

Exhibited Amendment Documents

1) Explanatory Report

Planning and Environment Act 1987

SURF COAST PLANNING SCHEME

AMENDMENT C97

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Surf Coast Shire Council, which is the planning authority for this amendment.

The amendment has been made at the request of Surf Coast Shire Council.

Land affected by the amendment

The amendment applies to the:

- Anglesea Tourism Development Precincts – comprising land along the Great Ocean Road including the Diggers Parade Precinct (Precinct A1 from Noble Street to Minifie Avenue) and the Four Kings Precinct, (Precinct A2 adjacent Tonge Street), Anglesea.
- Anglesea Main Shopping Precinct – comprising land at the town centre at Camp Road, Anglesea.
- Torquay Tourism Development Precincts - comprising land along the Surf Coast Highway/Geelong Road, Torquay at the Surf Coast Gateway (Precinct T1), Surf City (Precinct T2) and the corner Bristol Road and Surf Coast Highway (Precinct T4); and land along The Esplanade generally between Zeally Bay Road and Anderson Street at the Town Centre Foreshore (Precinct T3).

(Refer Figure 1).

What the amendment does

The amendment proposes to implement the recommendations in the Council adopted Anglesea Great Ocean Road Study 2013 by developing new zone controls (Special Use Zone Schedule 8 – SUZ8) for the Tourist Development Precincts around Diggers Parade and Four Kings. Additional land will be rezoned to allow tourism development in an expanded Diggers Parade Precinct. The amendment also proposes to remove overlays that only apply to the residential areas, from the expanded Diggers Parade Precinct.

In addition, the amendment proposes to make changes to the Special Use Zone Schedule 5 (SUZ5). Currently, the SUZ5 applies to Tourism Development Precincts at both Torquay and Anglesea and it is proposed to separate this zone schedule for the respective townships so that Torquay retains the SUZ5 and Anglesea a new SUZ8. Further changes are proposed to the SUZ5.

The amendment also introduces Design and Development Overlay controls for the Tourism Development Precincts at Diggers Parade and Four Kings and makes references to the Anglesea Great Ocean Road Study 2013 in the Planning Scheme.

The amendment in more detail proposes to:

- Insert a new Clause 37.01 Schedule 8 to the Special Use Zone (SUZ8) – Anglesea Tourism Development Precincts, including a new Map 1 to this Schedule.
- Rezone land along the Anglesea Great Ocean Road at an expanded Diggers Parade Precinct from Noble Street to Minifie Avenue from part General Residential Zone 1 (GRZ1) and part Special Use Zone 5 (SUZ5) to Special Use 8 (SUZ8).

- Delete the Neighbourhood Character Overlay (NCO3), Significant Landscape Overlay (SLO3) and Design and Development Overlay (DDO19) from the properties being rezoned from GRZ1 to SUZ8 at the expanded Diggers Parade Precinct.
- Rezone land at the Four Kings Precinct along the Great Ocean Road (adjacent to Tonge Street), Anglesea from SUZ5 to SUZ8.
- Amend Clause 37.01 Schedule 5 to the Special Use Zone, (SUZ5), to:
 - remove references to Precinct A1 – Diggers Parade Precinct, Diggers Parade, Anglesea and Precinct A2 – Four Kings Precinct, Great Ocean Road (adjacent to Tonge Street), Anglesea and rename this clause 'Torquay Tourism Development Precincts'.
 - make minor changes to permit requirements for different land uses.
 - introduce a requirement for a permit for Buildings and Works.
 - insert additional application requirements and decision guidelines.
- Insert Clause 43.02 Schedule 25 to the Design and Development Overlay (DDO25) - Anglesea Tourism Development Precincts to implement the urban design guidelines in the Anglesea Great Ocean Road Study, 2013.
- Amend Clause 21.11 Anglesea Strategy to include the Anglesea Great Ocean Road Strategy 2013 as a reference document.
- Amend Clause 43.02 Schedule 9 to the Design and Development Overlay (DDO9) – Anglesea Town Centre to reference the Anglesea Great Ocean Road Study 2013.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the land use, urban design and streetscape recommendations in the Anglesea Great Ocean Road Study 2013. The amendment proposes to facilitate sustainable tourism development at the Anglesea Tourism Development Precincts and make references to the streetscape master plan recommendations at the Anglesea Main Shopping Precinct.

In addition, the amendment rezones land comprising the existing Diggers Parade Precinct and adjacent land to reflect its existing and preferred use and development for tourism purposes and introduces urban design/streetscape controls into the planning scheme.

