road and also because some respondents would have recognized the erosion evident in the scene, erosion of tracks and roads was mentioned in the mail questionnaire as a feature that detracted from neighbourhood character. This scene rated third highest for naturalness, most likely because this is Angahook National Park, and thus recognized as an area of pristine vegetation.

Messmate Stringybark Woodland with Heathy Understorey and Grass Trees (Photo. 1)
This scene rated third highest for contributing to neighbourhood character (mean = 1.31, SD 0.47) with a very low standard deviation suggesting agreement across respondents. The rating for beauty (mean = 2.33, SD 1.31) is moderate, demonstrating that respondents clearly discriminate between these two scales (beauty and character compatibility) and that vegetation considered to be strongly in character is not necessarily vegetation perceived as highly beautiful. In this case fairly high rating for naturalness (mean = 1.56, SD = 1.11) is positively correlated with its high character rating. The ecosystem represented in this scene is very similar to that photographed at the Bosa Track (Photo. 27). However, the lack of visible access may be a reason for a lower aesthetic response than for other similar environment.

Common Heath Flower (Photo 17)
A scene depicting Common Heath in flower was rated fourth highest in respect to contributing to neighbourhood character (mean = 1.33, SD =1.12). The Common Heath is depicted as a symbol on the sign for the Anglesea Heath National Park. In addition to being a symbol of town identity and a symbol of the much-treasured local heathlands, the pink version of the Common Heath, as tested in this study, is the state flower of Victoria. Thus, this flower is iconic of both local and state identity. Heathlands, in which the Common Heath is a defining species, have the second highest biodiversity of any other ecosystem in Australia next to tropical rainforests. The Common Heath flowers extensively from late autumn to late spring and is, therefore, a dominant feature of the Anglesea landscape for much of the year.

Kuarka Dora Reserve (Photo. 2)
This nature reserve is considered by local residents to be an important feature of neighbourhood character as identified in the mail questionnaire. The scene was rated fifth highest for character (mean = 1.39, SD = 0.64) and having a low standard deviation, indicating a high degree of consensus among the respondents. This photograph was taken where the path is quite wide and runs through a portion of relatively intact Swamp Gum (*Eucalyptus ovata* var *ovata*) woodland. This scene was rated relatively high for beauty (mean = 2.00, SD = 0.76) but 50% of all the photographs

were rated higher than this scene for naturalness. The large width of the path and the visible presence of weeds along its edge are signs of human influence and may account for the relatively lower naturalness rating. The structure of this woodland is also closed which has been associated with lower landscape preference responses than more open woodland forms.

Dunes with Marram Grass (Photo. 4)
Marram Grass (*Ammophila arenaria*) is an introduced species once used extensively in Victorian coastal areas to bind sand dunes. A scene such as this one depicting dunes and grasses with a glimpse of ocean and horizon beyond would be expected to generate high preference, as it is strongly evocative of the beach experience. This scene did have a high rating for contributing to town character (mean = 1.42, SD = 0.64), but the rating for beauty was lower than expected (mean = 2.17, SD = 1.25), which this may be accounted for by the low complexity of the scene.

Coastal Dune Vegetation (Photo 9).
This scene depicting coastal dunes and associated vegetation, received a very high rating for being compatable with neighbourhood character. This environment also generated the third highest rating for beauty (mean = 1.56, SD = 0.65) and was rated fourth highest in terms of perceived naturalness (mean = 1.44, SD = 0.61). The fact that the dunes and coastal complex of vegetation depicted in this scene are relatively intact would explain the high ratings for this vegetation. The visibility of the sea and waves would also be expected to greatly contribute to the aesthetic quality of this scene.

Grass Trees (Photo. 7)
Grass Trees (*Xanthorrhoea australis*) were mentioned frequently in the projective mapping questionnaire as strongly contributing to the character of Anglesea, and indeed they rated quite high in terms of contribution to local character in this study (mean = 1.51, SD = 1.01). The fact that the grass trees in this scene are large and mature, with one having a very prominent and distinctive trunk, would also increase their appeal. In general the form of this species is novel and distinctive, attributes that have been suggested to increase preference. This suggestion was supported by this photograph being rated second highest for distinctiveness (mean = 1.63, SD = 0.88). These particular Grass Trees are located in a dense heathy under-storey in Messmate woodland of high ecological
quality.

Prickly Teatree and Hop Goodenia (Photo. 12)
This scene includes a relatively intact ecosystem containing Prickly Teatree (*Leptospermum continentale*), which is associated with moist soils and drainage courses. Hop Goodenia (*Goodenia ovata*) is an indigenous species but can act as a coloniser, which may have accounted for the negative association some respondents, seem to have for this plant. This scene was rated the most ordinary (mean = 4.58, SD = 1.81) and the second most messy (mean = 5.78, SD = 1.33) of all the scenes. It was also rated slightly ugly (mean = 4.47, SD = 1.72).

Wetland (Photo. 11)
This scene of a wetland includes sedges, shrubs, some weed species and several dead trees. Wetlands are often associated with low landscape preference, and it is not surprising that this type of environment would not be considered to contribute much to neighbourhood character (mean = 3.53, SD = 1.84. In fact this scene rated as the messiest (mean = 6.08, SD = 0.96), fourth most ugly (mean = 4.56, SD1.61) and second most ordinary (mean = 4.36, SD = 1.80) of all scenes tested. This type of scene may be perceived as threatening, as the ground is wet and unpredictable and may elicit a fear of snakes and insects. Respondents appeared to relate messy ecosystems like this one and the Prickly Tea-tree (Photo 12) as being only slightly in character.

Pampas Grass on the Edge of a Reserve (Photo. 16)
This photograph shows pampas grass (*Cortaderia selloana*), which has seeded on the edge of a nature reserve. This exotic species is an environmental weed and was rated as moderately

detracting from town character (mean = 5.03, SD = 2.06), and slightly ugly (mean = 4.40, SD = 1.68). The reasonably high standard deviation values suggest that there is some variation in the way respondents perceive this species.

Agapanthus in Residential Garden (Photo. 21)
Agapanphus (*Agapanthus praecox* ssp. *orientalis*) is an exotic species that is recognized in Anglesea as an environmental weed. Thus it is not surprising that this photograph containing an example of the plant covered with seed heads was rated slightly ugly (mean = 4.28, SD 1.78). The high standard deviation may be because this plant is popular amongst some residents and thought by others to environmentally deleterious, particularly if the seeding flowers are not deadheaded. This scene was rated third as being artificial (mean = 5.56, SD = 1.81) and fourth most detracting from neighbourhood character (mean = 5.05, SD = 1.93) of all scenes tested, again also receiving high standard deviations indicating a moderate lack of consensus in these assessments.

Monterey Pine Plantation on Camp Road (Photo 14)
This scene depicting an exotic pine (*Pinus radiata*) plantation was perceived by respondents to be moderately artificial looking (mean = 5.33, SD = 1.67), somewhat ugly (mean = 4.78, SD = 1.62), and detracting from neighbourhood character (mean = 5.08, SD = 1.87). Reasonably high standard deviation values suggest some variation in these assessments. The association of this species with agriculture and large areas of land used for pine plantations in the region could be expected to negatively effect preference. This species is considered to be an environmental weed and can be seen spreading into bushland and along road reserves around Anglesea.

Monterey Cypress Screen (Photo. 26)
This photograph of Monterey Cypress (*Cupressus macrocarpa*) generated the second highest rating for detracting from neighbourhood character (mean = 5.31, SD = 1.91) and the second highest rating for ugliness (mean = 5.03, SD = 1.66). Similarly it was rated the second highest in terms of being artificial (mean = 5.76, SD = 1.38). The higher standard deviation for the character compatibility rating is not surprising as this species is a feature of coastal towns and agricultural areas in the region, often in the form of avenues, hedges and windbreaks. Older plantings of this species from around the turn of the last century have heritage value and are often associated with heritage features. Dislike of this species may be due to the fact that they exotic and are in contrast to indigenous vegetation. These lower ratings may also in part be attributed to the fact that this type of tree blocks views.

Plantings at the Surf Coast Resort (Photo. 13)
This photograph depicts exotic planting of palms and agaves (*Phoenix canariensis* and *Agave* species) at the Surfcoast Resort. This particular place and its vegetation were frequently mentioned in the mail questionnaire as strongly detracting from neighbourhood character. As such it is not surprising that this scene received the highest ratings for detracting from town character (mean = 5.83, SD = 1.42) as well as being perceived as the most artificial (mean = 6.25, SD = 1.08) and the ugliest of all scenes tested (mean = 5.14, SD = 1.59). In the mail questionnaire residents described the negative effect of exotic plantings in general, and those at this resort in particular, as being particularly distasteful when viewed juxtaposed with indigenous vegetation. In this scene indigenous vegetation, Moonah trees are clearly visible on the river's edge in the foreground, which would be expected to reduce preference. Also the presence of built elements in the scene can be expected to decrease the scene's aesthetic appeal. This scene also received the highest rating for neatness (mean = 2.14, SD = 1.74). The findings suggest that neat, orderly areas of vegetation are not necessarily associated with high aesthetic assessments.

Appendix 2

Copy of "*Anglesea Neighbourhood Character Study - Vegetation Report" (Mark Trengove, January 2003)*

Anglesea Neighbourhood Character Study

Vegetation Report

prepared by Mark Trengove

prepared for the Surfcoast Shire

January 2003

CONTENTS

INTRODUCTION

The Surfcoast Shire is undertaking a Neighbourhood Character Study for the town of Anglesea. This Vegetation Report was commissioned as a component of that study. The Report provides the following information-

- Mapping and description of the extant indigenous vegetation communities
- Assessment of the quality and significance of those vegetation communities
- Broad management guidelines for those vegetation communities
- Mapping and description of any culturally, visually or biologically significant areas of exotic vegetation .

In addition to this photographs are provided of examples of the vegetation communities to inform the public participation components of the Study.

METHODS

Vegetation data collection, mapping and photography was undertaken on July 25 & 26 2002. Data collected included vegetation community data (dominant species) and vegetation quality (ie degree of intactness). All vegetation mapping data was collected utilizing Global Positioning System technology. Notes were made recording vegetation quality, vegetation management methods, and significant species. Records were also made detailing areas of exotic vegetation which exhibited potential cultural, visual of biological values.

RESULTS

A total of five indigenous vegetation communities were recorded within the study area. These vegetation communities are described below. The vegetation communities were recorded within a variety of land management tenures and land uses, including private property and Council Reserves. The quality of the vegetation communities varied considerably, often in relation to land use and tenure.

These communities were rated for quality utilizing a five point rating, 1 being the least intact (least significant) to five being the most intact (most significant). These variations in vegetation quality and land tenure are described as vegetation units. The vegetation units and quality ratings are given below in Table 1.

In addition to the above two types of exotic vegetation were recorded.

Notes are provided below on the description, distribution and significance of each vegetation unit. The location and distribution of these vegetation units is provided in Map 1.

Significance

Vegetation Communities are assessed in terms of their significance for flora conservation. Typically Communities are described as being significant on a National, State, Regional or Local level. This significance is determined by assessing current conservation status. State or regional significant communities are those which are relatively intact (high quality),rare, uncommon or of limited distribution, or those which contains plant species which are taxonomically, biogeographically or ecologically rare or interesting, or those which are not regenerating in sufficient numbers to maintain healthy population numbers.

VEGETATION COMMUNITIES

Messmate Stringybark Woodland

Description

Open woodland dominated by Messmate Stringybark (Eucalyptus obliqua) with scattered occurrences of other Gums, ie Manna Gum (Eucalyptus viminalis), Swamp Gum (Eucalyptus ovata) and Narrow -leaf Peppermint (Eucalyptus radiata). The understorey is dominated by a range of small heathland shrubs with some grasses, sedges and herbaceous species.

Distribution

This is the most widespread community within the study area, the distribution covers the majority of the study area with the exception of the coastal fringe and Anglesea River Valley communities.

Significance

The most intact example of this vegetation community is the Edna Bowman Reserve (Vegetation Unit #1). This site is of high (State) conservation significance.

Intact to relatively intact examples of this vegetation at the Camps north of Inverlochy St and north of Cameron Ave/Golf/Club (#2,21) are of high (State) to moderate (Regional) conservation significance.

Relatively intact examples of this vegetation community at the Lutheran Camp, Carrawe Crt and Melba Pde/north of Great Ocean Rd, south of Harvey St and West Anglesea (# 3,4,5,22,23) are of moderate (Regional) conservation significance.

The remaining less intact examples of this vegetation community at west of Anglesea River/north of the Great Ocean Rd, East of Anglesea River/north of the Great Ocean Rd, South of Great Ocean Rd, Anglesea Golf Course and Cameron Rd/Purnell Rd, Great Ocean Road/Harvey St, Fraser Ave/Chatswood Dve and Murray St/Butterworth Cres (# 6,7,8,9,10,24,25,26) are of low (Local) conservation significance.

Heathland

Description

Low closed shrubland vegetation dominated by sclerophyllous shrubs with occasional Messmate Stringybark. Dominant species include Silver Banksia (Banksia marginata), Dwarf Sheoke (Allocasuarina misera), Common Heath (Epacris impressa) and Austral Grass-

tree (Xanthorrhoea australis). Co-dominant species include sedges and herbaceous species.

Distribution

This vegetation community is confined to the Elizabeth St and Lookout Flora Reserves. Heathland vegetation also occurs as the understorey Messmate Stringybark Woodland (refer above) and as a coastal variant, Coastal Heathland, which is described as part of the Coastal Complex (refer below).

Significance

Both examples of this vegetation community, the Elizabeth St Flora Reserve and Lookout Flora Reserve (# 11,12), are of high (State) conservation significance.

Swamp Gum / Riparian Complex

Description

A complex of vegetation types associated with damp non-saline areas. This complex includes Closed Swamp Gum Woodland on the dryer sites, Closed Scented Paperbark (Melaleuca squarrosa) and Prickly Tea-tree (Leptospermum continentale) dominated shrubland on damper sites and Sedgeland on the dampest sites, giving way to open water.

Distribution

This vegetation Complex is confined to the non-saline areas (ie upstream of the Great Ocean Rd) of the Anglesea River flood plain (ie upstream of the Great Ocean Rd) and the modified tributary that comprises the Weir St Reserves.

Significance

The most intact and most extensive example of this Vegetation Complex is the Anglesea River (# 13). This site is of high (State) conservation significance.

The Weir St Reserves (# 14) are less intact and are of moderate (Regional) conservation significance.

Moonah Coastal Woodland

Description

Open to closed woodland or shrubland dominated by Moonah (Melaleuca lanceolata ssp lanceolata). Associated shrubs include Boobialla (Myoporum insulare) and Coast Rice-flower (Pimelea serpyllifolia). The understorey consists of succulent shrubs and climbers such as Sea-berry Saltbush (Rhagodia candolleana) and Bower Spinach (Tetragonia implexicoma) and moss beds.

Distribution

Confined to the coastal fringe and to the lower reaches Anglesea River banks and flood plain.

Significance

Coastal Moonah Woodlands are a listed vegetation community under Schedule 2 of the State Flora and Fauna Guarantee Act (1988). As such all remnants of this community are of

conservation significance.

The most intact examples are the Anglesea River Reserve south of the Great Ocean Rd (#15) and within the Foreshore Reserve (#18) in the vicinity of Pt Road night where it occurs as part of the Coastal Complex, these sites are of high (State) conservation significance.
The area south of the Great Ocean Rd/Melba Pde (#16) is of moderate (Regional) conservation significance. The Anglesea Caravan Park and areas of Private Property (#17) are of low (Local) conservation significance.

Coastal Complex

Description

A complex of vegetation types associated with the coastal fringe. It consist of a variety of vegetation communities including Coastal Heathland, Dune Shrubland and Coastal Moonah Woodland.

Distribution

Confined to the coastal fringe within the Coastal Reserve.

Significance

The majority of the vegetation within the Coastal Complex (#18) is relatively intact and is of high (State) conservation significance.

Non-indigenous Eucalypt Plantation

Description

Mature plantation of non-indigenous Gum trees, primarily Blue Gum (Eucalyptus globulus) and Southern Mahogany (Eucalyptus botryoides) with an exotic lawn understorey.

Location

Public Reserve adjacent to Great Ocean Rd, opposite Anglesea shopping centre (#19).

Significance

No conservation significance.

Exotic Pine Plantation

Description

Mature plantations of exotic Pine (Pinus sp) and exotic Conifer (Cupressus sp) with exotic understorey.

Location

Betleigh St (#20).

Significance

No conservation significance.

Table 1 LOCATION, QUALITY AND SIGNIFICANCE OF VEGETATION UNITS

NAME	QUALITY	SIGNIFICANCE	VEGETATION UNIT/ MAP REFERENCE #
Messmate Stringybark Woodland			
Edna Bowman Reserve	5	S	1
Camps north of Inverlochy St	3-4	R-S	2
Lutheran Camp Bentleigh St	3	R	3
Carrawe Crt Res	3	R	4
Melba Pde/north of GOR	3	R	5
NiblicSt	2	L	6
East of River/north of GOR	2	L	7
South of Sixth Ave	2	L	8
Golf Course	1 (small areas of 2)	L	9
Cameron Rd-Purnell St	1	L	10
North of Cameron Ave/Golf Club	3-4	R-S	21
South of Harvey St	3	R	22
West Anglesea	3	R	23
GOR/Harvey St	2	L	24
Fraser Ave/Chatswood Dve	2	L	25
Murray St/Butterworth Cres	2	L	26
Heathland			
Elizabeth St Flora Reserve	5	S	11
Lookout Flora Reserve	4	S	12
Swamp Gum/ Riparian Complex			
River Reserve north of GOR	4	S	13
Weir St Reserve	3	R	14
Moonah Coastal Woodland			
River Reserve south of GOR	4	S	15
South of GOR/ Melba Pde	2	R	16
Caravan Park/Private Land	1	L	17
Coastal Complex			
Foreshore Reserve	4 (some areas of 5)	S	18
Non-indigenous Eucalypt Plantation			
Cameron Rd/GOR	nil	nil	19
Exotic Pine Plantation			
Betleigh St	nil	nil	20

SIGNIFICANCE S -State, R -Regional, L -Local.

QUALITY 1- Isolated indigenous trees, substantially exotic understorey
2- Scattered indigenous trees, substantially exotic understorey
3- Scattered indigenous trees, relatively intact understorey/Relatively intact indigenous tree canopy, substantially exotic understorey
4- Scattered areas of relatively intact vegetation/substantial areas of relatively intact vegetation with localized disturbance
5- Substantial areas of relatively intact vegetation

MANAGEMENT GUIDELINES

Discussion

In 'natural' or pre-european conditions, vegetation communities such as those present in the study area were subjected to disturbance regimes. These disturbance regimes typically included fire and grazing. Over time the vegetation has adapted to, and become dependent upon, disturbance regimes. Given the current altered conditions it is not always possible or desirable to replicate the pre-european conditions, however it is often the case that some type of vegetation management is required to maintain biodiversity values. In general terms the most important vegetation management requirements are to

- Provide an appropriate disturbance regime (ie biomass reduction) to maintain biodiversity values.
- Limit inappropriate activities or disturbances that lead to either an immediate or ongoing threat to biodiversity values.

Biomass Reduction

The type and frequency of biomass reduction (usually fire) requirements varies between vegetation communities. In some communities (ie Heathlands) research has been undertaken to determine appropriate regimes, while in others (ie Moonah Woodlands) less is known. In addition the requirements for biomass reduction may vary depending upon the specific management aims (such as ground flora diversity or habitat protection) or constraints (such as proximity of housing or sensitivity to erosion). While it is not known exactly what the pre-european fire frequency was in Moonah Woodlands, it now appears that current biodiversity values are being maintained without fire, consequently it may be appropriate to limit fire in that community.

Broad management guidelines and recommendations are provided below for areas of remnant indigenous vegetation. These are presented in four groupings, ie 1- General Guidelines, 2- Vegetation Community Specific Guidelines, 3- Land Tenure Specific Guidelines and 4- Vegetation clearance issues (potential sub-divisions, additional dwelling etc) on Private Property.

General Guidelines

- Retain existing remnant vegetation wherever possible.
- Manage remnant vegetation to maintain and enhance biodiversity values where ever possible.
- Limit activities that are likely to cause direct loss or degradation to biodiversity values.
- In conjunction withe the community, develop appropriate guidelines for managing remnant vegetation.

Vegetation Community Specific Guidelines

Messmate Stringybark Woodland

- Limit disturbance to the ground layer.
- Limit the movement and introduction of foreign soils or other matters.
- Remove environmental weeds.
- Where appropriate implement and appropriate ground layer biomass reduction regime (ie fire at approximately 7-10 year intervals).
- Retain existing trees, in particular any that are hollow bearing.

Heathland

- Limit disturbance to the ground layer.
- Limit the movement and introduction of foreign soils or other matters.
- Remove environmental weeds.
- Where appropriate implement and appropriate ground layer biomass reduction regime (ie fire at approximately 7-10 year intervals).
- Monitor the extent and densities of populations of indigenous shrub species (such as Prickly Tea-tree) which have the potential to dominate heathland.

Swamp Gum/ Riparian Complex

- Limit disturbance to the ground layer.
- Limit the movement and introduction of foreign soils or other matters.
- Remove environmental weeds.
- Maintain or restore appropriate hydrological regimes.
- Retain existing trees, in particular any that are hollow bearing.

Moonah Coastal Woodland

- Limit disturbance to the ground layer, especially disturbance to moss beds by humans and domestic animals.
- Limit the movement and introduction of foreign soils or other matters.
- Remove environmental weeds.
- Limit biomass reduction (burning).

Coastal Complex

- Limit disturbance to the ground layer.
- Limit the movement and introduction of foreign soils or other matters.
- Remove environmental weeds.

Land Tenure Specific Guidelines

Public Reserves

- Prevent or limit activities that cause degradation of biodiversity values.
- Limit access and activities to areas that are already degraded.
- Encourage surrounding land holders not to dump garden or other refuse into public reserves.
- Divert storm water away from sensitive areas.
- Maintain populations of significant species.
- Maintain populations of species that have limited or declining populations
- Maintain habitat values.

Private Property

- Encourage land holders to remove known or potential environmental weeds
- Encourage land holders to plant indigenous species
- Limit activities that will have direct impact on biodiversity values to areas that are already degraded, such activities include building, car parking and intense recreation
- Limit activities that are likely to cause longer term disturbance and degradation, such activities include - altered hydrological regimes (ie storm water run-off) and increased nutrient regimes (ie garden fertilizer run-off)
- Encourage land holders to adopt horticultural practices that are not overly relient upon fertilizers and pesticides and the introduction of foreign soil
- Encourage land holders to strike an appropriate balance between 'tidying up' areas of remnant vegetation for fire protection purposes and preserving and promoting indigenous vegetation
- Educate land holders about the benefits of living in a semi natural area.

Vegetation clearance issues (potential sub-divisions, additional dwelling etc) on Private Property

Camps North of Inverlochy St -Vegetation Unit 2

Contains large area of relatively intact highly significant vegetation. Sub division or land use change has the potential to adversely impact upon biological values. The high biological values of this area will limit the type/amount of subdivision. Any development should be required to adhere to the following recommendations-

- Determine the impacts (if any) on biological values from existing land use.
- Is there an existing site management plan that adequately addresses vegetation management? If not initiate plan. Does the land manager adequately implement plan? If not work with site manager to improve management.
- Undertake detailed flora and fauna survey prior to planning application. The amount of clearing to be allowed should be determined upon completion of survey.
- Limit the amount and location of any dwellings to sites that are currently degraded or

cleared.

- Limit the Building envelope (footprint) of each site to minimum requirements.
- Ensure that any new structures are designed and sited to not impact on areas of existing vegetation (ie provision of services, storm water run-off impacts, car access etc).
- Limit building activities, including construction ans storage of materials, to within the building envelope.
- Retain all areas of relatively intact vegetation.

Lutheran Camp Betleigh St -Vegetation Unit 3

Contains areas of relatively intact vegetation. Appears to also contain areas of disturbed or cleared vegetation. Sub division or land use change has the potential to adversely impact upon biological values. The high biological values of this area will limit the type/amount of subdivision. However, opportunity may exist to place additional dwellings within cleared vegetation. Any development should be required to adhere to the following recommendations-

- Determine the impacts (if any) on biological values from existing land use.
- Is there an existing site management plan that adequately addresses vegetation management? If not initiate plan. Does the land manager adequately implement plan? If not work with site manager to improve management.
- Undertake detailed flora and fauna survey prior to planning application. The amount of clearing to be allowed should be determined upon completion of survey.
- Limit the amount and location of any dwellings to sites that are currently degraded or cleared.
- Limit the Building envelope (footprint) of each site to minimum requirements.
- Ensure that any new structures are designed and sited to not impact on areas of existing vegetation (ie provision of services, storm water run-off impacts, car access etc).
- Limit building activities, including construction ans storage of materials, to within the building envelope.
- Retain all areas of relatively intact vegetation.

North of Cameron Street/Golf Club

Contains relatively large tracts of predominately intact indigenous vegetation that is not sub-divided. Several tracks are located within this area. Sub-division would have potentially serious impacts upon the high biological values.

