

21.11 ANGLESEA STRATEGY

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21.11-1 Overview

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Anglesea is a small coastal town on the Great Ocean Road between Torquay and Aireys Inlet. It has a low percentage of permanent residents and is a popular holiday destination for families. The town is bordered by environmentally significant Crown land on three sides and by the coastline to the south. It is one of Victoria's 52 high bushfire risk towns. The surrounding Crown land includes the Anglesea Heath which is registered on the National Estate and is of State and National significance.

Key Issues and Influences

- Marginal projected population increase due to limited opportunities for new residential development, and changing household composition with forecast growth in retirees and lone person households.
- Declining affordability and limited dwelling diversity, particularly smaller dwellings near the town centre and designated tourist nodes, to cater for an ageing population and the growth in single person households.
- Growth is constrained, with the ocean, environmentally significant vegetation, the coal mine and the high bushfire risk providing barriers to expansion of the town.
- Large parts of Anglesea and the surrounding significant natural landscape are visible from the Great Ocean Road and public viewing points.
- Recognising the importance of significant native vegetation to Anglesea's character and the following key neighbourhood character attributes:
 - The dominance of the indigenous vegetation over the built environment.
 - Low profile buildings contained within the tree canopy, with small footprints and screened by vegetation.
 - A sense of openness between properties due to the absence of solid fencing, the use of post and wire fences or no fences at all.
 - The use of vegetation to achieve a sense of privacy.
 - Gravel roads, and roads with an informal appearance, complemented by vegetation in the roadside.
- The loss of neighbourhood character as a result of re-subdivision, infill development, replacement of older housing stock by larger and bulkier houses, demand for views and requirements to maintain defensible space for bushfire protection.
- Protecting neighbourhood character from inappropriate development of narrow allotments in Point Roadknight.
- Anglesea provides local convenience and tourist-related retailing to a limited permanent population, visitors staying in the locality and people travelling through the town to other destinations along the Great Ocean Road.
- Tourism is a vital component of the local economy and Anglesea is well placed to capitalise on the growing popularity of nature and adventure based tourism due to its natural setting and camp facilities, which affords opportunities to lengthen the tourism visitation period.
- The mining of brown coal on land to the north and west of Anglesea, with gravel and sand deposits also mined commercially on the site.

- Visual impacts from the redevelopment of sites at Four Kings and Diggers Parade, which are visible from the Great Ocean Road and Anglesea River environs.
- Amenity issues from the appearance and operation of the Anglesea Industrial Estate, and constraints to its expansion due to surrounding residential and environmentally significant land.
- The foreshore and riverbank reserves are the primary areas for public open space. These may be affected in the longer term by the impacts of climate change, resulting in potential loss of open space and the need to identify new areas.
- Salinity, inundation and potential coastal acid sulfate soils (CASS) affected areas associated with the Anglesea River estuary, and the potential for increased risks in the face of predicted climate change impacts, including sea level rise, storm surge, coastal inundation and riverine flooding.
- Managing the high bushfire risk while protecting neighbourhood character.
- Traffic congestion on the Great Ocean Road, creating barriers to local access and pedestrian movement, and lack of car parking during peak holiday periods.

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Settlement, Built Environment and Housing

Objective 1

To preserve and enhance the distinctive low-density, non-suburban coastal character of Anglesea and retain the sense of houses dispersed in a bush setting.

Strategies

- Recognise that Anglesea has limited growth opportunities due to environmental constraints and the desire to protect and enhance the preferred neighbourhood character.
- Apply minimum subdivision lot sizes and maximum development densities that, together with limits to building footprint and hard surface area, ensure adequate area is maintained for vegetation around buildings and for the maintenance of defensible space for bushfire protection.
- Limit the total floor area of buildings relative to the size of an allotment to avoid excessive building bulk and houses that are dominant in the streetscape.
- Encourage building design that reflects a coastal style of architecture, using forms, materials, features and colours that respect and contribute positively to the coastal landscape character of Anglesea.
- Retain a sense of openness between properties by discouraging solid fences and encouraging the use of vegetation to achieve privacy.
- Retain the informal appearance of access driveways and roadsides when constructing roads and footpaths.
- Constrain the development potential of narrow lots in pockets of Point Roadknight.

