

RESTRUCTURE PLAN

Point Roadknight, Anglesea

2004

Strategic Basis

The Anglesea Neighbourhood Character Study (2003) identified two areas in Point Roadknight where the lots are substantially smaller in width and site area to the general pattern of allotments in the area – refer to Map 1 below. Lots in the area adjoining Great Ocean Road are approximately 9.3m wide and have an area of 523m². Lots fronting Eighth and Eleventh Avenues are approximately 9.3m wide and have an area of 417m². This compares with the predominant lot size of 1000-1500m² in the surrounding areas. These lots result from past inappropriate subdivision, and in the majority of cases are owned in groups of two or three, with an existing dwelling constructed across the boundaries of the lots.

The Study flagged that if the lots in these land parcels were to each be developed individually for a dwelling, or re-subdivided to facilitate this outcome, it would result in an adverse impact on the character of the surrounding area. A recent example of the type of development being discouraged is at 59 Eighth Avenue, where the boundaries of two lots (each 417m²) were re-aligned to facilitate the construction of two dwellings, resulting in a crowded development that is uncharacteristic of the area.

A Restructure Overlay - Schedule 1 (RO1) has been applied to land parcels where more than one lot is owned in common with the adjoining lot, as indicated on Map 1 below. This Plan is referred to in the Schedule to the Overlay, and development and subdivision of land affected by the Overlay must conform to the requirements of the Plan.

The Plan aims to generally limit the development of each land parcel to one dwelling, except in the case of larger parcels O, Q, F, G and A. It is proposed that a maximum of two dwellings be permitted on two properties fronting the south side of Great Ocean Road (Parcels F and G), and one on the north side (Parcel A). The parcels have a larger total area compared to the majority of other parcels comprising two lots (ranging between 836m² and 1046m²). It is further proposed that a maximum of two dwellings be considered on two larger land parcels fronting Eighth Avenue (Parcels O and Q) which are 1,253m² and 1,394m² respectively. The potential for two dwellings on each of these parcels should be considered on a case by case basis due to the constraint on development potential posed by the extensive coverage of Moonah vegetation on those lots.

Objectives

- Consolidate lots within land parcels identified in Table 1 and shown on Map 1.
- Constrain the development of each land parcel to ensure that development is consistent with the low density character of surrounding areas.

Policy

1. The number of dwellings in each land parcel identified in Table 1 shall not exceed the number specified in the table.
2. Although Table 1 specifies a maximum of two dwellings on Parcels O and Q, the potential for development of more than one dwelling on these lots should be examined on a case by case basis having regard to the objectives, performance criteria and decision guidelines of overlays that apply to the sites.

3. Any planning permit issued for a dwelling or extension to a dwelling should contain a condition that lots within the land parcel be consolidated.
4. Re-subdivision of lots must be in accordance with Table 1, and must be undertaken concurrently with a permit application for development of the lot.
5. Sites being developed for more than one dwelling in accordance with Table 1 shall be re-vegetated with indigenous species to increase the canopy tree cover.

Table 1 Land Parcels

Land Parcel Number	Street Address	Lots within Land Parcel	Maximum Number of Dwellings	Re-subdivision Potential
A	187 Great Ocean Road	Lots 88 and 89, LP9772	Two	Maximum two lots
B	179 Great Ocean Road	Lots 81 and 82, LP9772	One	Consolidation
C	177 Great Ocean Road	Lots 79 and 80, LP9772	One	Consolidation
D	175 Great Ocean Road	Lots 77 and 78, LP9772	One	Consolidation
E	40 Great Ocean Road	Lots 53 and 54, LP9772	One	Consolidation
F	38 Great Ocean Road	Lots 55, 56 and 57, LP9772	Two	Maximum two lots
G	36 Great Ocean Road	Lots 58, 59 and 60, LP9772	Two	Maximum two lots
H	34 Great Ocean Road	Lots 61 and 62, LP9772	One	Consolidation
I	32 Great Ocean Road	Lots 63 and 64, LP9772	One	Consolidation
J	8-10 Eleventh Avenue	Lots 78 and 79, LP9772	One	Consolidation
K	4-6 Eleventh Avenue	Lots 1, TP190263 and 76, LP9772	One	Consolidation
L	53 Eighth Avenue	Lots 147 and 148, LP9772	One	Consolidation
M	55 Eighth Avenue	Lots 145 and 146, LP9772	One	Consolidation
N	57 Eighth Avenue	Lots 143 and 144, LP9772	One	Consolidation
O	61-63 Eighth Avenue	Lots 138, 139 and 140, LP9772	Two	Maximum two lots – each lot must be at least 500m ² .
P	42-42A Eighth Avenue	Lots 68 and 69, LP9772	One	Consolidation
Q	46-48 Eighth Avenue	Lot 63, LP9772 and Lot 2, LP61295	Two	Maximum two lots – each lot must be at least 500m ² .
R	50-52 Eighth Avenue	Lot 61, LP9772 and Lot 1, TP114883	One	Consolidation

Map 1 Land Parcels