South of Harvey Street, West Anglesea -Vegetation Units 22 & 23

Contains predominately residential blocks. Vegetation quality varies from partially intact scattered remnants (ie vegetation that includes indigenous tree canopy and some diversity of understorey) to areas that contain relatively intact stands of indigenous tress with substantially exotic understorey to large areas of entirely exotic vegetation. The potential exists to allow greater density of dwellings/buildings within this unit providing the following recommendations are adhered to.

- Retain areas of indigenous vegetation with indigenous understorey
- Retain indigenous trees

- Limit the Building envelope (footprint) of each site to minimum requirements.
- Ensure that any new structures are designed to so as to not impact on areas of existing vegetation (ie provision of services, storm water run-off impacts, car access etc)
- Limit building activities, including construction ans storage of materials, to within the building envelope.

East of River/north of Great Ocean Road, South of Great Ocean Road, Niblick Street, Great Ocean Road/Harvey Street, Fraser Avenue/Chatswood Drive, Murray Street/Butterworth Crescent -Vegetation Units 6,7, 8,24,25& 26

Contains predominately residential blocks. Vegetation consists of isolated or scattered indigenous tress with substantially exotic understorey to large areas of entirely exotic vegetation. The potential exists to allow greater density of dwellings/buildings within this unit providing the following recommendations are adhered to.

- Retain indigenous trees
- Limit the Building envelope (footprint) of each site to minimum requirements.
- Ensure that any new structures are designed to so as to not impact on areas of existing vegetation (ie provision of services, storm water run-off impacts, car access etc)
- Limit building activities, including construction ans storage of materials, to within the building envelope.

Golf Course -Vegetation Unit 9

Contain predominately open land. Vegetation consists of some scattered to isolated remnant trees with a substantially modified understorey and relatively large areas of no indigenous vegetation. The potential exists to allow dwellings/buildings within this unit providing the following recommendations are adhered to.

- Retain indigenous trees
- Limit the Building envelope (footprint) of each site to minimum requirements.
- Ensure that any new structures are designed to so as to not impact on areas of existing vegetation (ie provision of services, storm water run-off impacts, car access etc)
- Limit building activities, including construction ans storage of materials, to within the building envelope

Cameron Rd-Purnell St -Vegetation Unit 10

Contains predominately residential blocks. Vegetation consists of some isolated remnant trees with a modified understorey and relatively large areas of no indigenous vegetation. The potential exists to allow dwellings/buildings within this unit providing the following recommendations are adhered to.

- Retain indigenous trees
- Limit the Building envelope (footprint) of each site to minimum requirements.
- Ensure that any new structures are designed so as to not impact on existing indigenous trees

South of GOR/ Melba Pde -Vegetation Unit 16

Contains predominately residential blocks. Vegetation consists of some scattered or isolated remnant trees, usually Moonahs, with some areas of scattered indigenous understorey, areas of Moonahs with substantially exotic understorey and areas with no indigenous vegetation. The potential exists to allow dwellings/buildings within this unit providing the following recommendations are adhered to.

- Retain areas of indigenous vegetation with indigenous understorey
- Retain indigenous trees
- Limit the Building envelope (footprint) of each site to minimum requirements.
- Ensure that any new structures are designed to so as to not impact on areas of existing vegetation (ie provision of services, storm water run-off impacts, car access etc)
- Limit building activities, including construction ans storage of materials, to within the building envelope.

Appendix 3

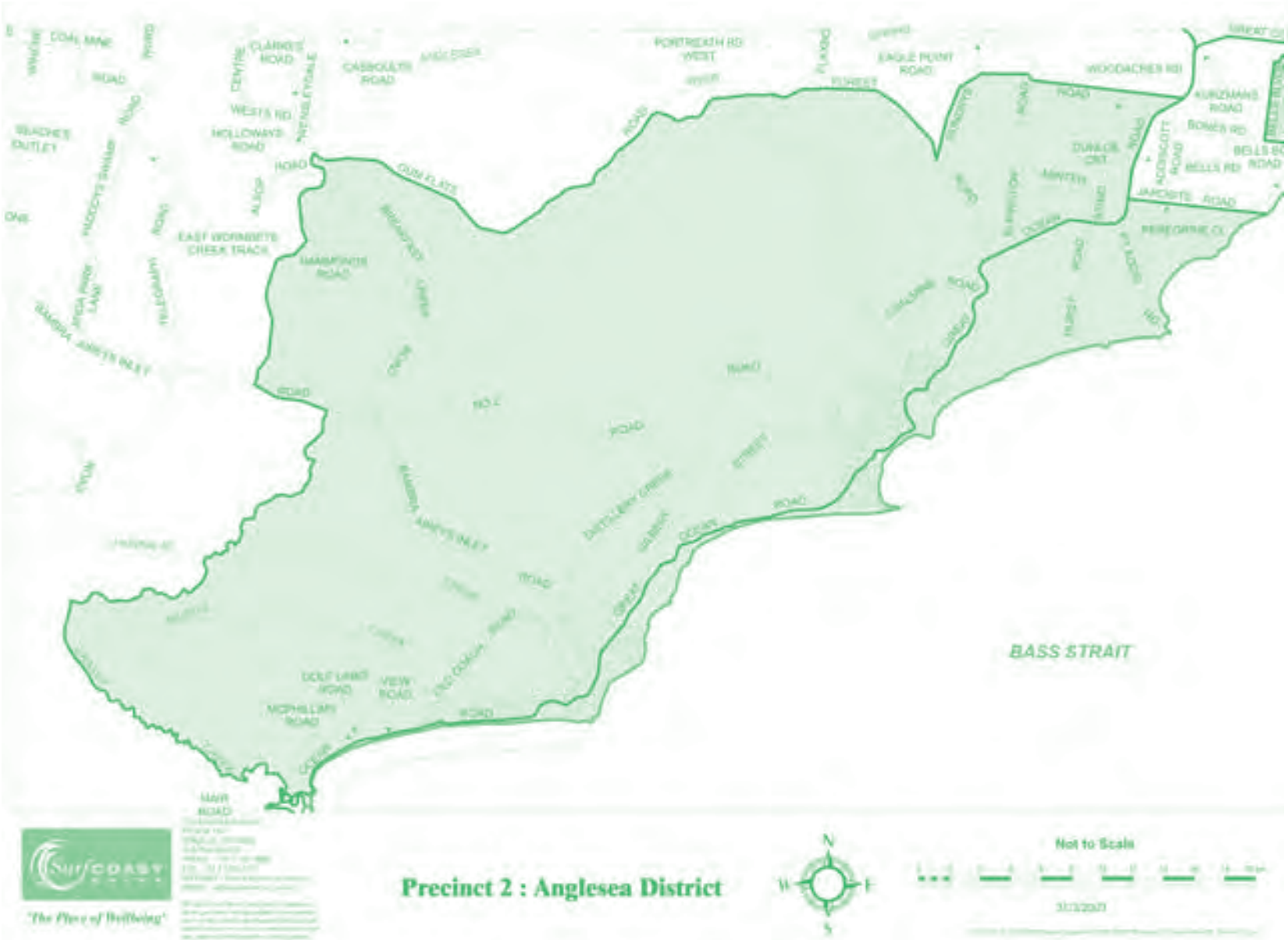
Copy of ‘Indigenous Planting Guide’
(Surf Coast Shire, 2003)

indigenous planting guide

JULY 2003

for urban coastal areas within the Surf Coast Shire

Surf COAST SHIRE



Precinct 2 : Anglesea District

precinct 2
anglesea district

The Anglesea District includes the townships of Anglesea, Aireys Inlet, Fairhaven, Moggs Creek and Eastern View. The area includes a large proportion of Crown Land: Anglesea Heath (ALCOA lease), the Angahook-Lorne State park and various nature reserves.

The major vegetation communities in the district are Coastal Heathland, Heathy Woodland, Lowland Forest, Shrubby Foothill Forest and Shrubby Dry Forest. Although many species may be common in each community, they grow differently depending upon the aspect, soil and climatic conditions of the site.

Coastal Heathlands in the Anglesea District are restricted to areas close to the coastal fringe. The majority of these heathlands are treeless and support a wide range of heathland shrubs, groundcovers, grasses, sedges and rushes. The community is dominated by Prickly and Silky Tea-tree, with other common species being Dwarf She-oak and Thatch Saw-sedge.

Heathy Woodland overstorey is dominated by Messmate and Brown Stringybark with scattered occurrences of other gums such as Manna Gums, Swamp Gums, Shining Peppermint and Narrow-leaf Peppermint. The understorey is dominated by a wide range of heathland shrubs, including Silver Banksia, Common Heath, Common Beard Heath, Myrtle Wattle and Guinea Flowers. A diversity of grasses, sedges, rushes and herbaceous species make up the ground layer.

Lowland Forest occurs on gentle to moderate slopes on sandy loams and silty clay loams. The overstorey includes Narrow-leaf Peppermint and Messmate. The shrub layer includes Common Heath, Honey-pots, Common Aotus, with a ground layer of Trailing Goodenia and Flax-lily. Sedges are also common with Wattle Mat-rush and Spiny-headed Mat-rush being found in most areas.

Shrubby Foothill Forest occurs on sites with clay loams over medium to heavy clays or, closer to the coast, on shallow clay loams over rock. The deep soils allow higher growth of canopy trees. As a result the overstorey is dominated by Messmate. Mountain Grey Gum, Brown Stringybark, Southern Blue Gum, Swamp Gum, Narrow-leaf Peppermint, and Manna Gum are occasional. Shrubs include Hop Goodenia, Prickly Moses, Snow Daisy Bush, Prickly Currant-bush, Narrow-leaf Wattle, Prickly Tea-tree and Large-leaf Bush-pea. The ground stratum often lacks diversity and is dominated by Austral Bracken and Forest Wire-grass.

Shrubby Dry Forest is characterised by an overstorey of Red Ironbark, Messmate and Southern Blue Gum, with a shrub layer of Large-leaf Bush-pea, Common Heath and Prickly Moses. The ground stratum includes a number of grasses such as Tussock Grass and Wallaby-grass. Sedges are strongly represented by Wattle Mat-rush and Spiny-headed Mat-rush. Other common species are Trailing Goodenia and Honey-pots.

Anglesea Grevillea

precinct 2
anglesea district

Tall Trees

BOTANICAL NAME Eucalyptus cypellocarpa
COMMON NAME Mountain Grey Gum
ENVIRONMENTAL CONDITIONS Adaptable to most conditions.
HEIGHT/SPREAD 10-40m/10-15m
COMMENTS Upright tree with dense canopy but growth is stunted in drier soils.

BOTANICAL NAME Eucalyptus aff. cypellocarpa (Anglesea)
COMMON NAME Otway Grey Gum
ENVIRONMENTAL CONDITIONS This species is isolated in distribution to some areas of Anglesea and Aireys Inlet.
HEIGHT/SPREAD 5-7m/5-6m
COMMENTS Vulnerable in Victoria. Small tree to 7m with rough fibrous bark on the lower part of the trunk, and smooth bark on the upper trunk and branches. Endemic to Anglesea

BOTANICAL NAME Eucalyptus baxteri
COMMON NAME Brown Stringybark
ENVIRONMENTAL CONDITIONS Well drained damp soils.
HEIGHT/SPREAD 15-40m/4-20m
COMMENTS Good shade and shelter tree.

BOTANICAL NAME Eucalyptus globulus ssp globulus
COMMON NAME Southern Blue Gum
ENVIRONMENTAL CONDITIONS Prefers deeper, well drained soils.
HEIGHT/SPREAD 25-40m/10-15m
COMMENTS Fast growing tall tree with large crown. Long, dark green leaves with eucalyptus aroma.

BOTANICAL NAME Eucalyptus obliqua
COMMON NAME Messmate Stringybark
ENVIRONMENTAL CONDITIONS Moist well drained soils, tolerating short dry periods.
HEIGHT/SPREAD 5-30m/6-20m
COMMENTS Excellent shade and shelter tree for larger areas.

BOTANICAL NAME Eucalyptus ovata
COMMON NAME Swamp Gum
ENVIRONMENTAL CONDITIONS Prefers moist soils, tolerates inundation during winter and dryness in summer.
HEIGHT/SPREAD 6-20m/6-10m
COMMENTS Fast growing densely crowned tree. Good for providing shade.

BOTANICAL NAME Eucalyptus radiata
COMMON NAME Narrow-leaf Peppermint
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 6-40m/6-20m
COMMENTS Fine textured bark and narrow leaves.

BOTANICAL NAME Eucalyptus tricarpa
COMMON NAME Red Ironbark
ENVIRONMENTAL CONDITIONS Poor shallow soils including clays and gravels.
HEIGHT/SPREAD 10-30m/10-20m
COMMENTS Attractive upright to spreading tree with rough dark bark. Cream or pink flowers.

BOTANICAL NAME Eucalyptus viminalis
COMMON NAME Manna Gum
ENVIRONMENTAL CONDITIONS Adaptable to a wide range of soils, but will grow better on deeper soils.
HEIGHT/SPREAD 10-40m/8-15m
COMMENTS Fast growing tree used as a food source by koalas.

BOTANICAL NAME Eucalyptus willisii
COMMON NAME Shining Peppermint
ENVIRONMENTAL CONDITIONS Prefers drier conditions.
HEIGHT/SPREAD 2-10m/4m
COMMENTS Small tree with fibrous bark on lower trunk. Masses of small cream flowers in spring.

Golden Wattle

Trees

BOTANICAL NAME Acacia dealbata
COMMON NAME Silver Wattle
ENVIRONMENTAL CONDITIONS Prefers deep, moist soils. Full to shaded sun.
HEIGHT/SPREAD 2-30m/5-10m
COMMENTS Fast growing open tree with bluish green feathery-like leaves flowering in profuse yellow balls July-Oct.

BOTANICAL NAME Acacia mearnsii
COMMON NAME Black Wattle
ENVIRONMENTAL CONDITIONS Prefers well drained soils. Will grow under harsh conditions.
HEIGHT/SPREAD 5-15m/6-10m
COMMENTS Fast growing, short lived (15yrs) wattle with dark green feathery-like foliage and strongly scented pale yellow flowers Sept-Dec.

BOTANICAL NAME Acacia melanoxylon
COMMON NAME Blackwood
ENVIRONMENTAL CONDITIONS Tolerates a wide range of soils, but prefers deep, moist soils.
HEIGHT/SPREAD 6-30m/4-15m
COMMENTS Long lived wattle suited to screening and wind breaks. Dense green foliage and pale creamy flowers July-Oct.

BOTANICAL NAME Acacia pycnantha
COMMON NAME Golden Wattle
ENVIRONMENTAL CONDITIONS Grows well on heavy and light soils, prefers well drained soils.
HEIGHT/SPREAD 3-8m/2-5m
COMMENTS Hardy, quick growing, large, leathery dark green leaves. Good for screening, windbreaks and erosion control. Large golden yellow flowers July-Oct

BOTANICAL NAME Allocasuarina littoralis
COMMON NAME Black Sheoak
ENVIRONMENTAL CONDITIONS Adaptable to a range of positions in well drained soil.
HEIGHT/SPREAD 4-8m/2-5m
COMMENTS Small upright tree with fine branchlets. Rose coloured flowers on female plants in autumn.

BOTANICAL NAME Allocasuarina verticillata
COMMON NAME Drooping Sheoak
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 4-10m/3-6m
COMMENTS Hardy tree with drooping greyish-green branchlets. Good for wind break.

BOTANICAL NAME Pomaderris aspera
COMMON NAME Hazel Pomaderris
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 3-8m/2-4m
COMMENTS Slender leafy shrub or small tree. Creamy green flowers in summer.

BOTANICAL NAME Prostanthera lasianthos
COMMON NAME Christmas Bush
ENVIRONMENTAL CONDITIONS Moist well drained loamy soils.
HEIGHT/SPREAD 2-8m/2-5m
COMMENTS Compact small tree. Dark green toothed leaves with minty aroma when crushed. White flowers spotted with orange and purple Nov-Jan. Useful screen plant.

Tall Shrubs
2.5 - 6 metres

BOTANICAL NAME Acacia mucronata
COMMON NAME Narrow-leaf Wattle
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 2-6m/2-5m
COMMENTS Good screen plant, requires pruning. Drought resistant.

BOTANICAL NAME Acacia paradoxa
COMMON NAME Hedge Wattle
ENVIRONMENTAL CONDITIONS Will adapt to most soils.
HEIGHT/SPREAD 2-4m/2-5m
COMMENTS Fast growing dense and spreading shrub covered with thorns. Excellent small bird habitat. Golden yellow flowers.

BOTANICAL NAME Acacia stricta
COMMON NAME Hop Wattle
ENVIRONMENTAL CONDITIONS Reliable in most soils.
HEIGHT/SPREAD 2-5m/2-4m
COMMENTS Quick growing medium plant. Drought hardy. Yellow flowers.

BOTANICAL NAME Acacia verniciflua
COMMON NAME Varnish Wattle
ENVIRONMENTAL CONDITIONS Tolerates wet and dry soils.
HEIGHT/SPREAD 1-4m/3-5m
COMMENTS Quick growing light screening plant with profuse golden balls in spring.

BOTANICAL NAME Acacia verticillata
COMMON NAME Prickly Moses
ENVIRONMENTAL CONDITIONS Tolerates most conditions and withstands periods of waterlogging.
HEIGHT/SPREAD 1-5m/3-5m
COMMENTS Low shrub to open tree with prickly leaves. Excellent bird habitat. Bright yellow flowers June-Dec.

BOTANICAL NAME Banksia marginata
COMMON NAME Silver Banksia
ENVIRONMENTAL CONDITIONS Common on a wide variety of sites and soils, but prefers good drainage. Tolerates soils wet in winter and dry in summer.
HEIGHT/SPREAD 2.5-6m/1-5m
COMMENTS Low shrub in heathlands to small tree in open forests. Excellent screening plant. Stiff dark green leaves. Honey coloured flowers Oct-June. Attractive to birds.

BOTANICAL NAME Bursaria spinosa
COMMON NAME Sweet Bursaria
ENVIRONMENTAL CONDITIONS Prefers well drained soils.
HEIGHT/SPREAD 1-6m/2-3m
COMMENTS Prickly shrub with creamy fragrant flowers Dec-March. Important nectar source for birds and insects. Bundles of brown seed pods in autumn.

BOTANICAL NAME Cassinia aculeata
COMMON NAME Common Cassinia
ENVIRONMENTAL CONDITIONS Easily grown in a range of well drained soils and positions.
HEIGHT/SPREAD 2-4m/1-2m
COMMENTS Bushy shrub with a spreading habit. Small white flower heads borne in large, dense clusters at the end of branchlets Nov-March.

BOTANICAL NAME Cassinia longifolia
COMMON NAME Shiny Cassinia
ENVIRONMENTAL CONDITIONS Adaptable to most conditions.
HEIGHT/SPREAD 2-4m/2-3m
COMMENTS Dense terminal clusters of small white flowers in summer.

BOTANICAL NAME Coprosma quadrifida
COMMON NAME Prickly Currant-bush
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 2-4m/1-1.5m
COMMENTS Open, upright spiny shrub. Small green leaves and reddish-orange berries.

BOTANICAL NAME Gynatrix pulchella
COMMON NAME Hemp Bush
ENVIRONMENTAL CONDITIONS Well drained moist soil.
HEIGHT/SPREAD 2-4m/1.5-3m
COMMENTS Soft leaved small shrub with hairy heart shaped leaves. Panicles of fragrant small greenish-white flowers Aug-Oct.

BOTANICAL NAME Leptospermum continentale
COMMON NAME Prickly Tea-tree
ENVIRONMENTAL CONDITIONS Adaptable, tolerates moisture.
HEIGHT/SPREAD 1-4m/1-2m
COMMENTS Hardy prickly shrub great for screening. Masses of white flowers Oct-March.

BOTANICAL NAME Leptospermum lanigerum
COMMON NAME Woolly Tea tree
ENVIRONMENTAL CONDITIONS Grown in a range of positions in moist soils.
HEIGHT/SPREAD 2-5m/1-3m
COMMENTS Robust shrub with a dense bushy habit. Prominent white flowers Sept-Jan.

BOTANICAL NAME Leucopogon parviflorus
COMMON NAME Coast Beard Heath
ENVIRONMENTAL CONDITIONS Well drained sandy soils.
HEIGHT/SPREAD 1-4m/2-3m
COMMENTS Shrub to small tree with masses of densely bearded white flowers July-Nov. Berries bird attracting. Slow growing.

precinct 2
anglesea district

BOTANICAL NAME Melaleuca lanceolata
COMMON NAME Moonah
ENVIRONMENTAL CONDITIONS Tolerates a wide range of soils, wet and dry, but prefers well drained soils.
HEIGHT/SPREAD 2.5-5m/3-6m
COMMENTS Hardy shrub to small tree which provides excellent shelter/screening. Cream flowers in cylindrical spikes Oct-Dec.

BOTANICAL NAME Melaleuca squarrosa
COMMON NAME Scented paperbark
ENVIRONMENTAL CONDITIONS Moist to wet soils, exposed to some sun.
HEIGHT/SPREAD 2-5m/1-2m
COMMENTS Attractive salt tolerant shrub. Papery bark. Cream to yellow fragrant flowers Sept-Feb.

BOTANICAL NAME Myoporum insulare
COMMON NAME Common Boobialla
ENVIRONMENTAL CONDITIONS Highly adaptable plant, although prefers sun and well drained soils.
HEIGHT/SPREAD 2.5-6m/3m
COMMENTS Fire retardant. Large rounded shrub, dense foliage, smooth, thick dark green leaves, white flowers with purple spots in spring. Good screening and hedging plant, salt tolerant.

BOTANICAL NAME Olearia argophylla
COMMON NAME Musk Daisy-bush
ENVIRONMENTAL CONDITIONS Enjoys a sheltered position on moist well drained soils.
HEIGHT/SPREAD 3-6m/3-5m
COMMENTS Fast growing shrub or small tree with gnarled trunk covered with ribbony grey bark. Large leaves.

BOTANICAL NAME Ozothamnus ferrugineus
COMMON NAME Tree Everlasting
ENVIRONMENTAL CONDITIONS Prefers moist, well drained soils.
HEIGHT/SPREAD 2-6m/1-3m
COMMENTS Shrub to small tree. Narrow dark green leaves and white flower clusters Nov-Feb.

BOTANICAL NAME Pomaderris ferruginea
COMMON NAME Rusty Pomaderris
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 1-4m/1-1.5m
COMMENTS Beautiful flowering shrub with rusty red young growth.

BOTANICAL NAME Viminaria juncea
COMMON NAME Golden Spray
ENVIRONMENTAL CONDITIONS Adaptable to poorly drained soils, tolerating salt and lime.
HEIGHT/SPREAD 2.5-5m/2m
COMMENTS Fast growing slender, erect leafless shrub with long, flexible needle-like branches. Long drooping sprays of yellow pea flowers Oct-Feb.

Silver Banksia

Medium Shrubs 1 - 3 metres

BOTANICAL NAME Acacia acinacea
COMMON NAME Gold-dust Wattle
ENVIRONMENTAL CONDITIONS Adaptable to well drained soils.
HEIGHT/SPREAD 0.5-2.5m/2-4m
COMMENTS Hardy plant good for low screening, profuse bright yellow balls Aug-Nov.

BOTANICAL NAME Acacia genistifolia
COMMON NAME Spreading Wattle
ENVIRONMENTAL CONDITIONS Tolerates wet or dry soil
HEIGHT/SPREAD 1-3m/1-3m
COMMENTS Fast growing open spreading shrub with narrow prickly leaves, perfumed lemon to cream balls. Flowering autumn to spring.

BOTANICAL NAME Acacia myrtifolia
COMMON NAME Myrtle Wattle
ENVIRONMENTAL CONDITIONS Suits most soils.
HEIGHT/SPREAD 1-3m/1-2m
COMMENTS Fast growing ornamental bush with reddish stems, good for low screening. Profuse flowering in spring.

BOTANICAL NAME Acacia suaveolens
COMMON NAME Sweet Wattle
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-3m/2-5m
COMMENTS Fast growing ornamental low screen or windbreak. Bluish green narrow leaves. Perfumed cream flowers April-Oct.

BOTANICAL NAME Allocasuarina paludosa
COMMON NAME Scrub Sheoak
ENVIRONMENTAL CONDITIONS Moist well drained clay or sandy soils.
HEIGHT/SPREAD 0.5-2m/1-2m
COMMENTS Slow growing open or dense grey-green shrub. Male flowers bronze, female reddish purple.

BOTANICAL NAME Alyxia buxifolia
COMMON NAME Sea Box
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-2m/1-3m
COMMENTS Dark green hard leaved low shrub. Produces white flowers Oct-Feb followed by red fruit.

BOTANICAL NAME Aotus ericoides
COMMON NAME Common Aotus
ENVIRONMENTAL CONDITIONS Adaptable to well drained soils, tolerating both wet or dry periods.
HEIGHT/SPREAD 0.5-1.5m/0.5-1.5m
COMMENTS Fast growing bushy upright shrub with clusters of small yellow and red pea flowers Aug-Dec.