Objective 2

To provide for a broader range of accommodation and housing options in appropriate areas to meet the needs of households and to support a diverse community.

Strategies

- Encourage a greater diversity of housing types and sizes, in particular the construction of compact well-designed dwellings on smaller lots, within walking distance of the activity centres and community precinct.
- Support high quality mixed-use medium density development at Four Kings and Diggers Parade that contributes positively to the character of Anglesea.
- Encourage appropriate infill development and redevelopment of strategic sites within the town boundaries sympathetic to the scale and character of Anglesea.
- Support and facilitate proposals for affordable housing in appropriate locations and in keeping with the character of Anglesea.
- Retain caravan parks and school camps as an important provider of low cost visitor and temporary accommodation in Anglesea.

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Environment and Landscape Values

Objective 1

To protect and enhance the unique environmental, cultural and landscape values of Anglesea and adjoining land.

Strategies

- Contain urban development within the existing settlement boundary of the town as shown on Map 1 to Clause 21.11 – Anglesea Framework Map.
- Retain and enhance the existing native vegetation cover, with emphasis on indigenous species and Coastal Moonah Woodland vegetation in particular, where this does not unduly increase bushfire risk.
- Recognise the environmental sensitivity of private residential land abutting the Anglesea Heathlands in O'Donohue Road and Harvey Street.
- Encourage a reasonable sharing of views of scenic landscape features from private land.
- Discourage subdivision and development of land that has potential to adversely impact on the environmental values of abutting or adjacent public land.
- Ensure that the use and development of land surrounding the Anglesea River does not result in adverse impacts on the environmental and scenic values of the estuary, and that the risks of coastal hazards are given due consideration.

Objective 2

To manage the impact of bushfire protection measures on Anglesea's native vegetation cover and neighbourhood character.

Strategies

- Ensure buildings are sited, designed and constructed to minimise the extent of required defensible space to reduce the impact on existing vegetation.
- Manage the vegetation within the defensible space in a manner that respects the vegetated character of Anglesea whilst meeting the minimum requirements for bushfire protection.

21.11-4 Economic Activity13/03/2014
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To provide for an appropriate range of retail, commercial and tourist-related services and facilities in the commercial centres of Anglesea to cater for the needs of both the permanent and visitor population.

Strategies

- Reinforce the primacy of the Anglesea shopping centre as the commercial focal point and discourage the location of non-tourist related retail uses outside the centre.
- Facilitate the incremental growth of the Anglesea shopping centre to the north-east and north-west up to Walker Street, commensurate with the demand for retail floor space.
- Encourage a mix of tourist-related uses, including cafes and restaurants, accommodation and tourist retailing, within the tourist development precincts at Four Kings and Diggers Parade.

Objective 2

To promote commercial and tourist development that is of a design, scale and built form that reflects Anglesea's coastal village character and respects the amenity of adjacent residential areas.

Strategies

- Improve the visual appearance of the commercial centres through appropriate building design and articulation, active frontages and high quality landscaping.
- Ensure that development in the main shopping centre is attractively designed and presents a streetscape image that is consistent with its village character.
- Ensure that development on prominent sites at Four Kings and Diggers Parade contributes positively to the character of Anglesea and respects the heritage value of adjoining traditional beach houses on the Great Ocean Road.
- Improve the pedestrian and public environment within the commercial centres and connections to and from surrounding areas.

Objective 3

To consolidate the Anglesea Industrial Estate with light industrial uses compatible with adjoining residential development, enhance the visual appearance of the estate and limit environmental impacts.

Strategies

- Contain future industrial development within the existing estate and limit environmental impacts on adjoining Crown land.
- Maintain a landscaped buffer between the industrial estate and adjoining residential land.
- Discourage land uses from establishing in the industrial estate which have potential for amenity conflicts with adjoining residential areas.

Objective 4

To promote a variety of sustainable tourist facilities and activities in and around Anglesea that provides social and economic benefits while respecting the environmental, cultural, landscape and community values of the locality.