BOTANICAL NAME Bossiaea cinerea
COMMON NAME Showy Bossiaea
ENVIRONMENTAL CONDITIONS Adapts to most well drained soils.
HEIGHT/SPREAD 1-2m/1-2m
COMMENTS Dense low rounded shrub tolerating some coastal exposure. Attractive foliage and yellow pea flowers.

BOTANICAL NAME Correa alba
COMMON NAME White Correa
ENVIRONMENTAL CONDITIONS Well drained soils, tolerating moisture or extended dry periods.
HEIGHT/SPREAD 0.5-2m/1-3m
COMMENTS A useful plant for soil binding or as a low screen. Waxy white star shaped flowers most of the year.

BOTANICAL NAME Correa reflexa
COMMON NAME Common Correa
ENVIRONMENTAL CONDITIONS Well drained soil.
HEIGHT/SPREAD 0.3-2m/1-2m
COMMENTS Medium sized shrub with light green or green/red bells March-Sept. Excellent plant for dry shady positions.

precinct 2
anglesea district

BOTANICAL NAME Daviesia latifolia
COMMON NAME Hop Bitter-pea
ENVIRONMENTAL CONDITIONS Adaptable to most soils.
HEIGHT/SPREAD 1-3m/1-2m
COMMENTS Useful in massed plantings for screening or hedges. Attractive yellow pea flowers.

BOTANICAL NAME Goodenia ovata
COMMON NAME Hop Goodenia
ENVIRONMENTAL CONDITIONS Grows in any situation. Tolerates waterlogging.
HEIGHT/SPREAD 1-2.5m/1-3m
COMMENTS Green leaves, bright yellow flowers spring to summer.

BOTANICAL NAME Goodia lotifolia
COMMON NAME Golden-tip
ENVIRONMENTAL CONDITIONS Well drained soils, intolerant of alkaline soils.
HEIGHT/SPREAD 1-3m/1-5m
COMMENTS Fast growing open shrub producing profuse golden yellow pea flowers Sept-Dec.

BOTANICAL NAME Hakea decurrens
COMMON NAME Needle Hakea
ENVIRONMENTAL CONDITIONS Adaptable to any conditions.
HEIGHT/SPREAD 1-2m/1-2m
COMMENTS Prickly shrub with sharp needle-like leaves. White scented flowers in spring.

BOTANICAL NAME Hakea repullans
COMMON NAME Western Furze Hakea
ENVIRONMENTAL CONDITIONS Well drained soil.
HEIGHT/SPREAD 1-2m/1-2m
COMMENTS Prickly shrub covered with creamy flowers in spring.

BOTANICAL NAME Hakea ulicina
COMMON NAME Furze Hakea
ENVIRONMENTAL CONDITIONS Well drained dry to moist soils.
HEIGHT/SPREAD 1-3m/1-2m
COMMENTS Stiff, narrow upright shrub with narrow sharp pointed leaves. Small clusters of white to cream flowers July-Nov.

BOTANICAL NAME Indigofera australis
COMMON NAME Austral Indigo
ENVIRONMENTAL CONDITIONS Grows rapidly in a moist, sheltered position.
HEIGHT/SPREAD 0.5-2m
COMMENTS Open shrub with long slender branches with soft bluish green feather-like leaves. Attractive pink to mauve pea flowers in racemes Sept-Dec.

BOTANICAL NAME Myoporum sp
COMMON NAME Sticky Boobialla
ENVIRONMENTAL CONDITIONS Well drained dry soils.
HEIGHT/SPREAD 0.5-2m/1.5-2m
COMMENTS Coastal or dry areas, tolerating exposed or salty conditions.

BOTANICAL NAME Olearia axillaris
COMMON NAME Coast Daisy Bush
ENVIRONMENTAL CONDITIONS Well drained dry sandy soil. Full sun.
HEIGHT/SPREAD 1-2m/1-2m
COMMENTS Attractive flowering plant with aromatic leaves and yellow daisy flowers Feb-April.

BOTANICAL NAME Olearia lirata
COMMON NAME Snow Daisy-bush
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 1-2m/1m
COMMENTS Snowy white daisy flowers in Spring.

BOTANICAL NAME Olearia phlogopappa
COMMON NAME Dusty Daisy-bush
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-3m/1-2m
COMMENTS Shrub with an open to dense habit, masses of white daisy flower heads in large clusters.

BOTANICAL NAME Ozothamnus rosmarinifolius
COMMON NAME Rosemary Everlasting
ENVIRONMENTAL CONDITIONS Well drained, moist soils.
HEIGHT/SPREAD 1.5-3m/1-2m
COMMENTS Upright shrub with clusters of whitish flowers Dec-March.

BOTANICAL NAME Ozothamnus turbinatus
COMMON NAME Coast Everlasting
ENVIRONMENTAL CONDITIONS Sandy well drained soil.
HEIGHT/SPREAD 1-3m/1.5m
COMMENTS Shrub with bushy rounded habit. Small cream to yellowish flower-heads Feb-May. Tolerates salt spray.

BOTANICAL NAME Pomaderris ssp paralia
COMMON NAME Coast Pomaderris
ENVIRONMENTAL CONDITIONS Well drained, dry soils.
HEIGHT/SPREAD 1-2.5m high
COMMENTS Hardy coastal plant with leaves dark green above and whitish beneath – small cream flowers in spring.

BOTANICAL NAME Prostanthera nivea
COMMON NAME Snowy Mint bush
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 1-2m/1-2m
COMMENTS Fine light green leaves. Flowers white to mauve with yellow spots in throat Sept-Dec.

BOTANICAL NAME Pultenaea daphnoides
COMMON NAME Large leaf Bush
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-3m/0.5-2m
COMMENTS Attractive shrub with large yellow and red pea flowers Aug-Nov.

BOTANICAL NAME Pultenaea mollis
COMMON NAME Soft Bush-pea
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-2.5m
COMMENTS A bushy heathland/ woodland shrub with soft green foliage bearing masses of yellow pea flowers in early Spring.

BOTANICAL NAME Pultenaea scabra
COMMON NAME Rough Bush-pea
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 1-2m/0.5-1.5m
COMMENTS Erect or rounded shrub. Masses of orange-yellow flowers Sept-Nov.

BOTANICAL NAME Solanum laciniatum
COMMON NAME Kangaroo Apple
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-3m/1-3m
COMMENTS Bluish to purple flowers Sept-March. Orange-yellow fruit when ripe. Fruit may be poisonous if eaten when green.

BOTANICAL NAME Spyridium parvifolium
COMMON NAME Dusty Miller
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-3m/1-2m
COMMENTS Shrub good for providing screen in dry, shady areas. Small white flowers are surrounded by dusty-white floral leaves July-Nov.

precinct 2
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Low Plants to 1 metre high

BOTANICAL NAME Allocasuarina misera
COMMON NAME Dwarf Sheoak
ENVIRONMENTAL CONDITIONS Moist well drained sandy soil.
HEIGHT/SPREAD 0.5-1m/1-2m
COMMENTS Ornamental, slow growing shrub. Male plant has bronze flowers, female reddish purple flowers.

BOTANICAL NAME Amperea xiphoclada
COMMON NAME Broom Spurge
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 0.3-0.8m/0.4-0.5m
COMMENTS Wiry shrub with rigid stems arising from a woody rootstock. Smooth dark green narrow leaves.

BOTANICAL NAME Argentipallium obtusifolium
COMMON NAME Blunt Everlasting
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-0.5m/0.3-0.5m
COMMENTS A white everlasting flower in late winter/early spring. Leaves re blunt and whitish underneath.

BOTANICAL NAME Brunonia australis
COMMON NAME Blue Pincushion
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 0.1-0.5m/0.1-0.15m
COMMENTS Perennial herb with a rosette of spoon shaped leaves and dense blue pincushion-like flowerheads on stems Oct-Jan.

BOTANICAL NAME Calytrix tetragona
COMMON NAME Fringe Myrtle
ENVIRONMENTAL CONDITIONS Well drained soils, tolerating extended dry periods and occasional inundation.
HEIGHT/SPREAD 1m/1-2m
COMMENTS Fine green aromatic leaves. Very attractive dense heads of white and pink flowers Aug-Nov.

BOTANICAL NAME Chrysocephalum semipapposum
COMMON NAME Clustered Everlasting
ENVIRONMENTAL CONDITIONS Variable, from moist to dry soils.
HEIGHT/SPREAD 0.3m-0.5m
COMMENTS Dense perennial herb with grey foliage and dense terminal clusters of yellow flowerheads Oct- May.

BOTANICAL NAME Cynoglossum suaveolens
COMMON NAME Sweet Hound's-tongue
ENVIRONMENTAL CONDITIONS Well drained heavy soil.
HEIGHT/SPREAD 0.1-0.3m
COMMENTS Erect to spreading perennial herb, highly fragrant.

BOTANICAL NAME Dillwynia cinerascens
COMMON NAME Grey Parrot Pea
ENVIRONMENTAL CONDITIONS Prefers dry soils, although can tolerate a wide range of well drained soil types.
HEIGHT/SPREAD 0.6-1m/0.5-1.5m
COMMENTS Open, erect or spreading understorey shrub with clusters of yellow and orange pea flowers July-Nov.

BOTANICAL NAME Dillwynia glaberrima
COMMON NAME Heath/Smooth Parrot Pea
ENVIRONMENTAL CONDITIONS Can tolerate a wide range of well drained soil types.
HEIGHT/SPREAD 1m/1-2m
COMMENTS Bright yellow and red flowers Aug-Dec.

BOTANICAL NAME Epacris impressa
COMMON NAME Common Heath
ENVIRONMENTAL CONDITIONS Moist well drained soil, tolerating limited wet or dry periods once established.
HEIGHT/SPREAD 0.5-1m/0.2-0.6m
COMMENTS Floral emblem of Victoria. Open, wiry shrub with attractive pink or white flowers March-Nov. Good rockery plant, particularly when planted in groups.

BOTANICAL NAME Grevillea infecunda
COMMON NAME Anglesea Grevillea
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1m/1m
COMMENTS Scrambling semi-erect shrub with large, coarsely toothed prickly leaves and red flowers Oct-Dec. Endemic to Anglesea.

BOTANICAL NAME Helichrysum scorpioides
COMMON NAME Button Everlasting
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3m/0.2-0.3m
COMMENTS Large yellow buttons spring-autumn. Attractive rockery plant which dies back after flowering.

BOTANICAL NAME Hibbertia fasciculata
COMMON NAME Bundled Guinea-flower
ENVIRONMENTAL CONDITIONS Moist well drained sandy soil.
HEIGHT/SPREAD 0.3-0.6m/0.3
COMMENTS Low, erect plant with soft hairy needle like leaves and clusters of yellow flowers for a long period.

BOTANICAL NAME Hibbertia riparia
COMMON NAME Erect Guinea-flower
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 0.3-1m/0.6
COMMENTS Open erect shrub with yellow flowers spring and summer.

BOTANICAL NAME Hibbertia sericea
COMMON NAME Silky Guinea-flower
ENVIRONMENTAL CONDITIONS Well drained soil.
HEIGHT/SPREAD 0.3-1m/0.6
COMMENTS Small erect shrub covered in silky hairs. Profuse terminal clusters of yellow flowers Oct-Dec.

BOTANICAL NAME Hovea heterophylla
COMMON NAME Common Hovea
ENVIRONMENTAL CONDITIONS Dry well drained soil.
HEIGHT/SPREAD 0.3-0.6m/0.3m
COMMENTS Olive green leaves and small mauve pea flowers along the stems Aug-Oct.

BOTANICAL NAME Isopogon ceratophyllus
COMMON NAME Horny Cone-bush
ENVIRONMENTAL CONDITIONS Requires excellent drainage.
HEIGHT/SPREAD 0.2-0.6m/0.5-1.2m
COMMENTS Small shrub to 50cm tall with woody rootstock and a compact mound of stiff, rigid, prickly light green leaves. Small bright yellow flowers Sept-Nov.

precinct 2
anglesea district

BOTANICAL NAME Lasiopetalum baueri
COMMON NAME Velvet Bush
ENVIRONMENTAL CONDITIONS Dry, well drained soil.
HEIGHT/SPREAD 1-1m/1m
COMMENTS Attractive plant with small drooping clusters of hairy greyish-pink to white flowers.

BOTANICAL NAME Leptorhynchos squamatus
COMMON NAME Scaly Buttons
ENVIRONMENTAL CONDITIONS Well drained moist soils.
HEIGHT/SPREAD 0.15-0.3m/0.4m
COMMENTS Small yellow flowerheads on long scaly stalks Sept-Jan.

BOTANICAL NAME Leptorhynchos tenuifolius
COMMON NAME Wiry Buttons
ENVIRONMENTAL CONDITIONS Prefers well drained situations.
HEIGHT/SPREAD 0.1-0.3m/0.3m
COMMENTS Single yellow flowerheads Sept-Jan.

BOTANICAL NAME Leptospermum myrsinoides
COMMON NAME Heath (silky) Tea-tree
ENVIRONMENTAL CONDITIONS Adaptable, prefers good drainage, but can tolerate poor drainage once established.
HEIGHT/SPREAD 0.5-1m/1m
COMMENTS Attractive shrub with white or pink flowers in spring and summer.

BOTANICAL NAME Leucophyta brownii
COMMON NAME Cushion Bush
ENVIRONMENTAL CONDITIONS Well drained dry conditions. Full sun.
HEIGHT/SPREAD 0.2-1m/0.5-2m
COMMENTS Attractive rounded silvery/grey shrub which withstands coastal spray and salt. Foliage reflects available light at night time, making it an ideal plant for defining pathways.

BOTANICAL NAME Microseris lanceolata
COMMON NAME Yam Daisy
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.4m/0.15-0.25m
COMMENTS Herb with single bright yellow daisy flowerhead on stalk July-Nov.

BOTANICAL NAME Olearia ramulosa
COMMON NAME Twiggy Daisy Bush
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.5-1m/1m
COMMENTS Attractive garden plant with white or mauve flowerheads Sept-May. Fast growing.

BOTANICAL NAME Olearia teretifolia
COMMON NAME Cypress Daisy-bush
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD To 1m high
COMMENTS Small erect cypress-like green shrub with masses of tiny white daisy flowers.

BOTANICAL NAME Persoonia juniperina
COMMON NAME Prickly Geebung
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-1m/0.6-0.8m
COMMENTS Erect or rounded small shrub with fine prickly leaves and single yellow tubular flowers Dec-March.

BOTANICAL NAME Phyllanthus hirtellus
COMMON NAME Thyme Spurge
ENVIRONMENTAL CONDITIONS Sandy or gravelly soils.
HEIGHT/SPREAD To 0.8m
COMMENTS Sparse shrub with green hairy leaves and small pale yellow flowers in winter/spring.

BOTANICAL NAME Pimelea glauca
COMMON NAME Smooth Rice-flower
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-0.6m/0.6m
COMMENTS Small ovate bluish-green leaves, creamy-white flowers July-Feb.

BOTANICAL NAME Pimelea humilis
COMMON NAME Common Rice-flower
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 0.1-0.5m/0.3-1m
COMMENTS Small perennial plant with a suckering habit. Heads of white flowers spring/summer

BOTANICAL NAME Pimelea linifolia
COMMON NAME Slender Rice-flower
ENVIRONMENTAL CONDITIONS Well drained soil.
HEIGHT/SPREAD 0.2-0.5m
COMMENTS Erect or clump forming prostrate plant with terminal clusters of hairy white flowers in spring.

BOTANICAL NAME Pimelea octophylla
COMMON NAME Woolly Rice-flower
ENVIRONMENTAL CONDITIONS Well drained sandy soils.
HEIGHT/SPREAD 0.4-1m/0.5m
COMMENTS Masses of perfumed, woolly, creamy yellow flowers Oct-Dec. Foliage and flowers soft to touch.

BOTANICAL NAME Pimelea serpyllifolia
COMMON NAME Thyme Rice-flower
ENVIRONMENTAL CONDITIONS Well drained sandy soil.
HEIGHT/SPREAD To 1m
COMMENTS Shrub with small clusters of tiny yellow flowers at branch tips winter to spring.

BOTANICAL NAME Podolepis jaceoides
COMMON NAME Showy Podolepis
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-0.6m/0.3m
COMMENTS Erect perennial herb with bright yellow daisy flowerheads borne singly on long stems. Spectacular plant in flower Oct-Dec.

BOTANICAL NAME Rhagodia candolleana
COMMON NAME Seaberry Saltbush
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1m/1m
COMMENTS Semi-succulent scrambling shrub. Small white flowers Dec-Apr. Small red berries in autumn.

BOTANICAL NAME Sphaerolobium vimineum
COMMON NAME Leafless Globe-pea
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 0.3-0.5m/0.3-0.6m
COMMENTS Attractive in a rockery or planted with other small shrubs. Small yellow pea flowers Sept- Jan.

BOTANICAL NAME Spyridium vexilliferum
COMMON NAME Propeller Plant
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-0.5m
COMMENTS Coastal heathland plant with tiny creamy propeller-like flower heads Sep-Jan.

BOTANICAL NAME Stackhousia monogyna
COMMON NAME Creamy Candles
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 0.1-0.3m/0.1-0.3m
COMMENTS Usually grows in patches, creating a massed display. Many tiny cream tubular flowers at the end of each stem Aug-Jan.

precinct 2
anglesea district

BOTANICAL NAME Stylidium graminifolium
COMMON NAME Grass Trigger Plant
ENVIRONMENTAL CONDITIONS Moist well drained soils, tolerating wet and dry periods once established.
HEIGHT/SPREAD 0.2-0.6m/0.2-0.3m
COMMENTS Perennial herb with long narrow grass like leaves and a slender stem bearing a narrow spike of pink flowers spring and summer.

BOTANICAL NAME Tetratheca ciliata
COMMON NAME Common Pink Bells
ENVIRONMENTAL CONDITIONS Well drained soil, responding to extra moisture in summer.
HEIGHT/SPREAD 0.3-0.5m/0.3-0.6m
COMMENTS Profuse fragrant pink or mauve flowers July-Dec.

BOTANICAL NAME Thomasia petalocalyx
COMMON NAME Paper Flower
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-0.5m
COMMENTS Bears mauve flowers in summer. Useful inregeneration projects.

BOTANICAL NAME Wahlenbergia multicaulis
COMMON NAME Bluebells
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-0.5m/0.3-0.4m
COMMENTS Erect slender plants bearing pale blue bell shaped flowers in early spring.

Groundcovers

BOTANICAL NAME Acrotriche serrulata
COMMON NAME Honey pots
ENVIRONMENTAL CONDITIONS Moist well drained soils tolerating dry periods.
HEIGHT/SPREAD 0.1-0.3m/0.5-1m
COMMENTS Slow growing, dense ground covering plant. Translucent tubular flowers with a honey fragrance in winter.

BOTANICAL NAME Bossiaea prostrata
COMMON NAME Creeping Bossiaea
ENVIRONMENTAL CONDITIONS Well drained soils. Suitable in sun or shade.
HEIGHT/SPREAD Prostrate/0.5-1.5m
COMMENTS Prostrate, lightly spreading, showy yellow pea flowers in Spring.

BOTANICAL NAME Brachyscome multifida
COMMON NAME Cut-leaf Daisy
ENVIRONMENTAL CONDITIONS Moist clay soils.
HEIGHT/SPREAD 0.1-0.4m/0.2-1m
COMMENTS Fast growing low spreading perennial. Profuse lilac-blue or mauve flowers in summer/autumn. Useful soil binder.

BOTANICAL NAME Calocephalus lacteus
COMMON NAME Milky Beauty-heads
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.15-0.3m/0.1-0.3m
COMMENTS Small sprawling plant with soft grey foliage and white globular flowerheads Sep-Feb.

BOTANICAL NAME Carpobrotus rossii
COMMON NAME Karkalla
ENVIRONMENTAL CONDITIONS Sandy soil. Full sun required for flowers.
HEIGHT/SPREAD Prostrate/2-3m
COMMENTS Prostrate succulent perennial herb with thick fleshy leaves and pale purple to pink flowers on short stalks. Good soil binding plant. Flowers most of the year.

BOTANICAL NAME Chrysocephalum apiculatum
COMMON NAME Common Everlasting
ENVIRONMENTAL CONDITIONS Widespread and variable in a variety of habitats.
HEIGHT/SPREAD 0.3m/1-2m
COMMENTS Perennial of the daisy family. Silvery foliage and golden flower heads which occur most of the year. Excellent rockery plant.

BOTANICAL NAME Dichondra repens
COMMON NAME Kidney Weed
ENVIRONMENTAL CONDITIONS Moist well drained soils. Shade.
HEIGHT/SPREAD Prostrate, creeping.
COMMENTS Matting, prostrate herb. Lawn substitute. Kidney shaped leaves with tiny cream flowers Sep-Dec..

BOTANICAL NAME Disphyma crassifolium
COMMON NAME Rounded Noon-flower
ENVIRONMENTAL CONDITIONS Adaptable to any conditions.
HEIGHT/SPREAD Prostrate/1-2m
COMMENTS Spreading perennial herb with succulent cylindrical leafy spikes of yellow and red, apricot or orange flowers Aug-Dec.

BOTANICAL NAME Enchylaena tomentosa
COMMON NAME Ruby Saltbush
ENVIRONMENTAL CONDITIONS Adaptable to any conditions.
HEIGHT/SPREAD Prostrate-1m/0.5-1m
COMMENTS Low spreading or upright woody shrub with succulent leaves. Attractive plant useful as an undershrub. Greenish flowers in spring – yellow to red berries.

BOTANICAL NAME Geranium solanderi
COMMON NAME Austral Crane's-bill
ENVIRONMENTAL CONDITIONS Well drained soils, tolerating moisture.
HEIGHT/SPREAD Prostrate 0.5m/0.6-1.5m
COMMENTS Hairy creeping perennial herb with pink flowers in spring/summer.

BOTANICAL NAME Gompholobium ecostatum
COMMON NAME Dwarf Wedge-pea
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD Prostrate to 0.1m
COMMENTS Red, yellow or apricot peas in spring/summer with narrow bluish leaves.

BOTANICAL NAME Goodenia geniculata
COMMON NAME Bent Goodenia
ENVIRONMENTAL CONDITIONS Moist soils.
HEIGHT/SPREAD 0.1-0.5m/0.1-0.5m
COMMENTS Perennial suckering matting herb. Long flowering. Yellow flowers. Excellent rockery plant.

BOTANICAL NAME Goodenia lanata
COMMON NAME Trailing Goodenia
ENVIRONMENTAL CONDITIONS Tolerates extended dry periods once established.
HEIGHT/SPREAD Prostrate/0.5-1.5m
COMMENTS Attractive solitary yellow flowers on long stalks Oct-Dec. Trailing stems.

BOTANICAL NAME Kennedia prostrata
COMMON NAME Running Postman
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD Prostrate/1-2.5m
COMMENTS Fast growing prostrate with very showy red pea flowers most of the year.

BOTANICAL NAME Lagenophera stipitata
COMMON NAME Blue-bottle Daisy
ENVIRONMENTAL CONDITIONS Adaptable to moist well drained soils.
HEIGHT/SPREAD 0.05-0.25m high
COMMENTS Small perennial herb with a slender hairy flower stalks upon which mauve flowerheads grow in summer.

BOTANICAL NAME Mazus pumilio
COMMON NAME Swamp Mazus
ENVIRONMENTAL CONDITIONS Moist to wet soil.
HEIGHT/SPREAD Prostrate/0.5-1m
COMMENTS Suckering mat plant with glossy leaves and solitary white or mauve flowers Oct-March.

BOTANICAL NAME Pelargonium australe
COMMON NAME Austral Stork's-bill
ENVIRONMENTAL CONDITIONS Well drained soils, tolerating dryness once established.
HEIGHT/SPREAD 0.3-0.6m/0.3-1m
COMMENTS Interesting rockery plant useful as a soil or sand binder. Attractive cluster of pink or white flowers Oct-Feb.

BOTANICAL NAME Platylobium obtusangulum
COMMON NAME Common Flat- pea
ENVIRONMENTAL CONDITIONS Prefers well drained soil.
HEIGHT/SPREAD 0.3-0.5m/1m
COMMENTS Triangular leaves and small attractive yellow and red pea flowers in spring.

BOTANICAL NAME Scaevola albida
COMMON NAME Coast Fan-flower
ENVIRONMENTAL CONDITIONS Well drained soil.
HEIGHT/SPREAD 0.15-0.15m/0.5-0.75m
COMMENTS Mat plant with white or bluish fan-shaped flowers most seasons.

BOTANICAL NAME Scutellaria humilis
COMMON NAME Dwarf Skullcap
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 0.15m/1m
COMMENTS Matting plant with small mauve to pink flowers on slender stalks Oct-Feb.

BOTANICAL NAME Selliera radicans
COMMON NAME Swampweed
ENVIRONMENTAL CONDITIONS Moist to wet soils.
HEIGHT/SPREAD Prostrate/0.5-1m
COMMENTS Mat forming herb with shiny green leaves and fan shaped off white flowers in summer.

BOTANICAL NAME Swainsona lessertiifolia
COMMON NAME Coast Swainson-pea
ENVIRONMENTAL CONDITIONS Well drained sandy soil.
HEIGHT/SPREAD 0.1-0.3m/0.4-1m
COMMENTS Scrambling perennial herb with spikes of bright purple pea flowers June-Oct.

BOTANICAL NAME Threlkeldia diffusa
COMMON NAME Coast Bonefruit
ENVIRONMENTAL CONDITIONS Moist saline soils.
HEIGHT/SPREAD Prostrate-0.3m/1m
COMMENTS Spreading succulent perennial herb. Matting plant for coastal conditions.

BOTANICAL NAME Veronica gracilis
COMMON NAME Slender Speedwell
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 0.15-0.3m/1m
COMMENTS Mauve to pale blue cup flowers Sept-Dec.

BOTANICAL NAME Viola hederacea
COMMON NAME Ivy-leaf Violet
ENVIRONMENTAL CONDITIONS Moist to wet soils.
HEIGHT/SPREAD Prostrate, creeping.
COMMENTS Fast growing herb which creates a dense mat with small white flowers most of the year.

Dwarf She-oak

Blunt Everlasting

Grasses, Sedges, Lilies, Irises & Grasstrees

BOTANICAL NAME Agrostis aemula
COMMON NAME Blown Grass
ENVIRONMENTAL CONDITIONS Heavy clay and basalt soils.
HEIGHT/SPREAD To 0.1m high.
COMMENTS Compact annual tuft.

BOTANICAL NAME Arthropodium milleflorum
COMMON NAME Pale Vanilla-lily
ENVIRONMENTAL CONDITIONS Deep loamy soils.
HEIGHT/SPREAD 0.3-1m/0.3m
COMMENTS Slender perennial herb with narrow grass-like leaves and pale purple or pink flowers in summer. Crushed flowers smell like vanilla.

BOTANICAL NAME Arthropodium strictum
COMMON NAME Chocolate Lily
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.2-1m/0.2-0.8m
COMMENTS Attractive and adaptable perennial shrub. Chocolate scented violet coloured flowers in spring.

BOTANICAL NAME Austrodanthonia geniculata
COMMON NAME Kneed Wallaby Grass
ENVIRONMENTAL CONDITIONS Requires full sun or semi shaded positions with well drained soil.
HEIGHT/SPREAD 10-40cm high
COMMENTS Excellent contrast plant in landscaping.

precinct 2
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BOTANICAL NAME Austrodanthonia racemosa
COMMON NAME Stiped Wallaby Grass
ENVIRONMENTAL CONDITIONS Requires full sun or semi shaded positions with well drained soil.
HEIGHT/SPREAD 10-40cm high
COMMENTS Excellent contrast plant in landscaping.

BOTANICAL NAME Bulbine bulbosa
COMMON NAME Bulbine Lily
ENVIRONMENTAL CONDITIONS Grows well in moist well drained soils.
HEIGHT/SPREAD 0.2-0.4m
COMMENTS Densely tufted perennial herb with green-grey green succulent rush-like leaves. Yellow star like flowers Sept-Jan.

BOTANICAL NAME Carex appressa
COMMON NAME Tall sedge
ENVIRONMENTAL CONDITIONS Requires ample moisture, tolerating periods of inundation.
HEIGHT/SPREAD 0.5-1.2m/0.5-1m
COMMENTS Suitable for wet areas, stabilising soil, or as an aquatic or bog garden plant.

BOTANICAL NAME Carex breviculmis
COMMON NAME Common Grass-sedge
ENVIRONMENTAL CONDITIONS Very adaptable, from exposed slopes to moist depressions.
HEIGHT/SPREAD To 15cm high
COMMENTS Small densely tufted sedge with triangular stems.

BOTANICAL NAME Chamaescilla corymbosa
COMMON NAME Blue Squill
ENVIRONMENTAL CONDITIONS Moist soils.
HEIGHT/SPREAD 0.2m/0.2m
COMMENTS Tiny perennial herb with terminal clusters of bright blue flowers Aug-Nov. Flowers short lived.

BOTANICAL NAME Dianella revoluta
COMMON NAME Black-anther Flax - lily
ENVIRONMENTAL CONDITIONS Well drained soils. Tolerates dry soils in shade.
HEIGHT/SPREAD 0.3-1m/0.5-2.5m
COMMENTS Perennial with dark green leaves and blue flowers on branched stems in spring/ summer.

BOTANICAL NAME Dichelachne crinita
COMMON NAME Long-hair Plume-grass
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD To 10cm high.
COMMENTS Ornamental grass.

BOTANICAL NAME Gahnia filum
COMMON NAME Chaffy Saw-sedge
ENVIRONMENTAL CONDITIONS Mostly sandy soils.
HEIGHT/SPREAD 1-2m high.
COMMENTS Perennial leafy tussock. Brown and chaffy flower heads.

BOTANICAL NAME Gahnia sieberiana
COMMON NAME Red-fruited Saw - sedge
ENVIRONMENTAL CONDITIONS Tolerates moist soils for most of the year.
HEIGHT/SPREAD 1.5-3m/2-3m
COMMENTS Perennial sedge forming tussocks. Attractive strap like leaves and flower head. Important butterfly food source and habitat for small birds.

BOTANICAL NAME Isolepis nodosa
COMMON NAME Knobby Club-rush
ENVIRONMENTAL CONDITIONS Moist soils, tolerates dry and wet conditions when established.
HEIGHT/SPREAD 0.5-1.5m/0.6-2m
COMMENTS Hardy plant providing interesting contrast in landscapes. Ideal for wet areas.

BOTANICAL NAME Juncus kraussii
COMMON NAME Sea Rush
ENVIRONMENTAL CONDITIONS Brackish to saline areas.
HEIGHT/SPREAD 0.6-2m/0.5-1.5m
COMMENTS Perennial rush with round stems.

BOTANICAL NAME Juncus procerus
COMMON NAME Tall Rush
ENVIRONMENTAL CONDITIONS Damp well drained soils.
HEIGHT/SPREAD 1-2m/0.6-1.5m
COMMENTS Soft, thick rounded hollow stems.

BOTANICAL NAME Lepidosperma filiforme
COMMON NAME Common Rapier-sedge
ENVIRONMENTAL CONDITIONS Tolerates moist soils with full sun or dry soils in partial sun.
HEIGHT/SPREAD 0.5-1.5m high
COMMENTS Attractive erect foliage and decorative flowers

BOTANICAL NAME Lepidosperma gladiatum
COMMON NAME Coast Sword-sedge
ENVIRONMENTAL CONDITIONS Grows well in moist sites, heavy soils in full or part sun.
HEIGHT/SPREAD 1-1.5m high
COMMENTS Attractive strappy plant ideal for feature planting.

BOTANICAL NAME Lepidosperma semiteres
COMMON NAME Wire Rapier-sedge
ENVIRONMENTAL CONDITIONS Grows well in moist sites, heavy soils in full or part sun.
HEIGHT/SPREAD 0.3-1m high
COMMENTS Attractive strappy plant ideal for feature planting.

BOTANICAL NAME Lomandra filiformis
COMMON NAME Wattle Mat-rush
ENVIRONMENTAL CONDITIONS Moist, well drained clays or sands tolerating dry shady conditions once established.
HEIGHT/SPREAD 0.15-0.3m/0.15-0.2m
COMMENTS Hardy perennial forming rush-like tufts. Flowers like tiny wattle buds in spring.

BOTANICAL NAME Lomandra longifolia
COMMON NAME Spiny-headed Mat-rush
ENVIRONMENTAL CONDITIONS Well drained soils tolerating dry shade.
HEIGHT/SPREAD 0.5-1m/0.5-1.2m
COMMENTS Hardy perennial, smooth bright green strappy leaves, scented yellowish flowers Sept-Dec.

BOTANICAL NAME Lomandra multiflora
COMMON NAME Many-flowered Mat-rush
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.2-0.5m/0.15-0.2m
COMMENTS Stiff heathland plant, strap like leaves. Attractive purple/yellow flowers in spring.

BOTANICAL NAME Microlaena stipoides
COMMON NAME Weeping Grass
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 0.3m/0.6m
COMMENTS Native grass with delicate arching form. Good for a lawn substitute in shady areas.

BOTANICAL NAME Patersonia fragilis
COMMON NAME Short Purple flag
ENVIRONMENTAL CONDITIONS Tolerates inundation for short periods.
HEIGHT/SPREAD 0.1-0.2m/0.4m
COMMENTS Attractive plant in rockery landscape. Purple flowers on short stems in spring/summer.

BOTANICAL NAME Patersonia occidentalis
COMMON NAME Long Purple-flag
ENVIRONMENTAL CONDITIONS Tolerates inundation in winter and drying out in summer.
HEIGHT/SPREAD 0.2-0.4m/0.3-0.6m
COMMENTS Attractive plant suitable for bog gardens or pond edges but also tolerant of dry positions in late spring/ summer.

BOTANICAL NAME Poa labillardierei
COMMON NAME Common Tussock Grass
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.2-0.9m/0.7-1m
COMMENTS Densely forming perennial tussock grasses with soft graceful form suiting many landscape styles.

BOTANICAL NAME Poa poiformis
COMMON NAME Blue Tussock Grass
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.2-0.9m/0.7-1m
COMMENTS Densely forming perennial tussock grasses with soft graceful form suiting many landscape styles.

BOTANICAL NAME Spinifex sericeus
COMMON NAME Spinifex
ENVIRONMENTAL CONDITIONS Excellent drainage in sandy soil.
HEIGHT/SPREAD To 50cm high.
COMMENTS Strong perennial grass with long creeping stolons. Ideal for stabilising sandy soil.

BOTANICAL NAME Thelionema caespitosum
COMMON NAME Tufted Blue Lily
ENVIRONMENTAL CONDITIONS Moist soils.
HEIGHT/SPREAD 0.2-0.6m/0.3-0.6m
COMMENTS Herbaceous perennial, blue but usually white star shaped flowers on wiry stems Sept-Jan.

BOTANICAL NAME Themeda triandra
COMMON NAME Kangaroo Grass
ENVIRONMENTAL CONDITIONS Adaptable to most soils which do not remain wet.
HEIGHT/SPREAD 0.4-0.9m/0.7m
COMMENTS Perennial tussock with attractive green/purple foliage and drooping "paw" like flower heads.

BOTANICAL NAME Xanthorrhoea australis
COMMON NAME Austral Grass-tree
ENVIRONMENTAL CONDITIONS Well drained soils, tolerating dry conditions once established.
HEIGHT/SPREAD 1-3m
COMMENTS Attractive slow growing perennial plant with thick woody trunk surrounded by grassy tuft of leaves. Usually flowers only after fire.

BOTANICAL NAME Xanthorrhoea minor
COMMON NAME Small Grass-tree
ENVIRONMENTAL CONDITIONS Well drained soils, tolerating dry conditions once established.
HEIGHT/SPREAD 0.6m/1m
COMMENTS Attractive slow growing perennial with a subterranean woody trunk. Cream flowers in spring.

Climbers & Scramblers

BOTANICAL NAME Billardiera scandens
COMMON NAME Climbing/Common Appleberry
ENVIRONMENTAL CONDITIONS Well drained dry to moist soil.
HEIGHT/SPREAD Climber
COMMENTS Soft climber with greenish-yellow tubular flowers throughout the year.

BOTANICAL NAME Clematis aristata
COMMON NAME Mountain Clematis
ENVIRONMENTAL CONDITIONS Moist soil with shade.
HEIGHT/SPREAD Climber
COMMENTS Vigorous climber, masses of creamy white starry flowers Aug-March.

BOTANICAL NAME Clematis microphylla
COMMON NAME Small-leaved Clematis
ENVIRONMENTAL CONDITIONS Well drained soil.
HEIGHT/SPREAD Climber
COMMENTS Climber with dull green leaves and masses of creamy starry flowers July-Nov.

BOTANICAL NAME Glycine clandestina
COMMON NAME Twining Glycine
ENVIRONMENTAL CONDITIONS Moist well drained soil, tolerating dry conditions once established.
HEIGHT/SPREAD Twining 0.3-2m tall
COMMENTS Slender open twiner with delicate bluish-mauve pea flowers Oct-Jan.

BOTANICAL NAME Muehlenbeckia adpressa
COMMON NAME Climbing Lignum
ENVIRONMENTAL CONDITIONS Well drained sandy soil.
HEIGHT/SPREAD Climber
COMMENTS Perennial with small greenish-yellow flowers Sept-Dec. Good for fences and retaining walls, tolerates salt exposure and dryness.

BOTANICAL NAME Tetragonia implexicoma
COMMON NAME Bower Spinach
ENVIRONMENTAL CONDITIONS Well drained sandy soil. Tolerates dry soil with shade.
HEIGHT/SPREAD 0.3/2m
COMMENTS Succulent plant suitable for sandy soils/dunes.

BOTANICAL NAME Zygophyllum billardieri
COMMON NAME Coast Twin-leaf
ENVIRONMENTAL CONDITIONS Sandy well drained soil tolerating dry periods.
HEIGHT/SPREAD 0.3-0.6/1m
COMMENTS Fire retardant. Suitable for exposed coastal conditions. Attractive bright yellow flowers most of year.

Blue Squill

anglesea district summary

Botanical Name	Common Name
Acacia acinacea	Gold-dust Wattle
Acacia dealbata	Silver Wattle
Acacia genistifolia	Spreading Wattle
Acacia mearnsii	Black Wattle
Acacia melanoxylon	Blackwood
Acacia mucronata	Narrow-leaf Wattle
Acacia myrtifolia	Myrtle Wattle
Acacia paradoxa	Hedge Wattle
Acacia pycnantha	Golden Wattle
Acacia stricta	Hop Wattle
Acacia suaveolens	Sweet Wattle
Acacia verniciflua	Varnish Wattle
Acacia verticillata	Prickly Moses
Acrotriche serrulata	Honey pots
Agrostis aemula	Blown Grass
Allocasuarina littoralis	Black Sheoak
Allocasuarina misera	Dwarf Sheoak
Allocasuarina paludosa	Scrub Sheoak
Allocasuarina verticillata	Drooping Sheoak
Alyxia buxifolia	Sea Box
Amperea xiphoclada	Broom Spurge
Aotus ericoides	Common Aotus
Argentipallium obtusifolium	Blunt Everlasting
Arthropodium milleflorum	Pale Vanilla-lily
Arthropodium strictum	Chocolate Lily
Austrodanthonia geniculata	Kneed Wallaby Grass
Austrodanthonia racemosa	Stiped Wallaby Grass
Banksia marginata	Silver Banksia
Billardiera scandens	Climbing/Common Appleberry
Bossiaea cinerea	Showy Bossiaea
Bossiaea prostrata	Creeping Bossiaea
Brachyscome multifida	Cut-leaf Daisy
Brunonia australis	Blue Pincushion
Bulbine bulbosa	Bulbine Lily
Bursaria spinosa	Sweet Bursaria
Calocephalus lacteus	Milky Beauty-heads
Calytrix tetragona	Fringe Myrtle
Carex appressa	Tall sedge
Carex breviculmis	Common Grass-sedge
Carpobrotus rossii	Karkalla
Cassinia aculeata	Common Cassinia
Cassinia longifolia	Shiny Cassinia
Chamaescilla corymbosa	Blue Squill
Chrysocephalum apiculatum	Common Everlasting
Chrysocephalum semipapposum	Clustered Everlasting
Clematis aristata	Mountain Clematis
Clematis microphylla	Small-leaved Clematis
Coprosma quadrifida	Prickly Currant-bush
Correa alba	White Correa
Correa reflexa	Common Correa
Cynoglossum suaveolens	Sweet Hound's-tongue
Daviesia latifolia	Hop Bitter-pea
Dianella revoluta	Black-anther Flax -lily
Dichelachne crinita	Long-hair Plume-grass
Dichondra repens	Kidney Weed
Dillwynia cinerascens	Grey Parrot Pea
Dillwynia glaberrima	Heath/Smooth Parrot Pea
Disphyma crassifolium	Rounded Noon-flower
Enchylaena tomentosa	Ruby Saltbush
Epacris impressa	Common Heath
Eucalyptus aff. cypellocarpa (Anglesea)	Otway Grey Gum
Eucalyptus baxteri	Brown Stringybark
Eucalyptus cypellocarpa	Mountain Grey Gum
Eucalyptus globulus ssp globulus	Southern Blue Gum
Eucalyptus obliqua	Messmate Stringybark
Eucalyptus ovata	Swamp Gum
Eucalyptus radiata	Narrow-leaf Peppermint
Eucalyptus tricarpa	Red Ironbark
Eucalyptus viminalis	Manna Gum
Eucalyptus willisii	Shining Peppermint
Gahnia filum	Chaffy Saw-sedge
Gahnia sieberiana	Red-fruited Saw -sedge
Geranium solanderi	Austral Crane's-bill
Glycine clandestina	Twining Glycine
Gompholobium ecostatum	Dwarf Wedge-pea
Goodenia geniculata	Bent Goodenia
Goodenia lanata	Trailing Goodenia
Goodenia ovata	Hop Goodenia
Goodia lotifolia	Golden-tip
Grevillea infecunda	Anglesea Grevillea
Gynatrix pulchella	Hemp Bush
Hakea decurrens	Needle Hakea
Hakea repullans	Western Furze Hakea
Hakea ulicina	Furze Hakea
Helichrysum scorpioides	Button Everlasting
Hibbertia fasciculata	Bundled Guinea-flower
Hibbertia riparia	Erect Guinea-flower
Hibbertia sericea	Silky Guinea-flower

anglesea district summary

Hovea heterophylla	Common Hovea
Indigofera australis	Austral Indigo
Isolepis nodosa	Knobby Club-rush
Isopogon ceratophyllus	Horny Cone-bush
Juncus kraussii	Sea Rush
Juncus procerus	Tall Rush
Kennedia prostrata	Running Postman
Lagenophera stipitata	Blue-bottle Daisy
Lasiopetalum baueri	Velvet Bush
Lepidosperma filiforme	Common Rapier-sedge
Lepidosperma gladiatum	Coast Sword-sedge
Lepidosperma semiteres	Wire Rapier-sedge
Leptorhynchos squamatus	Scaly Buttons
Leptorhynchos tenuifolius	Wiry Buttons
Leptospermum continentale	Prickly Tea-tree
Leptospermum lanigerum	Woolly Tea tree
Leptospermum myrsinoides	Heath (silky) Tea-tree
Leucophyta brownii	Cushion Bush
Leucopogon parviflorus	Coast Beard Heath
Lomandra filiformis	Wattle Mat-rush
Lomandra longifolia	Spiny-headed Mat- rush
Lomandra multiflora	Many-flowered Mat-rush
Mazus pumilio	Swamp Mazus
Melaleuca lanceolata	Moonah
Melaleuca squarrosa	Scented paperbark
Microlaena stipoides	Weeping Grass
Microseris lanceolata	Yam Daisy
Muehlenbeckia adpressa	Climbing Lignum
Myoporum insulare	Common Boobialla
Myoporum sp	Sticky Boobialla
Olearia argophylla	Musk Daisy-bush
Olearia axillaris	Coast Daisy Bush
Olearia lirata	Snow Daisy-bush
Olearia phlogopappa	Dusty Daisy-bush
Olearia ramulosa	Twiggy Daisy Bush
Olearia teretifolia	Cypress Daisy-bush
Ozothamnus ferrugineus	Tree Everlasting
Ozothamnus rosmarinifolius	Rosemary Everlasting
Ozothamnus turbinatus	Coast Everlasting
Patersonia fragilis	Short Purple flag
Patersonia occidentalis	Long Purple-flag
Pelargonium australe	Austral Stork's-bill
Persoonia juniperina	Prickly Geebung
Phyllanthus hirtellus	Thyme Spurge
Pimelea glauca	Smooth Rice-flower
Pimelea humilis	Common Rice-flower
Pimelea linifolia	Slender Rice-flower
Pimelea octophylla	Woolly Rice-flower
Pimelea serpyllifolia	Thyme Rice-flower
Platylobium obtusangulum	Common Flat- pea
Poa labillardierei	Common Tussock Grass
Poa poiformis	Blue Tussock Grass
Podolepis jaceoides	Showy Podolepis
Pomaderris aspera	Hazel Pomaderris
Pomaderris ferruginea	Rusty Pomaderris
Pomaderris ssp paralia	Coast Pomaderris
Prostanthera lasianthos	Christmas Bush
Prostanthera nivea	Snowy Mint bush
Pultenaea daphnoides	Large leaf Bush pea
Pultenaea mollis	Soft Bush-pea
Pultenaea scabra	Rough Bush-pea
Rhagodia candolleana	Seaberry Saltbush
Scaevola albida	Coast Fan-flower
Scutellaria humilis	Dwarf Skullcap
Selliera radicans	Swampweed
Solanum laciniatum	Kangaroo Apple
Sphaerolobium vimineum	Leafless Globe-pea
Spinifex sericeus	Spinifex
Spyridium parvifolium	Dusty Miller
Spyridium vexilliferum	Propeller Plant
Stackhousia monogyna	Creamy Candles
Stylidium graminifolium	Grass Trigger Plant
Swainsona lessertiifolia	Coast Swainson-pea
Tetragonia implexicoma	Bower Spinach
Tetratheca ciliata	Common Pink Bells
Thelionema caespitosum	Tufted Blue Lily
Themeda triandra	Kangaroo Grass
Thomasia petalocalyx	Paper Flower
Threlkeldia diffusa	Coast Bonefruit
Veronica gracilis	Slender Speedwell
Viminaria juncea	Golden Spray
Viola hederacea	Ivy-leaf Violet
Wahlenbergia multicaulis	Bluebells
Xanthorrhoea australis	Austral Grass-tree
Xanthorrhoea minor	Small Grass-tree
Zygophyllum billardieri	Coast Twin-leaf

Appendix 4

Data Collected from Physical Survey
(Surf Coast Shire, 2003)

Categories – Physical Assessment by Officers

Street Character

- V = Vegetation dominates - buildings mostly screened.
- VB = Vegetation, but buildings visible.
- M = Mixture of vegetation and bare naturestrip.
- O = Open naturestrip and front yards

Street construction

- G = Gravel
- B = Bitumen

Building Height

- S = Single storey
- T = Two storey
- M = Mixture of heights

Wall Materials

- W = Weatherboard/Fibro
- BV = Brick veneer walls
- B = Blockwork/rendered brick
- MF = Modern forms of cladding eg Harditex, shadow clad, corrugated iron
- M = Mixture of materials

Roof Material

- T = Tiles
- C = Colourbond/zincalume
- M = Mixture of roof materials

Building Colours

- S = Subdued
- B = Bright
- M = Mixture

Predominant Front Setback of Buildings

- A = 0-5
- B = 6-8
- C = 8-10
- D = More than 10
- E = Varied setbacks

Building Age

- A = Prior to 1970
- B = 1970-1990
- C = 1990-today
- D = Mixture of ages

Extent of Vegetation Cover on Properties

- L = Low
- M = Medium
- H = High
- V = Varied vegetation cover

Views

- H = High
- M = Medium Low
- N = None

Front Fences

- N = None
- L = Low
- H = High
- V = Varied

Side Fences

- N = None
- PW = Post and wire
- P = Paling
- M = Mixture

Data from Physical Assessment by Shire Officers

Street Name	Street Char.	Street Type	Bldg Height	Wall Mat.	Roof Mat.	Bldg Colour	Front Setback	Bldg Age	Vegt Cover	Views	Front Fence	Side Fence	Comments
Murray St (nth Noble)	O/M	B	S	BV	T	M	B/C	A/B	L	N	L	P	Low wire or brick front fences. Open front yards with exotic vegetation
Butterworth Cr	0/M	B	S	BV	T	M	C/D	A/B	L/M	N	L/H/N	P	As above, particularly north section. More vegetation /no fencing at sth end.
Paringa Cr	0/M	B	S	M	C/T	M	E	A/B	L/M	N	V	P	Mix of low wire/brick fences & high wire/timber fences and no fencing, particularly at west end
Arinya Cr	0/M	B	S	M	C/T	M	B	A/B	L/M	N	N	P	Some front fences but predominantly none. Backs onto Coogoorah Park.
Gabba Crt	M	B	S	M	C/T	S	E	B/C	L	N	L/N	P	As above.
Fernald St	V/VB	G	S	W	C	S	E	C	H	N	N/PW	N/PW	Bush character. Some low front fences, but low in number.
Weir Street	M/VB	B	M	M	C	M	B/C	A/B	M	N	N	N/PW/P	Some front fences, but predominantly none.
McConnell Cl	O/M	B	M	W	C	M	E	C	L	N	N	PW/N	
Ingram Rd	VB	B	S	W	C	M	B	A/B	M	N	N/L	PW/N/P	Mainly beach shacks set amongst the vegetation.
River Reserve Rd	VB	B/G	M	M	C	S	C/D	D	H/M	Y	N/H	N/P	Abuts Coogoorah Park.
Fraser Av	VB/M	B	M	W/M	C	M	E	C/AB	H/M	N	N	PW/N/P	Mix of fencing. Less paling fences east of Weir Street. Some ocean views at western end.
Hyland Crt	M	B	S	W	C	S	E	B/C	M	N	N	PW/N/P	
Carrawe Crt	M	B	M	M	C	S	E	B/C	M/H	N	N	PW/N/P	Bush character at eastern end abutting the nature reserve.
Lewis Crt	V/VB	G	M	M	C	M	D	B/C	H	N	N	N/PW	Bush character.
Russell Av	M/O	B	S	M	C	M	D	B/C	L/M	N	N	P	
Chatswood Drv	M	B	M	M	C	M	B/C/D	C	L/M	Y	N	N/PW/P	Blgs on north side setback to achieve views. Not many canopy trees in setback area.
Golf Links Rd	O/M	B	M	W/BV	C/M	M	A/B	B/C	L/M	N	N	PW/P	At northern end, car parking in front of buildings. Outlook over the golf course.
Brentlauren Crt	VB/M	B	M	W	C	M	E	B/C	M	N	N	P	
Hillcrest Rd	VB	B	M	W/BV	C/T	S	C/D	D	H	Y	N	N/PW	Vegetation dominant in the street.
Murray St (east)	VB/M	B	S	M	C	M	E	A/B	M/L	Y/N	N/H	PW/N	Mix of exotic and indigenous cypress pine trees.
Gardiner Av	M	B	T	M	C	M	E	V	M/L	Y	N/H	P/N	Whilst low vegetation cover, buildings well setback from the road.
Bannister Av	VB	B	M	M	M	M	C/D	A/B	H	N	N/PW	PW/N	
Milner Av	VB	G	M	M	C	M	E	B/C	M/H	N	N	N	Vegetation in the street contributes to the character.
Bon Air Av	VB	G	S	M	M	M	E	A/B	L/M	Y/N	N/PW/H	N/PW	Mix of exotic and indigenous vegetation.
Tonge St	M	G	S	M	C	M	C/D	V	L	Y/N	M	P/PW/N	Large setbacks for some properties with high level of exotic vegetation. SUZ at southern end.