Strategies

- Promote activities that increase visitation and visitor length of stay to reduce seasonality, with a particular emphasis on nature and adventure based tourism and events.
- Encourage the establishment of a broader range of well-designed and sited tourist accommodation options, including low scale eco-tourism operations and ancillary uses.

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Community and Physical Infrastructure

Objective 1

To provide for an appropriate range of community and recreation services and facilities that meet the needs of the current and future population and promotes inclusion and participation.

Strategies

- Reinforce the McMillan Street Community Precinct as Anglesea's primary community hub.
- Encourage the provision of aged care services and accommodation in appropriate locations.
- Encourage the improvement of public or community transport services, both within Anglesea and to other centres including Torquay and Geelong.
- Improve pedestrian and cycle access and connections between residential, community, commercial and recreational precincts.

Objective 2

To encourage infrastructure that is compatible with the neighbourhood character and environmental values of Anglesea.

Strategies

- Ensure that new roads and footpaths are designed to achieve an informal appearance, with an emphasis on retaining vegetation within road verges and alternatives to concrete kerb and channel drainage.
- Achieve an appropriate balance between the provision of car parking spaces and maintaining environmental and amenity values.
- Maintain informal car parking overflow areas to meet short term peak parking demands over the summer and Easter holiday periods.

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Implementation

The strategies will be implemented by:

Using policy and the exercise of discretion

- Using the Streetscape and Landscaping Policy, Clause 22.02 to encourage the use of indigenous plant species in landscaping and to achieve appropriate landscape outcomes.
- Requiring any development or works within CASS risk areas (generally below the 5m AHD contour) that may cause the disturbance of CASS to have been assessed against the *CASS Best Practice Guidelines* (DSE, 2010) to determine hazard from CASS. If a CASS hazard is identified a CASS Management Plan (or other suitable plan) consistent with the Best Practice Guidelines should be developed.

Applying zones and overlays

- Applying the Rural Conservation Zone to private land outside the settlement boundary.
- Applying a Special Use Zone and Vegetation Protection Overlay to protect the ecological and scenic values of the Anglesea Heathland.
- Applying a Significant Landscape Overlay to the residential areas of the town to protect native vegetation.
- Applying the Design and Development Overlay to the Anglesea town centre and industrial estate to achieve desired urban design outcomes.
- Applying a Restructure Overlay to narrow lots in Point Roadknight to minimise impacts on neighbourhood character.

Undertaking further strategic work

- Preparing an Urban Design Framework or Structure Plan for the Anglesea Shopping Centre to guide the form and location of future growth, the interface and (pedestrian) connectivity with surrounding areas, access and parking, public open space and amenities.
- Preparing urban design guidelines and a streetscape plan for the Great Ocean Road 'boulevard' between Noble Street and Four Kings.
- Investigating the preparation of a parking management plan for the commercial centres.
- Investigating the options for future use of the water basin site at 69B Harvey Street.
- At the appropriate time investigating the potential, if any, for residential development of land north of Betleigh Street.
- Reviewing the minimum lot size/density provisions in the central areas of Anglesea to encourage housing diversity.
- Undertaking further research to develop a thorough understanding of the housing market in Anglesea, including the demand for smaller housing types (in particular from retirees and empty nesters wishing to downsize) and affordable housing, and options/tools/incentives for delivery.
- Conducting an assessment of remaining potential heritage places in Anglesea as part of the next stage of the Surf Coast Shire Heritage Study.
- Investigating the options for protecting the environmental qualities of the Anglesea River estuary.
- Investigating opportunities for relocation of the Anglesea Industrial Estate arising from the future closure of the Anglesea landfill site.
- Investigating the feasibility of providing an Abbeyfield model aged care facility at the McMillan Street Community Precinct.

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Reference Documents

Anglesea Great Ocean Road Study (2016)

Anglesea Structure Plan (2012)

Anglesea Neighbourhood Character Study (2003)

Anglesea Streetscape Project (1996)

Map 1 to Clause 21.11: Anglesea Framework Map