Data from Physical Assessment by Shire Officers

Street Name	Street Char.	Street Type	Bldg Height	Wall Mat.	Roof Mat.	Bldg Colour	Front Setback	Bldg Age	Vegt Cover	Views	Front Fence	Side Fence	Comments
Foster St	VB/M	G	M	M	C	M	E	V	M/L	N	N	P/PW/N	
Minifie Av	VB	G	S	M	C	S	E	B/C	H/L	N	N	N/PW	Moonah at eastern end around Art Gallery.
Mawson Av	VB	G	M	W	C	M	E	A/B	M/H	N	N	P/N	
Holmwood Av	VB	G	S	W	C	M	D	A/B	H	N	N	N	Several beach houses sited amongst the vegetation. Motel at River end.
Diggers Pd	O	B	M	M	C	B	A/B	V	L	N	N	P	Some shops built to front boundary. Several vacant lots. Rear of service station and motel.
Noble St (east)	M	B	M	M	C	M	B/C	A/B	M/L	N	H/N/L	P	Includes Camp Wilkin & Driftwood Caravan Park. Open canopy.
Loretta's Way	M	B	T	W	C	M	A/B	C	M	N	N	N	Recent subdivision - houses still under construction. Abuts Kuaka Dorla Reserve.
Harvey St	VB/M	B	M	BV	C	M	E	V	H/L	Y	N/H	N/PW	Abuts the Lookout reserve on the lower side and the heathlands at the western end.
First Av	M/O	G	T	W	C	S	E	B/C	L	Y	N	N/PW	Vegetation in naturestrip screens buildings from street.
Great Ocean Rd (central)	M	B	S	W	C	M	D	A/B	M	Y	H/L	P	
Par St	H/VB	B	S	W	C	S	B	B/C	H	N	N	N/PW	Vegetation in naturestrip screens buildings from street.
Noble St (west)	VB/M	B	M	M	C	M	E	B/C	H	Y	N	N/PW	Vegetation in naturestrip screens buildings from street.
Birkdale Cl	VB	B	M	M	C	M	D	B/C	H	N	N	N	Blgs on west side sited to rear to enjoy views. Blgs on east side sited close to street.
Clairville St	VB	B	M	M	C	M	C/D	B/C	H	Y	N	N	
Charles St	V/VB	G	T	M	C	M	E	V	H	Y	N	N/PW	
George St	VB/M	B	M	W	C	M	E	V	M	Y	N	N/PW	
Sparrow Av	VB	G	M	W/BV	C	S	E	A/B	H	Y	N	N/PW	Houses sited to capture ocean views.
Edward St	VB	G	M	W	C	M	D	A/B	H	N/Y	N	N	
Frederick St	VB/M	B	T	W	C	M	E	A/B	H/M	Y	N	N/PW	
Craigdarrock Av	VB	B	M	M	C	M	E	A/B	H/M	Y	N	N/PW	
Geeves St	VB	G	M	W	C	S	C/D	A/B	H	Y	N	N/PW	
Parker St	VB/M	B	M	M	C	S/M	E	A/B	H/M/L	Y/N	N/H	P/N/PW	Moonah at east end of Tonge Street. Disused water basin at western end, and cypress trees.
McMillan St	VB/M	B	M	M	C	M	E	V	M/H	Y/N	H/L/M/PW	N/PW	Community centre at eastern end. Some fencing, but vegetation dominates street.
Jackson St	V/VB	B	M	W/BV	C	S	E	A/B	H/M	Y	N/PW	N/PW	
Baker St	M	G	M	W/BV	C	M	E	V	L/M	Y	N	N/PW	
Peter Av	VB	G	M	W/BV	M	S	E	B	M	Y	H/N	N/PW/P	Abuts Driftwood Caravan Park.

Data from Physical Assessment by Shire Officers

Street Name	Street Char.	Street Type	Bldg Height	Wall Mat.	Roof Mat.	Bldg Colour	Front Setback	Bldg Age	Vegt Cover	Views	Front Fence	Side Fence	Comments
Wallis St	VB	B	M	M	M	M	E	B/C	M/L	Y	N	PW/N	Moonah vegetation at south end
Forrest Cr	M	B	M	M	M	S	E	V	M/L	Y	N	N	Moonah at south end
Third Av	VB	B	M	W	C	M	E	D	M	Y	V	N/PW	Moonah at eastern end.
Melba Pd (sth GOR)	M	G/B	M	W	C	M	D	D	M	Y	V	N/PW	
Tenth Av	M	G	M	W	C	M	E	A/B	L/M	Y	N	N/PW	
Seventh Av	M/VB	B	T	W	C	D	C/D	A/B	L/M	Y	N	N/PW	
Sixth Av (sth GOR)	H/VB	B	M	W	C	M	C/D	A/B	H/M	Y	N	N/PW	
Ninth Av	M	B	M	W	C	M	C	A/B	L/M	Y	N	N/PW	
Eleventh Av	M	B	M	W	C	M	E	D	L/M	Y	V	N/PW	
Twelfth Av	M	G	M	M	C	M	E	D	L/M	Y	V	M	
Melba Pd (south)	V/VB	G	M	M	C	M	E	M	H/M	Y	N	N	Moonah on both sides of road, particulary in the foreshore reserve.
O'Donohue's Rd (South)	H	B/G	M	M	C	M	E	M	H	Y	N/PW	N/PW	
Great Ocean Road (R/Knight)	M	B	M	M	C	M	D	M	L/M	Y	N	N/PW	
Third Av	V/VB	G	T	W	C	M	C/D	M	H	Y	N	N	Large building setbacks on northern side to capture views.
Fifth Av	V/VB	G/B	T	M	C	M	B/C	B/C	H/M	Y	N	N	
Fourth Av	V/VB	G	M	M	C	M	C/D	B/C	H/M	Y	N/PW	N/PW	
O''Donohue's Rd (north)	VB/M	B	T	M	C	M	E	C	H/M	Y	N/PW	N/PW	Limited development on western side, abutting Heathlands.
Second Av	VB/M	B	T	M	C	M	C/D	B/C	M/H	Y	N	N/PW	
Sixth Av	VB/M	B	T	M	C	M	E	B/C	H	Y	N	N/PW	
Harvey St (middle)	VB	B	M	M	C	M	C/D	B/C	H/M	Y	N	N/PW	
Bronwyn Crt	O	G	T	M	C	M	A/B	C	L/M	Y	N	N	No vegetation at front of lots - buildings dominant.
Melba Parade (nth of GOR)	M	G	T	M	C	M	C/D	M	H/M	Y	N	N/PW	
Harvey St (west of O'Donohue)	VB	B	T	M	C	M	E	C	M	N	N	PW/P	Includes Anglesea Heathland on the south side. Few high front fences on north side.
Pickworth Drv	VB/M	B	M	M	C	M	E	B	M/H	Y	N	N/PW	Houses on north side sited close to the street to capture views and due to slope.
Belton St	V/VB	B	M	W	C	S	E	B/C	H	Y	N	N/PW	As above.
Bachli Crt	V/VB	B	M	W	C	M	E	M	H	Y	N	N	As above
McMahon Av	VB	B	M	W	C	M	E	B/C	H/M	Y	N	N/PW	
Birdie Av	M	B	M	W	C	M	E	B/C	M	Y	N	N/P	
Niblick St	M/VB	B	M	W	C	M	E	C	M/H	Y	N	N	
Fairway Drv	M/VB	B	M	M	C	M	D	B/C	M	N	N	N/P	
Eagle Av	M	B	M	M	C	M	B/C	B/C	M	N	N	P	

Data from Physical Assessment by Shire Officers

Street Name	Street Char.	Street Type	Bldg Height	Wall Mat.	Roof Mat.	Bldg Colour	Front Setback	Bldg Age	Vegt Cover	Views	Front Fence	Side Fence	Comments
Bogie Crt	M/VB	B	M	M	C	S	D	B/C	M	N	N	PW/P	
Ramsay St	VB	G	S	W	C	S	A/B	A/B	M	N	N/L	N/PW	Edna Bowmen Reserve on east side.
Little St	M	G	T	W	C	S	A/C	A/B	L/M	Y	N	N/P	
Hedley St	VB	G	M	W	C	M	E	A/B	M	N	N	PW/P	
Evans St	VB/M	G	M	W	C	S	E	A/B	M	Y	N	N/P	
Cameron Rd	VB/M	B	S	W	C	M	E	A/B	H/L	N	N	N/M	Caravan Park on west side. Some Moonah vegetation in front yards.
Purnell St	V/O/M	B	S	W	C	M	E	A/B	H/L	N	N	M	Edna Bowmen Reserve on south side and heathland reserve dominate the streetscape.
Scott St	V/VB	G	S	W	C	M	C	B	H	N	N	PW/P	
Hallam St	VB/M	G	M	W	C	M	E	B	M	N	N	N/P	
Heather Crt	M	G	M	W	C	M	A	B	L/M	N	N	N/P	
Bingley Pde (sth of Wray St)	M	G	T	M	C	M	A	C	M	Y	N	N	Views of river opposite. Caravan Park dominant in middle section.
Bingley Pde (nth of Wray St)	VB	G	S	W	C	M	D	B	M/H	Y	N	N	Views of river opposite.
Wray St (west of Camp Rd)	M	B	S	W	C	M	A	B	L/M	N	H	P	Side frontages of houses, including the caravan park.
Kenneth St	V	G	S	W	C	M	E	B	M	N	N	M	
Wilkin St	VB	G	S	W	C	M	D	A/B	M/H	N	V	P/PW	Lots on the northern side in an ERZ and setback well off the road.
Camp Road	M	B	S/T	M	M	M	B/C	D	M	N	N	N/P	Some high front fences, but only limited.
Betleigh St (east)	V	B	n/a	n/a	n/a	n/a	n/a	n/a	H	N	n/a	n/a	No residential development except at Elizabeth St end
Betleigh St (west of McDougall)	VB	B	S	W	C	S	E	B	H	N	N	N	
Lubel St	M	B	M	W	C	M	E	D	M	N	N	N/PW	
Valda St	VB	B	M	M	C	S	C/D	B	M/H	N	N	N/PW	
McRorie St	M	B	S	W	C	M	E	A/B	L/M	N	V	P/N	School at western end.
Elizabeth St	O/M	B/G	M	M	M	M	E	V	L	Y/N	N	P	
Brearley Crt	M	B	M	W	C	M	E	B	M	N	N	N/P	
Allen Street	M	G	M	W	C	M	E	D	L	Y	N	N/P	
Wray St (west of Camp Rd)	M/O	B	M	M	M	M	E	B/D	L	Y	N	N/P	
Donald Av	M/O	B	S	W	C	B	E	D	L	Y	N	N/P	
Walker St	M	B	M	M	M	M	E	B	L	Y	M	P/PW	Supermarket on the southern side.
McDougall St	V	B	M	M	M	M	E	D	L/M	Y	M	N/P	Becomes more vegetated at the northern end.
Almira St	M	G	M	M	C	B	E	V	M	Y	N	P/N	
Paton St	VB	G	T	W	C	M	E	D	M/H	Y	N	N	

Data from Physical Assessment by Shire Officers

Street Name	Street Char.	Street Type	Bldg Height	Wall Mat.	Roof Mat.	Bldg Colour	Front Setback	Bldg Age	Vegt Cover	Views	Front Fence	Side Fence	Comments
Webb St	O	G	M	M	C	M	A/B	C	L	Y	H/N	P	Flora reserve on eastern side.
Manna Gum Cl	O	B	S	M	C	B	A	C	L	N	N	P	New subdivision.
Great Ocean Road (east)	VB	G	T	M	M	M	E	D	H/M	Y	N	N	

Appendix 5

Precinct Descriptions

Precinct 1 - Anglesea River

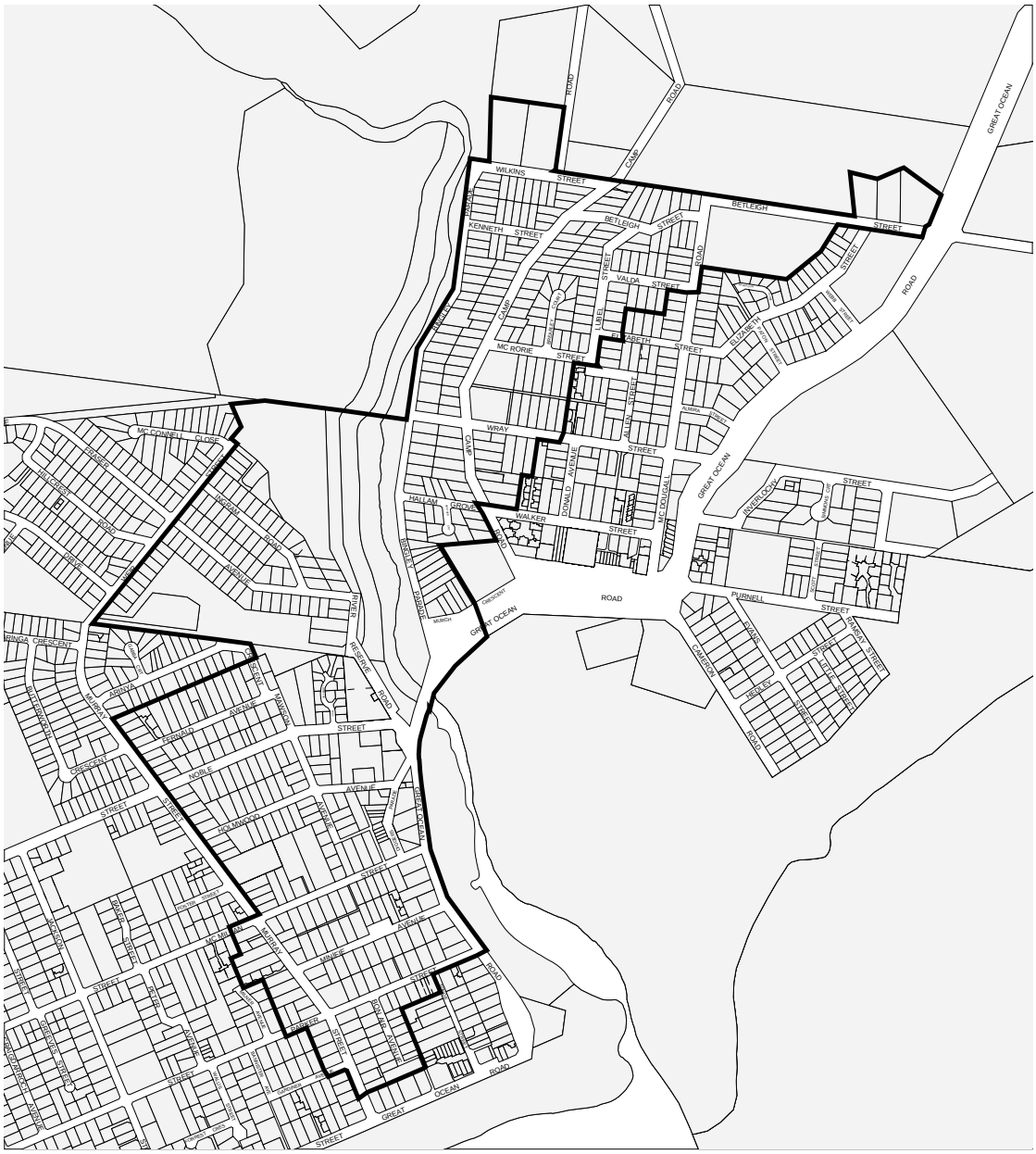
The precinct bridges the Anglesea River in the northern part of the town, and is one of the older parts of Anglesea, being distinctive for a mix of gravel roads and small houses nestled amongst the vegetation, and lack of solid forms of fencing. The dominant architectural style is of small single and two storey fibro cement/ timber dwellings pre-dating 1970. The vegetation cover is generally medium to high, with the exception of commercial development on Great Ocean Road and Diggers Parade where buildings and hard surfaces dominate their visual appearance.

Existing Character

- Allotments range between 550m² to 1000m². Small pockets of larger allotments up to 1,400m². There has very little re-subdivision or multi-unit development.
- Buildings mainly pre-date 1970 and are constructed of fibro cement sheeting/ weatherboard with skillion/ low pitched roofs. Commercial development is of more modern construction.
- Building height is mainly single storey although there is some two storey development.
- Buildings range in colour, with houses painted in a mix of subdued and pale colours
- Building footprints are small, with area around dwellings contributing to a feeling of space and low density character. Buildings are setback from side boundaries.
- Except for the commercial frontage to Diggers Parade and Great Ocean Road, the precinct has a medium to high vegetation cover.
- The topography is relatively flat or gently sloping except for land at the eastern edge.
- Building setbacks to the street are varied, ranging from <5m to >10m.
- A number of roads are gravel and vegetated, having an informal bush appearance. Most driveways are unsealed and do not dominate the street frontage.
- Most lots have no front fence, enhancing the feeling of space between the street and buildings. Where fences do exist they are generally of low and open construction.
- Most lots have open boundaries or post and wire fencing.

Preferred Character

- No front fencing, or if fencing proposed, limit to post and wire.
- No side boundary fencing. If fencing proposed, limit to post and wire. Vegetation used to provide screening between properties and paling fences avoided.
- Retain the existing vegetation cover, particularly canopy trees to maintain the low density character and vegetated streetscapes. Emphasis on planting to increase vegetation cover.
- Old housing will be replaced with houses with larger footprints, bulk and height. Controls should limit the size and siting of development to maintain the low rise character, vegetation cover and space around buildings.
- Pressure may exist for sealing of gravel roads. If this is to occur, the surface treatment should give the appearance of an informal road.
- Subdivision of small lots would negatively affect the low density character of the area. Subdivision should be limited to larger sites to ensure the character is retained. Future subdivision opportunities exist at the Anglesea Primary School site and Aurthelan Camp in Betleigh Street.



Precinct 2 - McDougall Road

This precinct is located to the north of the Great Ocean Road and the Walker Street commercial area, and contains a mix of dwelling types constructed since the 1960s, including more recent development at the eastern end. With some exceptions, the vegetation cover is relatively low compared to other areas of the town, and buildings are more dominant in the streetscape. A number of medium density developments and small lot subdivisions have occurred behind the shops, which as well as a higher proportion of brick veneer and tiled roof dwellings with paling side fences, contributes to a more urban visual appearance than other precincts.

Existing Character

- Allotments range in size. The subdivision pattern has been altered moderately by a number of small lot subdivisions and medium density developments.
- Buildings are a mix of architectural styles including houses of brick veneer/ weatherboard with tiled roofs and houses with timber cladding and pitched colourbond roofs. More recent developments to the east are constructed of a range of timber, brick, colourbond and other modern materials.
- Mix of single and two storey buildings.
- There are some ocean views from properties to the south of the precinct.
- Buildings range in colour.
- The precinct has a low to medium cover of vegetation, with many streetscapes of open front yards and naturestrips. Buildings dominate the landscape more than other precincts, with areas of little canopy. Vegetation is a mix of exotic and indigenous species.
- Building setbacks from the street are varied, with no consistent pattern.
- There is a mix of properties throughout the precinct with no front fence and those with low to high front fences.
- There is an even mix of properties with paling side fences and those with post and wire or no fencing at all.

Preferred Character

- ❑ No front fencing. If fencing proposed, limited to post and wire.
- ❑ No side boundary fencing, or where required, limit to timber post and wire. Vegetation used to provide screening between properties and paling fences avoided.
- ❑ Retain existing vegetation, and emphasise planting of new vegetation including canopy trees as sites are redeveloped to increase vegetation cover on sites of low cover and reduce visibility of development from the southern parts of Anglesea.
- ❑ Roof colours to be subdued where buildings on properties behind have views across the site.
- ❑ Development to achieve sharing of ocean views between properties.
- ❑ Likely replacement/refurbishment of the majority of housing stock within the precinct in the medium term, possibly with two storey development. Lack of vegetation cover means that new development will be highly visible from the street and surrounding properties. Controls should limit the size and footprint of buildings.
- ❑ There has already been a number of subdivisions at relatively high densities. Subdivision should only be permitted where new lot sizes are large enough to increase canopy vegetation and retain the low density character of the area.

Precinct 3 - Purnell Street/Cameron Road

The precinct abuts the heathlands and cliff tops at the south-eastern edge of the town, and Foreshore caravan park to the south-west, and includes the Edna Bowmen Reserve, a recreation camp and the industrial estate. The vegetation cover is low relative to other precincts, but vegetation is important to the character of the precinct. Many roads are constructed of gravel and buildings are nestled amongst the tree canopy with informal fencing. Houses are constructed on small allotments and are a mix of single and two storey fibro cement/timber dwellings constructed prior to the 1970s. In contrast, land north of Purnell Street is largely cleared of vegetation (except for Scott Street), with large sites being subdivided at higher densities.

Existing Character

- Small allotments generally between 550m² and 900m². Some large lots fronting the north side of Purnell Street which are currently being subdivided.
- Buildings mainly pre-date 1970 - fibre cement sheeting/ weatherboard with skillion/ low pitched roofs.
- Building height is a mix of single and two storey, with buildings being low profile.
- Limited views of the ocean and Point Roadknight from some properties to the south-west.
- Buildings range in colour, with many of the houses painted in pale colours
- Building footprints are small, with area around dwellings contributing to a feeling of space and low density character. Buildings are setback from side boundaries.
- The precinct has a low vegetation cover of a mix of indigenous and exotic species. Moonah exists at the western edge of the precinct, mainly in the caravan park and public areas.
- Buildings are relatively close to the street boundary, ranging from <5m to 10m.
- A number of roads are gravel and appear vegetated. Most driveways are unsealed.
- Most lots have no front fence, enhancing the feeling of space between the street and buildings.
- Most lots have open boundaries or post and wire fencing, utilising vegetation and space between buildings to achieve privacy.

Preferred Character

- No front fencing. If fencing proposed, limit to post and wire.
- No side boundary fencing. If fencing proposed, limit to post and wire. Vegetation used to provide screening between properties and paling fences avoided.
- Retain the vegetation cover, particularly canopy trees to maintain the low density character and vegetated streetscapes. Emphasis on planting of new vegetation to enhance the vegetation cover.
- Protect Moonah vegetation from the impacts of development.
- Roof colours are to be subdued where dwellings enjoy views over the allotment.
- Old housing will be replaced with houses with larger footprints, bulk and height. Large buildings have potential to dominate the street due to the small lot size. Controls should limit the size and siting of development to maintain the low rise character, vegetation cover and space around buildings.
- Development to achieve sharing of ocean views between properties (where applicable).
- Subdivision of small lots would negatively affect the low density character of the area. Subdivision should be limited to the larger sized sites on the north side of Purnell Street.
- Pressure may exist for sealing of gravel roads. If this is to occur, the surface treatment should give the appearance of an informal road.
- Development of lots abutting the Edna Bowmen Reserve or Heathlands/Foreshore area should be sensitive to the visual amenity and environmental significance of these areas.

Precinct 4 - Murray Street/Butterworth Crescent

The precinct covers land to the west of Precinct 1 and includes the Driftwood Caravan Park and Camp Wilkin. It also includes land on the north side of Noble Street developed in the 1960s and 70s for public housing. The precinct has a low vegetation cover and is distinctive for its more 'suburban' character. The built form dominates the streetscape, with many buildings in Butterworth Crescent and Murray Street constructed of brick veneer and having open front yards. Many properties have low front fences and side boundary paling fences. The northern boundary of the precinct abuts the Kuaka Dorla Reserve.

Existing Character

- Allotments generally in the range 550m² to 800m². Very few lots have been subdivided or developed for medium density housing.
- Roads are sealed with bitumen.
- Buildings are mainly single storey and date from the 1960s, 70s and 80s. Houses are mainly brick veneer with tiled roofs. Some dwellings are constructed of cement sheet or timber cladding and colourbond roofs.
- Although some front yards are open to the street, many allotments have a low front fence, often of wire mesh or brick veneer.
- Paling fences are commonly used along side boundaries.
- The land is flat or gently sloping.
- There are no township or ocean views due to the topography, although dwellings abutting the reserve enjoy outlook over the vegetation.
- There is a low cover of vegetation, with few canopy trees and open streetscapes. Buildings thus dominate the appearance of the precinct, with open spaces around buildings.
- Houses generally have consistent setbacks from the street boundary in the order of 6-10m.

Preferred Character

- Discourage new front fencing. If fencing proposed, limit to timber post and wire. Encourage removal of front fencing as sites are redeveloped.
- Solid side boundary fencing should be discouraged. If fencing proposed, limit to post and wire. Vegetation used to provide screening between properties and paling fences avoided.
- Encourage planting of a mix of indigenous canopy trees and ground level shrubs around buildings to enhance the vegetation cover.
- Subdivision or medium density development only if lots are consolidated due to their size.
- Likely replacement/refurbishment of the majority of housing stock within the precinct in the medium term, possibly with two storey development. Lack of vegetation cover means that new development will be highly visible from the street and surrounding properties. Controls should limit the size and footprint of buildings and encourage re-establishment of a vegetation cover.

Precinct 5 - Fraser Avenue/Chatswood Drive

This precinct is at the northern edge of the town and abuts both the Anglesea Golf Course and Alcoa lease area. It comprises a mix of single and two storey housing constructed since the 1980s. Housing is of a mix of architectural styles, with the predominant building materials being timber and colourbond. The precinct is moderately sloped and has a varied vegetation cover ranging from low to high in different streets. There is generally a lack of front fencing, however side fencing is a mixture of solid paling fences, less formal post and wire or none.

Existing Character

- Allotments generally range in size from 500m² to 850m². The original subdivision pattern is intact, with no medium density subdivision.
- Buildings are a mix of architectural styles, but are predominantly constructed of timber walls and pitched colourbond roofs.
- There is a mix of single and two storey buildings.
- There are some views of adjoining bush and the township to the south-east due to the moderate slope.
- Buildings range in colour.
- Buildings are constructed with setbacks from side boundaries and have area around them which contributes to a feeling of space and low density character.
- The precinct has a vegetation cover that includes 'Messmate Stringybark' and a range of other exotic and native species. The extent of vegetation cover varies across the precinct with some streets having a bush character and others being more sparsely vegetated with urban gardens.
- Building setbacks from the front boundary vary in most streets. Vegetation at the front of buildings and in road reserves tends to enhance the feeling of space between the street and buildings.
- Roads are sealed with the exception of Lewis Court.
- Most lots have no front fencing.
- There is a mix of properties with paling side fences and those with post and wire or no fencing at all.

Preferred Character

- ❑ No front fencing. If fencing proposed, limit to post and wire.
- ❑ No side boundary fencing, or if fencing proposed, limit to post and wire. Vegetation used to provide screening between properties and paling fences avoided.
- ❑ Roof colours to be subdued where buildings on properties behind have views across the site.
- ❑ Development to achieve sharing of ocean views between properties.
- ❑ Development in the precinct is relatively new and redevelopment of lots with existing houses is likely to be limited. Most development is likely to be extensions to dwellings and new houses on the few remaining vacant lots. Will be important to control the size of new buildings and encourage retention and enhancement of the vegetation cover.
- ❑ Lots in the precinct are generally of a size that is unsuitable for further subdivision or medium density development. Subdivision should be limited to the few large allotments at Camp Wilkin and at the north-east end of Hillcrest Road.

Precinct 6 - Niblick Street/Fairway Drive/Birdie Avenue

The precinct is located at the north-eastern edge of the town in a gully abutting the Anglesea Golf Club to the north and east, and Alcoa lease land to the west. Lots are smaller than land to the south in Precinct 7, with a medium cover of vegetation. Vegetation dominates streetscapes, but buildings are visible. Houses range in architectural style, height and size, with more recent development on the western side contrasting with houses on the eastern side which date from the 1980s. There is generally a lack of front fencing, but side fencing is a mix of solid paling fences and less formal post and wire.

Existing Character

- Allotments are a consistent size in the range 550m² to 850m². The original subdivision pattern remains intact with no further subdivision or medium density development.
- Buildings are a variety of architectural styles. Development on the eastern side comprises a mix of housing dating from the 1970/80s including houses constructed of both brick veneer/concrete tiles and timber cladding/colourbond roofs. Houses on the western and northern sides were constructed in the 1990s and are primarily timber clad with pitched colourbond roofs.
- Building height ranges between single and two storeys.
- The precinct has a medium vegetation cover, predominantly 'Messmate Stringybark' species. The cover increases to high on the north side where the land slopes steeply up to the Golf Club land.
- Driveways/parking areas are not dominant, often being unsealed.
- Roads are sealed bitumen.
- Buildings have limited footprints and space around them, and are constructed with a setback to side boundaries.
- Street setbacks to houses vary, but are predominantly between 6-10m. Vegetation at the front of buildings and no front fencing enhances the feeling of space between the street and buildings
- Some properties have paling side fences, particularly in the older development to the east, however most lots have either post and wire fences or no fence at all and utilise vegetation and space between buildings to achieve privacy.

Preferred Character

- ❑ No front fences, or if fencing proposed, limit to post and wire to maintain open street character.
- ❑ No side boundary fencing, or limit to post and wire. Vegetation used to provide screening between properties and paling fences avoided.
- ❑ The size of existing lots virtually precludes further subdivision unless a number of sites adjoining one another are re-subdivided to increase the density.
- ❑ Development in the precinct is relatively new and redevelopment of lots with existing houses is likely to be limited. Most development is likely to be extensions to dwellings and new houses on the few remaining vacant lots. Will be important to control the size of new buildings and encourage retention and enhancement of the vegetation cover.
- ❑ New development should be accompanied by planting of new vegetation, particularly canopy trees, which enhance the vegetation cover on sites where the cover is low.

Precinct 7 - McMahon Avenue/Belton Avenue

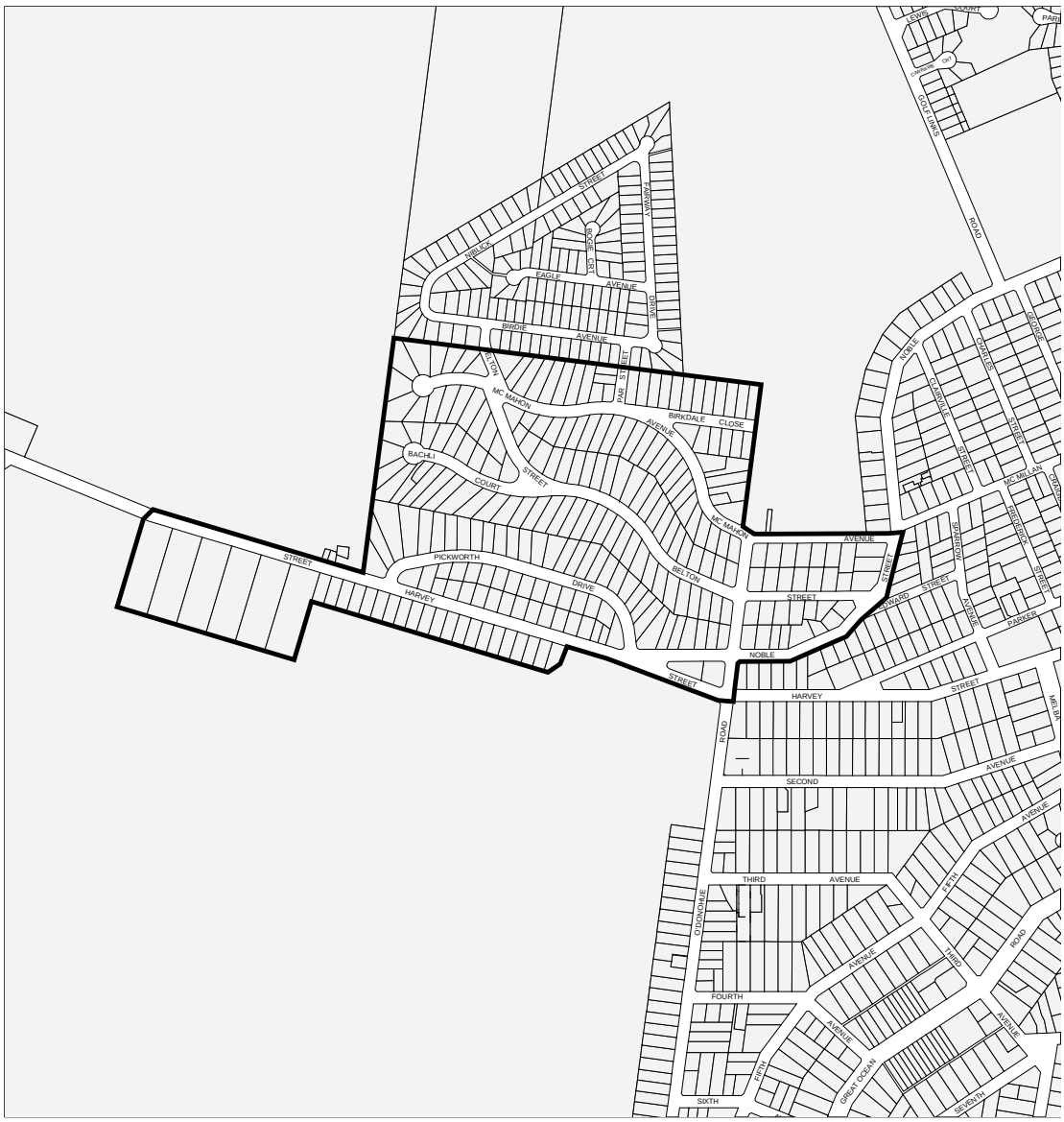
The precinct is at the western edge of the town, abutting Alcoa lease land to the west, heathlands to the south and the golf course to the north-east. Characterised by long curving streets, allotments are long and narrow, with most properties affected by covenants that restrict development of more than one dwelling. The land is highly sloped and heavily vegetated, with houses well screened from the street. Views are available to bush north of the town. Lots on the south side of Harvey Street were subdivided from the heathlands in the 1990s and are zoned 'Special Use'.

Existing Character

- Large narrow allotments ranging between 800m² and 1500m, with only a few examples of subdivision. Lots abutting the Anglesea Heathland at the western end are 7,500m² in area.
- Housing has mainly been constructed in the period since the 1970s and is of varied architectural styles, comprising a mixture of fibro-cement sheet, timber and brick veneer walls and colourbond or galvanised iron roofs. Houses on the south side of Harvey St are newly constructed.
- Except for properties in Harvey Street, the land is steep sloping, affording views to Pt Addis and bush north of Anglesea. Buildings are sited in a consistent pattern, either close to the street (6-8m) or at the rear of the lot, to maximise views.
- Buildings height is a mix of single and two storey, with buildings being low profile.
- Buildings range in colour across the precinct.
- Building footprints are small, with substantial area around dwellings contributing to a feeling of space and low density character. Buildings are constructed with a setback to the boundaries.
- The precinct has a high vegetation cover of 'Messmate Stringybark' and a low incidence of exotic vegetation. Whilst some buildings are visible, houses are generally encased in vegetation. The few occasions where this is not the case has resulted from a small front setback and steep slope (and limited opportunities to site buildings).
- Driveways and parking areas are not dominant except in some cases as described above.
- Roads are sealed with bitumen.
- Most lots have no front fence.
- There is either post and wire side boundary fencing or none at all. Vegetation and space between buildings is used to achieve privacy.

Preferred Character

- ❑ No front fences, or if fencing is proposed, limit to post and wire.
- ❑ No side boundary fencing, or if fencing proposed, limit to post and wire. Vegetation used to provide screening between properties and paling fences avoided.
- ❑ Development to achieve sharing of ocean views between properties.
- ❑ Little subdivision potential due to the existence of covenants and restrictions in the Special Use Zone, as well as steep slopes. Subdivision would have potential to detract from the vegetated character.
- ❑ Retain and enhance the indigenous vegetation cover.
- ❑ New development is likely to have larger footprints and building bulk and increased height. This may have some impact on the streetscape where buildings are close to the street (less so when screened heavily by vegetation).
- ❑ Dwellings constructed on the lower side of the road do not have area for construction of covered parking, and the setback area is used for parking which reduces opportunity for landscaping. Needs consideration at the design stage.
- ❑ Sites are of a size that could accommodate tennis courts, however these would require removal of substantial areas of vegetation and should not be permitted.



Precinct 8 - Central Anglesea

This precinct covers the central part of Anglesea west of the Anglesea River. The land slopes moderately to the west affording views of the ocean and river mouth from many properties, and is heavily vegetated with buildings sited amongst the trees. The precinct has a mix of sealed and gravel roads, with vegetated roadsides limiting the visibility of the built form. Housing is a mix of typical '50s and '60s beach houses and timber/ brick veneer houses from the '70s and '80s with unfenced front and rear yards being a feature.

Existing Character

- Allotments generally range in size from 500m² to 1050m², although there are several significant sized allotments within the precinct. Little subdivision or medium density development has occurred.
- Buildings are a mixture of timber and fibro cement dwellings with low pitched roofs which pre-date 1970, and brick veneer/ timber clad houses from the '70s and '80s which have colourbond roofs.
- Building height is a mix of single and two storey, with buildings being low profile.
- There are some views of the ocean and Point Roadknight to the east and south-east due to the slope in that direction. Buildings have been sited in a consistent pattern either close to the street or at the rear of the property to maximise these views.
- Buildings range in colour.
- Building footprints are small, with substantial area around dwellings contributing to a feeling of space and low density character. Buildings are setback from side boundaries.
- The precinct has a high vegetation cover of 'Messmate Stringybark' and some exotic species.
- Building setbacks from the front boundary vary in most streets, but are predominantly greater than 8-10m. Vegetation at the front of buildings and in road reserves enhances the feeling of space between the street and buildings.
- A number of roads are gravel which contributes to the feeling of being in a bush setting. Most driveways are unsealed and do not dominate the street frontage.
- Most lots have no front fence.
- Most lots have post and wire side boundary fences or no fence at all, and utilise vegetation and space between buildings to achieve privacy.

Preferred Character

- ❑ No front fencing. If fencing proposed, limit to post and wire
- ❑ No side boundary fencing, or if fencing proposed, limit to post and wire. Vegetation used to provide screening between properties and paling fences avoided.
- ❑ Where buildings sited close to the street, limit the visual dominance of car parking and maximise opportunities for screen vegetation.
- ❑ Development to achieve sharing of ocean views between properties.
- ❑ Retain and enhance the indigenous vegetation cover.
- ❑ Subdivision of average sized lots would negatively affect the low density character of the area. Subdivision should be limited to larger sites, and controlled to ensure that low density character is retained.
- ❑ Roofs to be in subdued non-reflective colours where buildings behind enjoy views across the site.
- ❑ Old housing will be replaced with houses with larger footprints, bulk and height. Controls should limit the size and siting of development to maintain the low rise character, vegetation cover and space around buildings.
- ❑ Pressure may exist for sealing of gravel roads. If this is to occur, the surface treatment should give the appearance of an informal road.

Precinct 9 - Great Ocean Road/Harvey Street

This precinct comprises land opposite the Anglesea River on the western side and abuts the foreshore and Great Ocean Road to the south. It includes land within "Four Kings Corner" Special Use Zone. It is distinctive for having a lower vegetation cover than much of the town, with the built form dominating the landscape to a greater degree than surrounding land. Many of the buildings are well setback from the road, particularly on the Great Ocean Road and in Tonge Street. The precinct contains several gravel roads and a mix of vegetated and more open streetscapes with exotic vegetation such as Cypress Pine and lawns more predominant.

Existing Character

- Allotments range in size, with a mix of small narrow lots and some that are relatively large. The original subdivision pattern has been altered by subdivision and medium density development.
- Land at the 'Four Kings Corner" is developed by shops with vacant land abutting it to the north.
- Buildings are a mixture of timber and brick veneer houses, with both tile and colourbond roofs, ranging widely in age.
- Building height is a mix of single and two storey, with buildings often being prominent due to the lack of vegetative screening.
- There are some views of the ocean and Point Roadknight to the east and south-west due to the slope in those directions. Buildings have been sited in a consistent pattern either close to the street or at the rear of the property to maximise these views.
- Buildings range in colour with a mix of bright and subdued dwellings within the precinct.
- Properties that have been developed at higher densities have a dense built form with little space or landscaping around buildings, contrasting with the larger sites which are characterised by large dwellings with substantial area around them creating a feeling of space and low density character.
- The precinct has a low vegetation cover with a high existence of exotic species. Some Moonah vegetation exists at the eastern edge abutting Great Ocean Road.
- Building setbacks to the street vary, being considerable in some streets but less so in others.
- Properties have a mix of front fencing or none at all.
- Properties have a mix of post and wire and paling side boundary fences or no fence at all.

Preferred Character

- ❑ No front fencing. If fencing proposed, limit to post and wire.
- ❑ No side boundary fencing, or if fencing proposed, limit to post and wire. Vegetation used to provide screening between properties and paling fences avoided.
- ❑ Retain existing vegetation cover to maintain low density character and vegetated streetscapes. Substantially increase vegetation cover, particularly with indigenous canopy trees.
- ❑ Protect Moonah vegetation from the impact of development.
- ❑ Development to achieve sharing of ocean views between properties.
- ❑ Subdivision possible on larger lots within the precinct, but needs to be sensitive to the low density character of the area. The "Four Kings Corner" is an opportunity for a higher density development.
- ❑ Roofs should be subdued non-reflective colours where buildings behind enjoy views across the site.
- ❑ Large buildings have potential to be prominent due to the low vegetation cover. Controls need to limit the size and siting of development to maintain low rise character, vegetation cover and space around buildings. Planting of new canopy trees needs to be encouraged.
- ❑ Pressure may exist for sealing of gravel roads. If this is to occur, the surface treatment should give the appearance of an informal road.

Precinct 10 - Point Roadknight (North)

The precinct is generally north of the Great Ocean Road in Pt Roadknight and is distinctive for its low density and vegetated character. Indigenous vegetation dominates the built form, with houses constructed since the 1970s on large allotments within a bush setting. Buildings are well setback and constructed of a mix of brick and timber with colourbond roofs, with informal fencing of front and side boundaries. Views of the ocean and Pt Roadknight and achieved due to the slope.

Existing Character

- Large allotments generally in the range 550m² to 2,200m². An area exists on Great Ocean Road where houses are built over groups of narrow lots (each 523m² in size).
- Buildings have been mainly constructed post 1970, and have a mix of brick veneer, timber, fibro sheet and modern forms of wall cladding. Roofs are mainly constructed of pitched colourbond.
- Building height is predominantly two storey and within the tree canopy.
- Properties enjoy views of the ocean to the south and east, or have potential to achieve views.
- Buildings range in colour.
- Building footprints are small, with substantial area around dwellings contributing to a feeling of space and low density character. Buildings are setback from side boundaries.
- The precinct has a high vegetation cover of predominantly 'Messmate Stringybark'. Unlike the section of Point Roadknight south of Great Ocean Road, there is a low incidence of exotic vegetation.
- Buildings are mainly well setback from the street, exceeding 8-10m. Vegetation at the front of buildings and in road reserves enhances the feeling of space between the street and buildings.
- Several roads are gravel which contributes to the feeling of being in a bush setting.
- Driveways are unsealed and do not dominate the street frontage.
- Most lots have no front fence to the street.
- Properties have open boundaries or open post and wire fencing, utilising vegetation and space between buildings to achieve privacy.

Preferred Character

- ❑ No front fencing. If fencing proposed, limit to post and wire.
- ❑ No side boundary fencing, or if fencing proposed, limit to post and wire. Vegetation used to provide screening between properties and paling fences avoided.
- ❑ Sites are of a size that could accommodate tennis courts, however these would require removal of substantial areas of vegetation and should not be permitted.
- ❑ Roof colours should be subdued where dwellings enjoy views over the allotment.
- ❑ Development to achieve sharing of ocean views between properties.
- ❑ Retain and enhance the indigenous vegetation cover.
- ❑ Limited subdivision of larger sites where significant areas of vegetation would not need to be removed. Lot size should be large enough to reflect the large allotments in the precinct and maintain the low density character of the area.
- ❑ Consolidate the narrow allotments fronting Great Ocean Road to prevent development on each of the individual titles (or reconfiguration of the titles to achieve this).
- ❑ Old housing stock likely to be replaced with houses that have larger footprints and building bulk and increased height. Planning controls need to limit the size and siting of development to maintain low rise character and vegetation cover.
- ❑ Pressure may exist for sealing of gravel roads. If this is to occur, the surface treatment should give the appearance of an informal road.

Precinct 11 - Point Roadknight (South)

The precinct is mainly south of the Great Ocean Road in Pt Roadknight, and is distinctive for its low density character. While the vegetation cover is low , vegetation dominates the built form due to large building setbacks, small building footprints, low building height and vegetated streetscapes. The south end of the precinct is distinctive for its Moonah vegetation. Housing is mainly of fibro/timber cladding pre-dating 1970, with informal side and front boundary fencing a feature. Views of the ocean and Pt Roadknight and achieved due to the slope.

Existing Character

- Large allotments generally 550m² to 2,000m². Some re-subdivision of land has occurred. Two small areas exist on Great Ocean Road and Eighth Avenue (southern end) where houses built over groups of narrow lots.
- Buildings mainly pre-date 1970 and are constructed of fibro cement sheeting/ weatherboard with skillion/ low pitched roofs. Recent developments have utilised timber cladding and colourbond roofs.
- Building height ranges between single and two storey, but where two storey, the buildings generally have low pitched roofs and sit low within the landscape.
- Properties enjoy views of the ocean to the south and east, or have potential to achieve views.
- Buildings range in colour with many of the houses painted in pale colours.
- There are several tennis courts which often have little setback to the street or side boundaries.
- Building footprints are small, with substantial area around dwellings contributing to a feeling of space and low density character. Buildings are setback from side boundaries.
- The vegetation cover varies across the precinct, however most lots have only a low to medium cover. Many properties are cleared in the centre but have vegetation along boundaries which is a mix of Messmate Stringybark and exotic trees/shrubs, with Moonah to the south.
- Buildings are predominantly well setback from the street, exceeding 8-10m. Vegetation within the setback enhances the feeling of space between the street and buildings.
- Several roads are gravel. Others are sealed but narrower than traditional streets and surfaced with a sand coloured aggregate that conveys the feel of an informal road.
- Most lots have open front yards and no front fences, although some streets such as Melba Parade, Third Avenue and Twelfth Avenue have a mixture of lots with and without front fences.
- Some side boundary paling fences exist, however most lots have open boundaries or open fencing.

Preferred Character

- ❑ No front fences, or if fencing proposed, limit to post and wire.
- ❑ No side boundary fencing, or if fencing proposed, limit to post and wire. Vegetation used to provide screening between properties and paling fences avoided.
- ❑ Limit removal of Moonah vegetation, and give priority to protection of this species. Increase the vegetation cover in areas of low cover with indigenous species.
- ❑ Sites are of a size that could accommodate tennis courts, however these would require removal of substantial areas of vegetation and should not be permitted.
- ❑ Roof colours are to be subdued where dwellings enjoy views over the allotment.
- ❑ Development to achieve sharing of ocean views between properties.
- ❑ Ensure that subdivision creates lot sizes that are of a size which retains the low density character of the precinct. Subdivision in Moonah areas should be avoided.
- ❑ Consolidate the narrow lots in Great Ocean Road and Eighth Avenue to prevent development on each of the titles (or reconfiguration of the titles to achieve this).
- ❑ Pressure may exist for sealing of gravel roads. If this is to occur, the surface treatment should give the appearance of an informal road.

Appendix 6

Case Studies of Existing Developments

Case Study Developments

The case study developments have been selected from photos rated as incompatible with preferred character in the study of community perceptions by Dr Ray Green. Sites have also been selected by officers which it is believed exhibit similar characteristics. Each development has been assessed in detail below, with conclusions drawn in relation to recommended changes to planning scheme provisions concerning Development Density, Building Site Coverage and Plot Ratio.

Single Dwellings

Case 1

Address:	**1 Bannister Avenue**
Type:	Two Storey
Permit No.	01/0315
Land Area:	502m²
Blg site %:	37.8% (190m² – w/out deck)
	44.7% (225m² – with deck)
Blg & H/S %:	58.5% (294m²)
Plot Ratio:	0.7 (351m²)

Comment: Building footprint and bulk too large for the site. Fails to comply with existing provisions, but even if was to comply, would still be dominant in streetscape and leave inadequate area for vegetation around the building.

Case 2

Address:	**18 Melba Parade**
Type:	Two Storey
Permit No.	99/8071
Land Area:	586m²
Blg site %:	31.4% (184m² – w/out deck)
	38.4% (225m² – with deck)
Blg & H/S %:	53.2% (312m²)
Plot Ratio:	0.57 (333m²)

Comment: Building footprint and bulk too large for the site. Fails to comply with existing provisions, but even if was to comply, would still be dominant in streetscape and leave inadequate area for vegetation around the building.

Case 3

Address: **22 McMillan Street**

Type: Part Two Storey

Permit No. 02/0105

Land Area: 1008m²

Blg site %: 23.9% (241m² – w/out deck)

26% (263m² – with deck)

Blg & H/S %: 34.2% (345m²)

Plot Ratio: 0.3 (307m²)

Comment: Complies with policy. Mainly single storey but stretches across a large % of the site, leaving narrow strips of land along boundaries with little capacity to increase vegetation cover.

Case 4

Address: **31 Harvey Street**

Type: Two Storey

Permit No. 00/0283

Land Area: 1011m²

Blg site %: 18.6% (188m² – w/out deck)

26% (264m² – with deck)

Blg & H/S %:46% (461m²)

Plot Ratio: 0.27 (274m²)

Comment: Complies with policy. Building footprint stretches across large part of site. Excessive hard surface site coverage and low vegetation canopy cover. Very little capacity for establishment of new vegetation. Building appears particularly dominant from the adjoining properties.

Case 5

Address: **7 Charles Street**

Type: Two Storey

Permit No. 01/0465

Land Area: 809m²

Blg site %: 31.4% (254m² – w/out deck)

37.2% (301m² – with deck)

Blg & H/S %: 49.4% (400m)

Plot Ratio: 0.41 (337m²)

Comment: Complies except for building site coverage. Building stretches across large % of site and has too much hard surface area, leaving no opportunity for vegetation around the sides or front of the building. Building is bulky from the street.

Comment:

Site Coverage

Case Studies 1 & 2 include dwellings on lots of 502m² and 586m² respectively, with **building** footprints of 38% and 31% with decks excluded, and 45% and 39% with decks included. In both cases the building footprint and building bulk contribute to a sense of overdevelopment of the sites, leaving little if any space around the building to achieve separation from adjoining development or to provide for vegetation on the site. Although both dwellings exceed the current policy of 35% building site coverage (including decks), a reduction to 35% would still result in a dominant building that does not accommodate planting of indigenous canopy vegetation on the site. In Case Studies 3 and 4, dwellings on larger lots of 1008m² and 1011m² have smaller footprints as a percentage of site area (24% and 19% without decks, and 26% with decks), yet the footprint stretches across a high percentage of the length of the site resulting in a domination of building form over landscape, and narrow strips of undeveloped land around the buildings.

It is concluded that the building footprint allowed by policy should be more limited for small sites. Further, whilst larger footprints should be allowed on larger lots, there is a need to introduce lower benchmarks as a percentage of site area to proportionately limit building size and retain the low density vegetated character identified by the Study. Therefore, as a site increases in size, so too would the permitted floor area, albeit at a smaller rate of increase.

It is proposed that a sliding scale for building site coverage be introduced as follows:

- Lots <600m² - 30%
- Lots 600-900m² - 25%
- Lots >900m² - 20%

These percentages have been arrived at by studying the case studies to determine the impact of different building footprints on different sized allotments.

The case studies indicate that site coverage of **buildings and hard surfaces** for larger lots (Case Studies 3 and 4), generally complies with the policy maximum of 50%, and that for smaller lots (Case Studies 1 and 2) the site coverage exceeds 50%, yet in all cases, the area of hard surfaces on the sites does not leave adequate area around buildings to establish new vegetation that will assist to screen the buildings. To reduce the extent of area

developed by hard surfaces, and therefore increase the area of site able to be vegetated, there is a need to introduce lower benchmarks of site coverage proportionate to lot size.

A sliding scale is recommended as follows:

- Lots <600m² - 40%
- Lots 600-900m² - 35%
- Lots >900m² - 30%

As with building site coverage, the sliding scale allows larger areas of hard surfaces on larger allotments, and has been arrived at by studying the case studies to determine the impact of different building footprints on different sized allotments. If lots were to be developed to the maximum building site coverage, there would be allowance for 10% of the site to be developed by driveways and other paved areas. Although a prescriptive approach is being taken, there would be room for discretion to be exercised in each case by relating the outcome to the landscape character objectives in the overlay.

Plot Ratio

The dwellings in Case Studies 1 and 2 exceed the current 0.5 plot ratio provision (0.7 and 0.57 respectively) and have considerable bulk in relation the size of the allotments. The sense of bulk in these cases would still be excessive if reduced to 0.5, therefore a further reduction is recommended for smaller allotments. The size of dwellingson larger allotments in Case Studies 4 and 5, whilst having a plot ratio of less than 0.5 (0.27 and 0.41 respectively) is still considered excessive given the adverse impact of these buildings on the character of the area. As with site coverage therefore, larger building floor areas should be permitted on larger lots, but limited proportionately according to the size of the lot.

A sliding scale is recommended as follows:

- Lots 0-600m² - 0.4
- Lots 600-900m² - 0.35
- Lots >900m² - 0.3

Again, the percentages have been arrived at by studying the case studies to determine the impact of different building sizes on different sized allotments.

Multi-Dwelling Developments & Residential Subdivisions

Case 6

Address: **3-7 Noble Street**

New Address: Loretta's Way

Type: 17 lot subdivision

Permit No. 99/8278

Land Area: 7593m²

Density: 1:446m²

Av Lot Size: 358m² (excl common prop)

Comment: Density marginally fails policy, but lot sizes well under the minimum of 450m². Although dwellings have small floor area, there is very little setback from buildings to boundaries, meaning that buildings are constructed close together with little opportunity for planting of new vegetation/retention of existing trees. There has been an adverse impact on the indigenous trees that were to be retained.

Case 7

Address: **Elizabeth Street**

New Address: Manna Gum Close

Type: 11 lot subdivision

Permit No. 98/7359

Land Area: 5725m²

Density: 1:520m²

Av Lot Size: 480m² (excl common prop)

Comment: Complies with policy. Although dwellings have small floor area, there is very little setback from buildings to boundaries, meaning that buildings are constructed close together with little opportunity for planting of vegetation.

Case 8

Address: **4A Great Ocean Road**

New Address: N/A

Type: 6 units

Permit No. 99/8279

Land Area: 1786m²

Density: 1:356m²

Av Lot Size: 240m² (excl common prop)

Comment: Fails to meet policy for both lot size and density. Although dwellings have small floor area, there is very little setback from buildings to boundaries, meaning that buildings are constructed close together with little opportunity for planting of vegetation. Appears crowded and is dominated by hard surfaces.

Case 9

Address: **13 Purnell Street**

New Address: N/A

Type: 8 units/8 lots

Permit No. 01/0075

Land Area: 4967m²

Density: 1:552m²

Av Lot Size: 358m² (excl common prop)

Comment: Density complies, but lot areas well under policy minimum of 450m². Although dwellings have small footprint, there is very little setback from buildings to boundaries, meaning that buildings are constructed close together with little opportunity for planting of vegetation, particularly around single storey houses. Planting along internal road will increase vegetation cover in the centre of the site.

Case 10

Address: **25 Fernald Avenue**

New Address: N/A

Type: 3 units

Permit No. 00/0322

Land Area: 1477m²

Density: 1:492m²

Av Lot Size: 380m² (excl common prop)

Comment: Density complies, but lot sizes under the minimum of 450m². Retention of indigenous trees, particularly at rear, however buildings are attached and have small setbacks from buildings to boundaries. Together with the driveway down one side of the development, there is virtually no opportunity for planting of vegetation around the development.

Case 11

Address: **4-6 Camp Road**

New Address: N/A

Type: 8 units

Permit No. 00/0227

Land Area: 3326m²

Density: 1:416m²

Comment: Both density and lot sizes do not comply with policy. Dense development with little space between buildings, and little opportunity for planting of canopy trees except around the main driveway. Unlike other examples, the density of development is more appropriate in this location due to its abuttal with the commercial centre.

Case 12

Address: **1 Forrest Avenue**

New Address: N/A

Type: 2 units

Permit No. 00/004

Land Area: 1003m²

Density: 1:502m²

Av Lot Size: 502m² (excl common prop)

Comment: Complies. Mature vegetation retained between buildings, but inadequate setback to the street makes the development prominent.

Comment:

The current density provisions in the Coastal Development Policy do not differentiate between a minimum lot size for subdivision (which excludes public areas such as road access) and the average maximum density for multi-dwelling developments (which do include shared access and common areas). It is recommended that the provisions be modified so that applications for medium density housing include minimum 'site areas' per dwelling exclusive of area common to other dwellings and battle-axe driveways. Battle axe driveways associated with subdivisions should similarly be excluded from assessment of lot sizes for subdivision as the inclusion of those areas is misleading in terms of the area suitable for development of a dwelling.

The case study developments above have site areas per dwelling that range between 356m² per dwelling and 520m². In each of the case studies, the buildings have little separation from one another and from property boundaries, with the result being a dominance of building in the landscape, and little capacity for integration into the surrounding vegetated environment. Narrow setbacks do not provide adequate area to establish planting of new indigenous trees that are characteristic of the area due to proximity to buildings. It is therefore recommended that the minimum 'site area' per dwelling be increased, thus ensuring that future infill developments are at a lower density and enable outcomes which maintain and enhance the low density vegetated character.

It is noted that options for siting of dwellings on corner lots in Case Studies 1 and 2 (502m² and 586m² respectively) are limited by the requirement to be setback from two street frontages, with development concentrated in the rear corner of the allotments and with inadequate setback to the street. It is recommended therefore that larger 'site areas' be provided where a site is located on a corner, so that future development of the lots can more appropriately integrate with the streetscape.

In summary, it is recommended that:

- A minimum site area of 550m² per dwelling replace the 1:450m² density/lot size provision as it applies to Precinct B in the current policy. Site areas on corner lots should be a minimum 600m².
- A minimum site area per dwelling of 800m² be retained as it applies to Precinct A.

All of the case studies examined are in Precinct B of the current policy, The proposed increase from 450m² to 550m² in that precinct has been arrived at by using templates of different vegetation types to ensure that adequate area is available on a site for the planting of indigenous canopy trees following its development for a dwelling. It is considered appropriate to retain a larger minimum site area in Precinct A as the lots in that precinct are demonstrably larger than those in Precinct B. Any infill development in Precinct A should reflect the lower density of development in that area.

The policy should state that notwithstanding compliance with the above provisions, an application must be consistent with the landscape objectives stated in the overlay. Thus, for sites more heavily vegetated for example, a larger 'site area' per dwelling may be required. The existing criteria for allowing a higher or lower density should be deleted. The provisions should not provide for higher densities of development on flat and/or non-vegetated land as they do at present, as the preferred character is for re-establishment of vegetation on sites with a current low vegetation cover, and it is unlikely that this can be achieved where the 'site area' is less than 550m².

An objective of the Study is accommodate a diversity of housing. It is suggested that this be achieved by allowing application to be made for one and two bedroom dwellings in the central part of Anglesea adjoining the shops and community facilities. A reduced 'site area' down to 400m² could be considered for a medium density application where the dwelling has a ground level footprint of no more than 100m² and total floor area of no more than 120m², and where there are a number of canopy trees are planted around the development. The small building footprint would be sufficient to retain the landscape character objectives identified in the Study, based on modelling of vegetation spread as discussed above, and areas of high landscape prominence on the western side of the river would be avoided.

Appendix 7

Proposed Overlay Controls & Residential Subdivision Policy

42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

42.03-1 Landscape character and objectives

A schedule to this overlay must contain:

- A statement of the nature and key elements of the landscape.
- The landscape character objective to be achieved.

42.03-2 Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the conduct of agricultural activities including ploughing and fencing (but not the construction of dams) unless a specific requirement for that activity is specified in a schedule to this overlay.
- Construct a fence if specified in the schedule to this overlay.
- Remove, destroy or lop any vegetation specified in a schedule to this overlay. This does not apply:
  - If the vegetation has been planted for pasture, timber production or any other crop.
  - To any action which is necessary to keep the whole or any part of any vegetation clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Part 8 of the Electricity Safety Act 1998.
  - To any action necessary to remove, destroy or lop vegetation situated within electricity supply easements in accordance with any code of practice prepared in accordance with Part 8 of the Electricity Safety Act 1998 in order to minimise the risk of bushfire ignition in the proximity of electricity lines.
  - If the vegetation presents an immediate risk of personal injury or damage to property.
  - If the removal, destruction or lopping of vegetation is necessary for emergency access or emergency works by a public authority or municipal council.
  - If the removal, destruction or lopping of vegetation is necessary for fire fighting measures, periodic fuel reduction burning, or the making of fire breaks up to 6 metres wide.
  - To the removal of ground fuel within 30 metres of a building.
  - If the removal, destruction or lopping of vegetation is in accordance with a fire prevention notice under:
    - Section 65 of the Forests Act 1958.
    - Section 41 of the Country Fire Authority Act 1958.
    - Section 8 of the Local Government Act 1989.
  - To the removal, destruction or lopping of the minimum extent of vegetation necessary for establishing sight-lines for the measurement of land by surveyors in the exercise of their profession, and if using hand held tools.
  - If the vegetation is proclaimed as a noxious weed or is bracken (Pteridium esculentum).

- If the removal, destruction or lopping of vegetation is in accordance with a notice under the Catchment and Land Protection Act 1994.
- If the vegetation is burgan (Kunzea ericoides (previously Leptospermum phylicoides)) or manuka (Leptospermum scoparium) and is on land which meets each of the following conditions:
  - It is outside the Metropolitan Region.
  - It is more than 30 metres from a waterway.
  - It is being re-established or maintained for cultivation or pasture.
  - Ground slopes are less than 30 percent.
- To the removal, destruction or lopping of the minimum extent of vegetation necessary to remove burrows for vermin control subject to in the case of native vegetation removal the written agreement of an officer of the Department responsible for administering the Flora and Fauna Guarantee Act 1988. The total area in one ownership to be destroyed must not exceed 10 hectares.
- To the removal, destruction or lopping of vegetation necessary for mineral exploration or mining authorised by an approved work plan and in accordance with an authority to commence work issued under the Mineral Resources Development Act 1990.

42.03-3 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider , as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.
- The conservation and enhancement of the landscape values of the area.
- The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.
- The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.
- The impact of buildings and works on significant views.
- Any other matters specified in a schedule to this overlay.

***Note**:* *Refer to the* State Planning Policy Framework *and the* Local Planning Policy Framework*, including the* Municipal Strategic Statement*, for strategies and policies which may affect the use and development of the land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions*.*

SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO3**

ANGLESEA

1.0 Statement of nature and key elements of landscape

Anglesea has a low density vegetated character, with a significant cover of indigenous vegetation, dominated by Messmate Stringybark (*Eucalyptus obliqua*) with scattered occurrences of other gums including Manna Gum (*Eucalyptus viminalis*), Swamp Gum (*Eucalyptus ovata*) and Narrow-leaf Peppermint (*Eucalyptus radiata*). There are isolated areas of Coastal Moonah Woodland in Point Roadknight and around the Anglesea River which is listed as threatened under the *Flora and Fauna Guarantee Act 1988*. The town fronts onto the ocean, and is split by the Anglesea River, being surrounded by Crown land on three sides. There are nationally significant heathlands to the east and west, and a number of nature reserves of moderate to high conservation significance throughout the town which together contribute significantly to its character.

Although the extent of disturbance to indigenous canopy and understorey vegetation varies in different parts of the town, the vegetation cover and low building densities contribute to a distinctive non-urban coastal character. Buildings are low profile in height, have small footprints, are screened by vegetation, and are unobtrusive with a sense of openness between properties due to low use of solid fencing on boundaries. Many properties have post and wire fences or no fences at all, with use of vegetation to achieve a sense of privacy. Several roads are gravel and have an informal appearance which is complemented by vegetation which screens buildings from view.

Much of Anglesea is visible from public viewing points in and around the town, with spectacular views of natural landscapes including the ocean, cliff tops, Pt Roadknight, Anglesea River, and the natural bush and heathland surrounding the town.

2.0 Landscape character objective to be achieved

- To protect and enhance the low density vegetated character of residential land and retain the sense of houses located in a bush setting.
- To retain and enhance the existing canopy cover of native vegetation by minimising its removal as a first order priority, with particular emphasis given to protection of indigenous 'Messmate Stringybark Woodland' and 'Coastal Moonah Woodland' species.
- To enhance areas of low canopy vegetation cover with indigenous tree species and ensure that indigenous vegetation is planted to replace vegetation removed for new developments so that a net gain of vegetation cover is achieved.
- To discourage the establishment of tennis courts and other recreational facilities that limit the capacity for land to be revegetated in the long term.
- To ensure that buildings are sufficiently setback from street and side boundaries to maintain vegetative screening between buildings and vegetated streetscapes.
- To ensure that space is provided around buildings unencumbered by hard surfaces for retention of existing vegetation and/or establishment of new vegetation**.**
- To retain a sense of openness between properties by avoiding front fences and encouraging post and wire for side boundary fences in preference to solid paling fences, with emphasis on the use of vegetation to achieve privacy.

- To provide for road, footpath and driveway surfaces in new developments that have an informal appearance.
- To protect the flora and fauna values of public land adjoining and within Anglesea from the effects of residential development.
- To protect residential amenity by providing for a reasonable sharing of views of significant landscape features, including views of the ocean and coastal shoreline, Anglesea River and surrounds, and natural bushland surrounding the town.
- To ensure that development maintains a low rise scale that sits within the vegetation canopy and is not prominent when viewed from significant public vantage points or sillouetted against the skyline.
- To avoid 'suburban' forms of development and encourage buildings which are consistent with the principles of 'Surf Coast Style'.
- To limit the size and bulk of buildings relative to land size, and avoid boxy buildings that lack adequate surface and massing articulation.
- To ensure that development is sited and designed so as not to detract from the scenic value of natural features when viewed from the Great Ocean Road and other significant public viewing points.
- To ensure that soil disturbance by way of cut or fill is limited in order to protect the root zones of native vegetation, provide for future planting of vegetation and avoid slope instability.
- To encourage the colour schemes of buildings to be in pale or subdued tones as opposed to strong, bold or dark colours, and roof colours that are subdued and non-reflective.

3.0 Permit requirement

Buildings and works

A permit is not required to construct a building or construct or carry out works where:

- The height of the building is less than 5 metres above the natural surface of the ground directly below that part.
- The total ground level footprint of all buildings (including outbuildings, balconies, decks, 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) is less than 150m².
- The total ground level footprint of all hard surfaces (including buildings, swimming pools and driveways and tennis courts of all surface types) is less than 210m².
- A change in the natural ground level resulting from excavation or filling does not exceed a total of one metre, and the works are not within 3m of a native tree.
- The lot has an area of at least 500m².
- Where the land is a corner site, the building has a setback of more than 4m from the side street boundary.
- Both adjoining lots are vacant and the building setback from the street boundary is greater than 9m.
- The roof of a building is not constructed of zincalume or galvanised iron.

A permit is required to construct a fence, except where it is of post and wire construction and not more than 1.5 metres in height.

A permit is required to construct or illuminate a tennis court.

Vegetation

A permit is required to remove, destroy or lop any native vegetation except where:

- The vegetation is dead.
- The vegetation is less than 2 metres in height and is not shown on an approved landscape plan or site plan specifying its retention. The Austral Grass Tree (*Xanthorrhoea australis)* and Small Grass Tree *(Xanthorrhorrhoea minor)* are not exempt under this provision.
- The vegetation is on the building side of a vertical line 2 metres from the outer edge of the roof of an existing or approved building.
- The vegetation is listed as an environmental weed in '*Environmental Weeds – Invaders of our Surf Coast' (2002).*

Performance Criteria

Fencing

- A side boundary fence other than post and wire may be permitted where:
  - Sited behind the front wall of an existing building; and
  - Only for short sections designed to achieve privacy between properties where there is inadequate existing vegetation; and
  - At least 25% permeable to reduce the visual impact.

- A front boundary fence other than post and wire may be permitted where:
  - The land fronts a road with a high level of pedestrian traffic; and
  - Solid forms of front fence are consistent with the prevailing character of the street; and
  - The fence is at least 25% permeable and no more than 1.5m in height.

Vegetation Cover

- Indigenous plant species, particularly Moonah (*Melaleuca lanceolata subsp. lanceolata*) Messmate Stringybark (*Eucalyptus obliqua*), Manna Gum (*Eucalyptus viminalis*), Swamp Gum (*Eucalyptus ovata*), Narrow-leaf Peppermint (*Eucalyptus radiata*), Austral Grass Tree *(Xanthorrhorrhoea australis)* and Small Grass Tree *(Xanthorrhorrhoea minor)* should be retained in preference to other species and incorporated into landscape plans for new developments.
- Five new indigenous trees should be planted to replace each tree removed.
- Removal of native vegetation for recreational facilities and structures such as tennis courts and swimming pools is not supported.
- New vegetation should be established around buildings in areas of low vegetation cover that will enhance this cover, with a minimum of three indigenous canopy trees planted in front of any building, and three at the rear.

- The total footprint of buildings should not exceed a percentage of the total site area according to a sliding scale as follows:
  - Lots <600m² - 30%
  - Lots 600-900m² - 25%
  - Lots >900m² - 20%

  The footprint should be less than stated above if required to ensure that the landscape character objectives of this schedule are achieved.

- The footprint of all hard surfaces should not exceed a percentage of the total site area according to a sliding scale as follows:
  - Lots <600m² - 40%
  - Lots 600-900m² - 35%
  - Lots >900m² - 30%

  The footprint should be less than stated above if required to ensure that the landscape character objectives of this schedule are achieved.

- Car parking within the street setback area should be avoided, and will only be supported if to maintain native vegetation elsewhere on the site, or where the slope is too steep to provide parking to the side or rear of the building. If parking is provided within the street setback, vegetation should be established to screen the dwelling and car parking area.

Building Size, Siting and Design

- 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:
  - Lots <600m² - 0.4
  - Lots 600-900m² - 0.35
  - Lots >900m² - 0.3

  The floor area should be less than stated above if required to ensure that the landscape character objectives of this schedule are achieved.

- Buildings and works should be:
  - Constructed at a height that does not exceed 7.5m above natural ground level directly below that part, except where the vegetation canopy is low and a building height lower than 7.5m is required to meet the landscape character objectives.
  - Sited to be consistent with the prevailing front setback of other buildings in the street and achieve a setback from a side street boundary that is sufficient to avoid the building being intrusive to the streetscape of the side street.

Multi-dwellings

- Where an application is for development of land for more than one dwelling, it should meet the landscape character objectives and other performance criteria in the schedule, and provide for a minimum 'site area' per dwelling as follows:
  - 800m² in Precinct A as shown on Map 1 in this schedule.
  - 550m² in Precinct B as shown on Map 1 in this schedule, except for corner sites where the minimum 'site area' should be 600m².

Land common to more than one dwelling or providing vehicular access to a rear dwelling should be excluded from the calculation of 'site area'. 'Site areas' should not be averaged.

- The minimum 'site area' per dwelling may be reduced to no less than 400m² provided that:
  - The land is within the area shaded on Map 2 to this Schedule; and
  - The total floor area of each dwelling including all ancillary structures, a covered car space and capacity for external storage does not exceed 120m², with a maximum ground level footprint of 100m²; and
  - 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
  - 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
  - Other criteria in the schedule are met and the development meets the landscape character objectives.
- Developments of more than one dwelling will be particularly discouraged where:
  - The land contains 'Coastal Moonah Woodland' vegetation that could be adversely affected by higher building footprints.
  - The land abuts public land which contains high environmental values.
- Vehicular access to the street in multi-dwelling developments should be limited to a single crossover unless it can be demonstrated that there would be no adverse impact on the vegetated appearance of the street.

External Building Colours

- The use of strong, bold or garish colours should be avoided on the external walls of buildings.
- Roof colours must be within the range identified in the *Subdued Colours Policy 1996* so as to blend with the natural environment and minimise the visual impact and glare of the roof when viewed from beyond the site.
- A range of external colour schemes should be used in multi-dwelling developments to provide diversity within the site.

Application Requirements

- On land with a slope exceeding 25%, applications other than for minor alterations to existing buildings or works should be accompanied by a geotechnical report prepared by a suitably qualified professional, addressing where relevant:
  - Potential for erosion, susceptibility to landslip or other land degradation;
  - The need to stabilise disturbed areas by engineering works or revegetation.
- A landscape plan should be submitted with any application for buildings and works or removal of vegetation to the satisfaction of the responsible authority. The plan should accurately show:
  - The location of existing vegetation that is to be retained and removed.
  - Planting of replacement vegetation, with trees sited so that no more than 25% of the canopy when mature will overhang a dwelling.
  - The replacement of environmental weeds listed in '*Environmental Weeds – Invaders of our Surf Coast' (2002)* with indigenous species.

- Applications to remove native vegetation, or for development that may have an adverse impact on vegetation to be retained, should be accompanied by a report prepared by a suitably qualified arborist. This report must detail the extent of works proposed, and ways in which retained vegetation will be suitably protected from damage during the works.

4.0 Decision guidelines

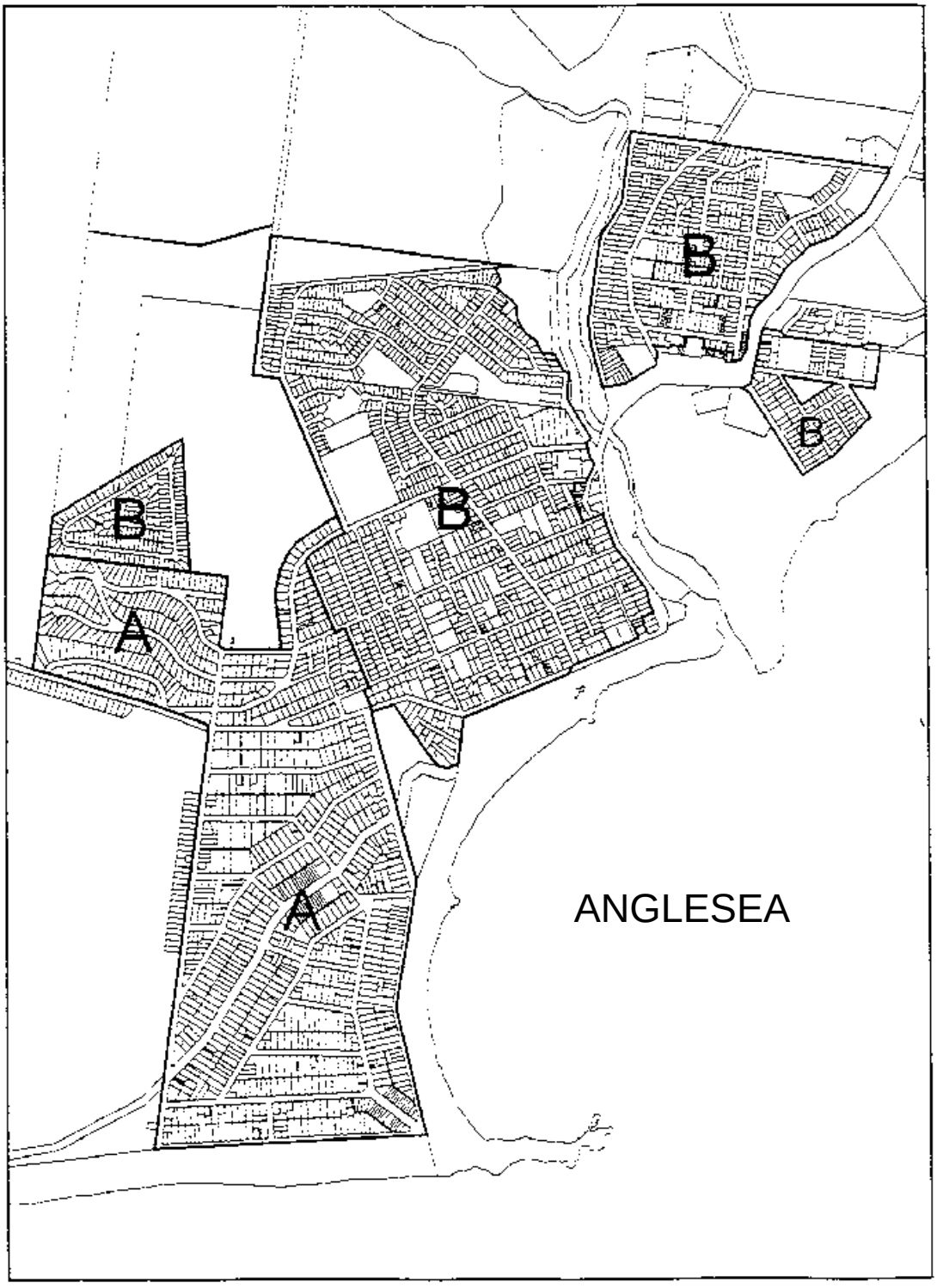
Before deciding on an application the responsible authority must consider in particular:

- The extent to which the objective of preserving and enhancing the existing native vegetation cover is achieved as the foremost priority in considering development applications.
- The extent to which development maintains a low density character with informal boundaries and streetscapes and meets all of the landscape character objectives.
- Whether the property owner or developer should pay a bond to the responsible authority to ensure that:
  - Mature vegetation being retained in a development is adequately protected from damage during construction of new buildings and/or works; and
  - New or replacement vegetation is established and maintained in accordance with approved plans.

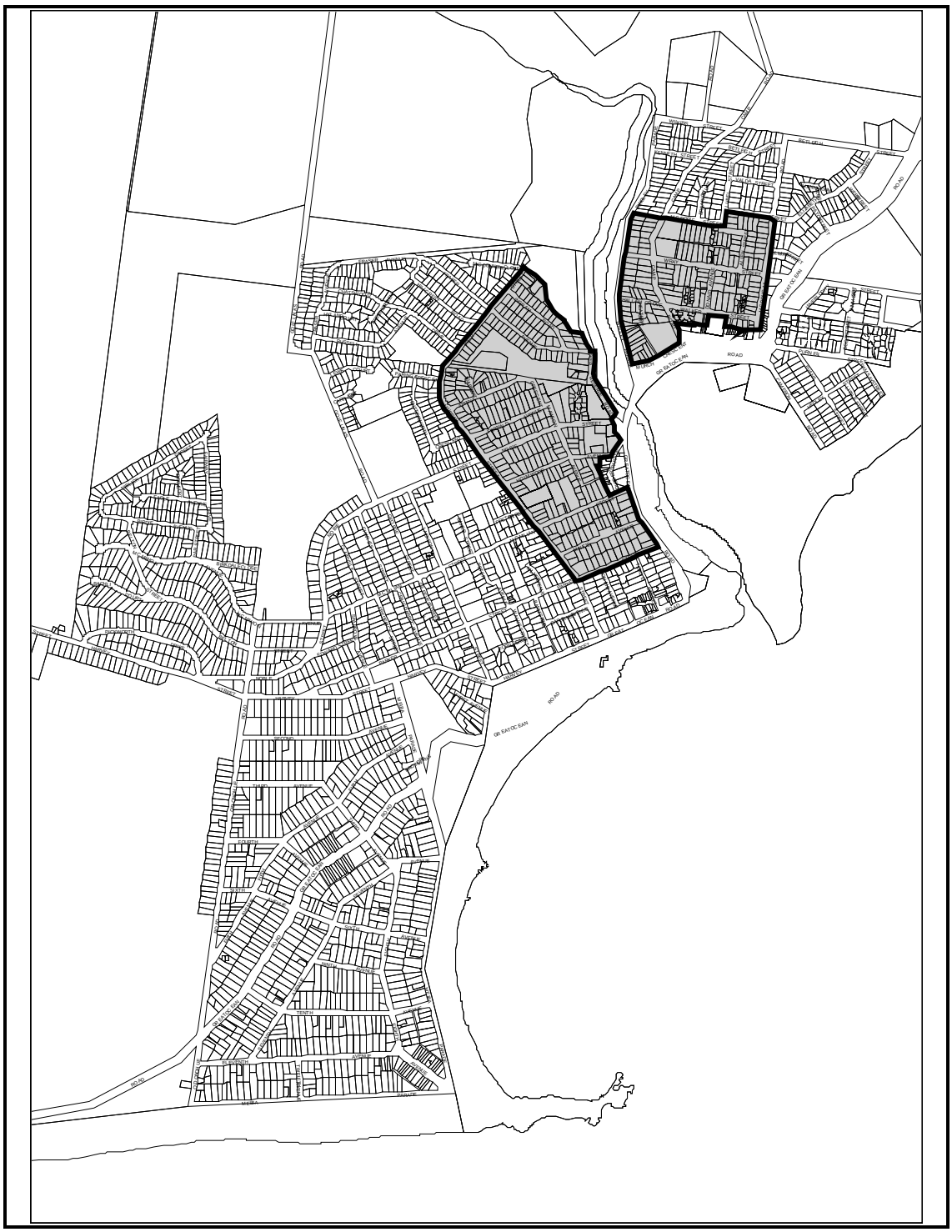
5.0 Reference Documents

- Anglesea Neighbourhood Character Study, 2003
- Surf Coast Style and Colours Policy (Clause 22).
- Streetscape and Landscape Policy (Clause 22).
- Indigenous Planting Guide, Surf Coast Shire, 2003

MAP 1 – ANGLESEA PRECINCT MAP



MAP 2 – ANGLESEA - POTENTIAL FOR HIGHER DEVELOPMENT DENSITY



42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas where the development of land may be affected by environmental constraints.

To ensure that development is compatible with identified environmental values.

42.01-1 Environmental significance and objective

A schedule to this overlay must contain:

- A statement of environmental significance.
- The environmental objective to be achieved.

42.01-2 Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Construct a fence if specified in a schedule to this overlay.
- Subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Remove, destroy or lop any vegetation. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - If the vegetation has been planted for pasture, timber production or any other crop.
  - To any action which is necessary to keep the whole or any part of any vegetation clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Part 8 of the Electricity Safety Act 1998.
  - To any action necessary to remove, destroy or lop vegetation situated within electricity supply easements in accordance with any code of practice prepared in accordance with Part 8 of the Electricity Safety Act 1998 in order to minimise the risk of bushfire ignition in the proximity of electricity lines.
  - If the vegetation presents an immediate risk of personal injury or damage to property.
  - If the removal, destruction or lopping of vegetation is necessary for emergency access or emergency works by a public authority or municipal council.
  - If the removal, destruction or lopping of vegetation is necessary for fire fighting measures, periodic fuel reduction burning, or the making of fire breaks up to 6 metres wide.
  - To the removal of ground fuel within 30 metres of a building.
  - If the removal, destruction or lopping of vegetation is in accordance with a fire prevention notice under:
    - Section 65 of the Forests Act 1958.
    - Section 41 of the Country Fire Authority Act 1958.
    - Section 8 of the Local Government Act 1989.
  - To the removal, destruction or lopping of the minimum extent of vegetation necessary for establishing sight-lines for the measurement of land by surveyors in the exercise of their profession, and if using hand held tools.
  - If the vegetation is proclaimed as a noxious weed or is bracken (Pteridium esculentum).

- If the removal, destruction or lopping of vegetation is in accordance with a notice under the Catchment and Land Protection Act 1994.
- If the vegetation is burgan (Kunzea ericoides (previously Leptospermum phylicoides)) or manuka (Leptospermum scoparium) and is on land which meets each of the following conditions:
  - It is outside the Metropolitan Region.
  - It is more than 30 metres from a waterway.
  - It is being re-established or maintained for cultivation or pasture.
  - Ground slopes are less than 30 percent.
- To the removal, destruction or lopping of the minimum extent of vegetation necessary to remove burrows for vermin control subject to in the case of native vegetation removal the written agreement of an officer of the Department responsible for administering the Flora and Fauna Guarantee Act 1988. The total area in one ownership to be destroyed must not exceed 10 hectares.
- To the removal, destruction or lopping of vegetation necessary for mineral exploration or mining authorised by an approved work plan and in accordance with an authority to commence work issued under the Mineral Resources Development Act 1990.

42.01-3 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The statement of environmental significance and the environmental objective contained in a schedule to this overlay.
- Any other matters specified in a schedule to this overlay.

Notes: *Refer to the* State Planning Policy Framework *and the* Local Planning Policy Framework*, including the* Municipal Strategic Statement*, for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO3**

COASTAL MOONAH WOODLAND

1.0 Statement of environmental significance

Coastal Moonah Woodland is listed as a threatened community under the *Flora and Fauna Guarantee Act 1988* and is the subject of an Action Statement (No.141) under that Act. The community has a restricted distribution in Victoria due to the reliance on soil type and coastal influences, and is in a demonstrable state of decline which is likely to result in extinction. Much of the community has been cleared for residential, agricultural, and other coastal developments, leaving remnants to become degraded due to weed invasion and recreational pressures. The distribution of Coastal Moonah Woodland has contracted and processes that degrade the community continue.

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 retained taller components is rare (except Coast Tea-tree) within residential areas.

The endangered Coast Bitter-bush (*Adriana quadripartita* - pubescent form) and Rare Bitter-bush (*Adriana quadripartita* - glabrous form), the rare Coast Wirilda and Trailing Coast Poa Poa (*poiformis var. ramifer*) have been recorded within Coastal Moonah Woodland. The vulnerable Soap Mallee Eucalyptus (*diversifolia subsp. Megacarpa*) occurs adjacent to stands of the Coastal Moonah Woodland in southwestern Victoria. The state and nationally vulnerable Leafy Greenhood Pterostylis cucullata is often associated with this community on the Mornington Peninsula (SAC 1998) but may also occur in stands in southwestern Victoria. Conservation of Coastal Moonah Woodland has the potential to significantly contribute to the conservation of these species.

2.0 Environmental objectives to be achieved

- To protect and ensure the long term future of the Coastal Moonah Woodland vegetation community.
- To minimise the impact of residential development on Coastal Moonah Woodland vegetation and its habitat value.

3.0 Permit requirement

Vegetation

A permit is not required to remove, destroy or lop native vegetation where:

- The vegetation is on the building side of a vertical line 2 metres from the outer edge of the roof of a building, except where an approved landscape plan or site plan specifies the retention of the vegetation.
- The vegetation is listed as an environmental weed in '*Environmental Weeds – Invaders of our Surf Coast*" (2003).

Referral of application

Applications for removal, lopping or destruction of native vegetation must be referred to the Department of Sustainability and Environment and Department of Primary Industries in accordance with Section 55 of the *Planning and Environment Act 1987*.

Application requirements

An application for buildings and works or removal of vegetation must:

- Indicate:
  - The total extent of native vegetation on the subject land;
  - The total extent of proposed clearing, destruction or lopping and/or proposed buildings and works;
- Specify the purpose of any proposed clearing.
- Demonstrate that the extent of removal, destruction or lopping of native vegetation has been reduced as much as is reasonable and practicable, and detail means of protecting vegetation during construction of buildings and works.
- Specify proposals for revegetation following disturbance, or for restoration of an alternate site, including proposed species and ground stabilisation.

4.0 Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Any comments by the Department of Sustainability and Environment and Department of Primary Industries.
- *Flora and Fauna Guarantee Action Statement No. 141* for the 'Coastal Moonah Woodland' vegetation community.
- The need to avoid removal, lopping and/or destruction of Coastal Moonah Woodland vegetation species.
- The need to avoid further subdivision of land that could adversely affect the environmental value of vegetation in the Coastal Moonah Woodland community.
- The need to limit buildings and hard surfaces such as dwellings, outbuildings, driveways and patio areas to parts of sites that do not contain species from the Coastal Moonah Woodland vegetation community. The footprint of buildings and hard surface areas should be minimised.
- The need to minimise human disturbance of areas containing vegetation from the Coastal Moonah Woodland community, including removal, lopping or destruction of vegetation, introduction of pest plants and cut and/or fill.
- The need for conditions on permits that require protective measures to control disturbance associated with building construction activities.
- The need for revegetation of sites where the cover of Coastal Moonah Woodland species is low, using species from this community.

45.05 RESTRUCTURE OVERLAY

Shown on the planning scheme map as **RO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify old and inappropriate subdivisions which are to be restructured.

To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

45.05-1 Subdivision

A permit is required to subdivide land.

A subdivision must be in accordance with a restructure plan for the land listed in the schedule to this overlay. This does not apply if the subdivision is for one of the following purposes and no additional lots or subdivision potential is created:

- To realign boundaries between lots that have been consolidated in accordance with the restructure plan.
- To consolidate a restructure lot with a section of closed road or other land not included in a proposed restructure lot.

Each lot must be provided with reticulated sewerage if available. If reticulated sewerage is not available, the application must be accompanied by:

- A land assessment report which demonstrates that each lot is capable of treating and retaining all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- A plan which indicates the building envelope and effluent disposal area for each lot.

Before deciding on an application to subdivide land into residential lots, the responsible authority must consider Clause 56.

45.05-2 Dwellings and other buildings

A permit is required to construct or extend a dwelling or other building.

A permit must be in accordance with a restructure plan for the land listed in a schedule to this overlay. This does not apply if:

- No restructure plan is listed in the schedule and the permit is required to extend an existing dwelling or other building.
- The land is a lot for which a permit has been granted under Clause 45.05-1.

45.05-3 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The objectives of the restructure plan for the area.
- Appropriate measures to cope with any environmental hazard or constraint affecting the land, including slope, drainage, salinity and erosion.

- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and fauna habitats and the need to revegetate along waterways, gullies, ridge lines and property boundaries.
- The availability of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- The relationship of the intended use and development to the existing or likely use and development of adjoining and nearby land.
- The effect on surrounding uses, especially agricultural uses and nearby public land.
- The design of buildings.

Notes: *Refer to the* State Planning Policy Framework *and the* Local Planning Policy Framework, *including the* Municipal Strategic Statement, *for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

SCHEDULE TO THE RESTRUCTURE OVERLAY

PS Map reference	Land	Title of restructure plan
RO1	42, 46-48, 50-52, 53, 55, 57 & 61-63 Eighth Avenue, Anglesea. 32, 34, 36, 38, 40, 175, 177, 179 & 187 Great Ocean Road, Anglesea.	None Specified

43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

43.02-1 Design objectives

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

43.02-2 Buildings and works

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

43.02-3 Subdivision

Permit requirement

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

43.02-4 Advertising signs

Advertising sign controls are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

43.02-5 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

Notes: *Refer to the* State Planning Policy Framework *and the* Local Planning Policy Framework*, including the* Municipal Strategic Statement*, for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions*.*

SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**

ANGLESEA TOWN CENTRE

1.0 Design objectives

To establish an identifiable and cohesive village character for the Town Centre whilst encouraging shops to express their individual identity as a means of achieiving visual interest.

To ensure that development complies with the design elements of Surf Coast Style, with emphasis on simple building forms and well defined pedestrian areas.

To retain the low rise built character of the Centre and allow for a reasonable sharing of views from residential properties to the rear.

To encourage the use of light coloured finishes in preference to dark materials.

To encourage innovative and creative advertising signs that are designed to be part of the shopfront façade treatment and ensure that signs complement urban design initiatives outlined in the *Anglesea Streetscape Project 1996*.

To encourage and promote development which utilises sustainable design principles.

To promote the use of indigenous plant species in landscaping, and integrate landscaping with the design of car parking areas.

2.0 Buildings and works

A permit is required to construct a fence which has abuttal to a road or public area, including a public car park.

Performance criteria

Building height, siting and design

- Buildings should not exceed a height of 7.5m above natural ground level. Minor projections may be permitted to exceed this height to create architectural interest provided they do not cause detrimental overshadowing, create a sense of visual bulk, result in loss of views of natural features or compromise the proportions of the streetscape.
- Building façade design should provide for individuality in shop front presentation and comprise not less than a ratio of 10% of solid material to void or glass area in the shopfront below verandah level.
- Large areas of blank wall or highly reflective/brightly coloured surfaces should be avoided for facades fronting public areas. Where possible areas of blank space should be reduced by additional window openings which contribute to the display of goods from within, or by the display of community/tourist information.
- The addition of parapets to buildings above verandahs is encouraged to improve the general proportions of the building façade, and should be varied in shape to reinforce the sense of small individual shopfronts.

- Verandah posts should be added to existing canopies and incorporated into new verandah design. Their siting should not impair vehicular or pedestrian movement.
- The external colour of buildings should be consistent with the palette of colours listed in the *Anglesea Streetscape Project 1996*.
- Design and choice of materials based on principles of ecological sustainability that also comply with the elements of Surf Coast Style are encouraged, such as the use of recycled materials.

Application Requirements

All planning permit applications must be accompanied by a completed "Performance Checklist" from the Surf Coast Style Guide.

3.0 Advertising

Advertising sign requirements are at Clause 52.05-9, Category 3.

Performance criteria

In addition to the decision guidelines at Clause 52.05-2:

- Advertising signs should be designed to integrate with the architectural style and character of the building and streetscape image, and should be included as an integral part of the design theme of a development.
- Advertising signs attached to buildings should not obscure architectural features and supporting structures should not be obtrusive when viewed from public areas.
- Advertising at verandah height and above should be limited to business identification and should be fixed flush to the building façade unless the design is particularly innovative and will enhance the streetscape.
- Signs should not dominate or obscure other signs as a result of visual clutter.
- Signs should not emit excessive glare or reflection from internal or external illumination or cause detriment to the amenity of nearby dwellings.
- The size, design and placement of advertising signs should be in accordance with the design guidelines contained in the *Anglesea Streetscape Project 1996*.

The following signs will not be supported:

- Illuminated signs above verandah level.
- Pole signs.
- Promotion signs.

4.0 Decision guidelines

Before deciding on an application, in addition to the objectives and performance criteria under each heading above and in Clause 43.02, the responsible authority must consider:

- Surf Coast Style and Colours Policy (Clause 22)
- Streetscape and Landscaping Policy (Clause 22)
- Anglesea Streetscape Project (1996)

22.09 ANGLESEA RESIDENTIAL SUBDIVISION POLICY

This policy applies to land within the Residential 1 Zone in the township of Anglesea.

22.09-1 Policy Basis

Anglesea has a low density character typified by a significant indigenous vegetation cover. Much of the town and surrounding natural landscape is visible from the Great Ocean Road and public viewing points, with environmentally significant land in public reserves throughout and adjoining the residential areas. Buildings generally have small footprints and are screened by vegetation, with a sense of openness between properties due to the low use of solid fencing. Several roads are gravel and have an informal appearance, complemented by vegetation in the roadside.

The Anglesea Neighbourhood Character Study (2003) identified that subdivision of land in the past often created small lots that do not adequately provide for retention of the low density vegetated character, with the size of an allotment being an important determinant of the capacity for a development to appropriately retain, or allow for future establishment of vegetation. The Study further identified that subdivision at higher densities often results in the introduction of solid front and side boundary fencing.

22.09-2 Objectives

To preserve and enhance the low density coastal character of Anglesea and retain the sense of houses in a bush setting.

To retain and enhance the existing cover of indigenous vegetation with particular emphasis on Messmate Stringybark and 'Coastal Moonah Woodland' species.

To preserve the significant flora and fauna values of land within and adjoining Anglesea.

To protect and enhance the scenic landscape values of Anglesea and surrounding land.

22.09-3 Policy

It is policy that:

- Lots created by subdivision should not have an area less than:
  - 800m² in Precinct A as shown on Map 1 to this schedule.
  - 550m² in Precinct B as shown on Map 1 to this schedule, except for corner sites where the minimum area should be 600m².

  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 should not be averaged.

  Subdivision of land into smaller lots will be supported if it accords with a permit that has been granted for development of the land for more than one dwelling, provided that the development has commenced.
- 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.
- Notwithstanding compliance with the above minimum lot sizes, subdivisions and associated infrastructure works should be designed to:
  - 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 (*Eucalyptus obliqua*), Manna Gum (*Eucalyptus viminalis*), Swamp Gum (*Eucalyptus ovata*), Narrow-leaf Peppermint (*Eucalyptus radiata*) and 'Coastal Moonah Woodland' species.

  - Avoid earthworks or other disturbance adjacent to the root zone of native vegetation.
  - Place reticulated services in common trenches, using internal roads where possible, in order to maximise opportunities for future planting of vegetation within the subdivision.
  - 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.

- 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.
- Roads, accessways and/or footpaths within a subdivision should be designed to have an informal appearance.
- Subdivision of land will not be supported where the land abuts public land which contains high environmental values.
- Subdivision plans may incorporate building envelopes or restrictions designed to achieve a reasonable sharing of views between properties.

22.09-4 Application Requirements

Applications for subdivision should be accompanied by:

- A site plan that shows:
  - The location of any works or site disturbance associated with provision of infrastructure to the subdivision.
  - The location of existing vegetation that is to be retained and/or removed.
  - Planting of replacement vegetation.
- An application to use and develop a dwelling on each lot that does not contain an existing dwelling where:
  - The site contains a medium to high cover of mature native vegetation.
  - A lot which is less than the minimum size is proposed.
- A geotechnical report prepared by a suitably qualified professional where the land has a slope exceeding 25%. This should address where relevant:
  - Potential for erosion, susceptibility to landslip or other land degradation;
  - The need to stabilise disturbed areas by engineering works or revegetation.
- A report prepared by a suitably qualified arborist in circumstances where native vegetation may be adversely affected by subdivision works. This report must detail the extent of works proposed, and ways in which retained vegetation will be suitably protected from damage during the works.

22.09-5 Reference Documents

- Anglesea Neighbourhood Character Study, 2003
- Indigenous Planting Guide, Surf Coast Shire, 2003

Map 1 to Clause 22.09 – Anglesea Precincts