Currently the Special Use Zone 5 (SUZ5) applies to the tourism development precincts at both Torquay and Anglesea townships. The amendment is required to separate this zone schedule for the respective townships so that Torquay retains the SUZ5 and Anglesea has a new Special Use Zone Schedule 8 (SUZ8). In addition the amendment makes minor changes to SUZ5 in relation to permit requirements for different land uses, permit requirements for 'Building and Works' and proposes additional application requirements/decision guidelines.

A planning scheme amendment is the most appropriate means of providing statutory support to implement the recommendations in the Anglesea Great Ocean Road Study 2013 and achieving its desired outcomes.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria (sections 4(1) and 12(1)(a) of the Act) by providing for a fair, orderly economic and sustainable use and development of land and by designating appropriate land/controls for tourism purposes.

How does the amendment address any environmental, social and economic effects?

The amendment not only addresses environmental effects through urban design and building set back requirements but also addresses landscaping to enhance the coastal bush setting of the area.

The amendment will result in a net community benefit by encouraging tourist related activities and improving the public realm.

Does the amendment address relevant bushfire risk?

The subject land is not encumbered by the Bushfire Management Overlay but as the land in Anglesea is located within a Bushfire Prone Area, buildings and works will be subject to a building permit application process that will consider relevant issues and effects.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is not affected by any of the Minister's Directions under section 12 of the Planning and Environment Act 1987.

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment complies with the requirements of the Minister's Direction No. 11 Strategic Assessment of Amendments.

How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment supports:

- Clause 11.05-4 of the State Planning Policy by developing settlements which have a strong identity, are prosperous and are environmentally sustainable.
- Clause 11.05-5 of the State Planning Policy by planning for sustainable coastal development.
- Clause 15.01-1 of the State Planning Policy by creating an urban environment that is safe, functional and provides good quality environment with a sense of place and cultural identity.
- Clause 17.03-1 of the State Planning Policy by encouraging tourism development to maximise the employment and long term economic, social and cultural benefits.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports Clause 21.11-4 of the Local Planning Policy by promoting a variety of sustainable tourist facilities and activities in Anglesea that provide social and economic benefits while respecting the environment, landscape and community values of the locality.

The amendment supports further strategic work in Clause 21.11-6 Anglesea Strategy by implementing urban design guidelines and streetscape plans for the tourism precincts in Anglesea.

Does the amendment make proper use of the Victoria Planning Provisions?

The application of the Special Use Zone and Design and Development Overlay to land at the Anglesea Tourism Development Precincts makes proper use of the Victoria Planning Principles. The Special Use Zone provides controls that facilitate the use and development of the land for tourism purposes, while the Design and Development Overlay provides the appropriate design response to future development.

How does the amendment address the views of any relevant agency?

The views of the relevant agencies were considered during the preparation of the Anglesea Great Ocean Road Study 2013. The views of relevant agencies will be further considered during the exhibition of the amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will have no significant impact on the transport system as defined by the *Transport Integration Act, 2010*.

Resource and administrative costs

• **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

Introducing the Special Use Zone and Design and Development Overlay will trigger a permit for some land uses and development which is not likely to significantly increase the resources and administration costs of the responsible authority.

In addition, changes to the existing Special Use Zone will introduce a requirement for a permit for building and works which was previously exempt from the need to apply for a permit.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Surf Coast Shire Council, 1 Merrijig Drive, Torquay.

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.dtpli.vic.gov.au/publicinspection .

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by **25 May 2015**.

A submission must be sent to: Co-ordinator Strategic Planning

Surf Coast Shire

P O Box 350

Torquay, Vic, 3228

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: Week beginning 28 September 2015.
- panel hearing: Week beginning 19 October 2015.

Figure 1: Land affected by the amendment

a) Anglesea



b) Torquay



2) Exhibited Clause 21.11 Anglesea Strategy

ANGLESEA STRATEGY

Overview

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.

21.11-2
19/03/2014
C78

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.

21.11-3
13/03/2014
C78

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
13/03/2014
C78

Economic Activity

Objective 1

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.

21.11-5 Community and Physical Infrastructure

13/02/2014
C79

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.

21.11-6 Implementation

12/02/2016
C102

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.

SURF COAST PLANNING SCHEME

- 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.

21.11-7

Reference Documents

13/03/2014
C29
Proposed
C&Z

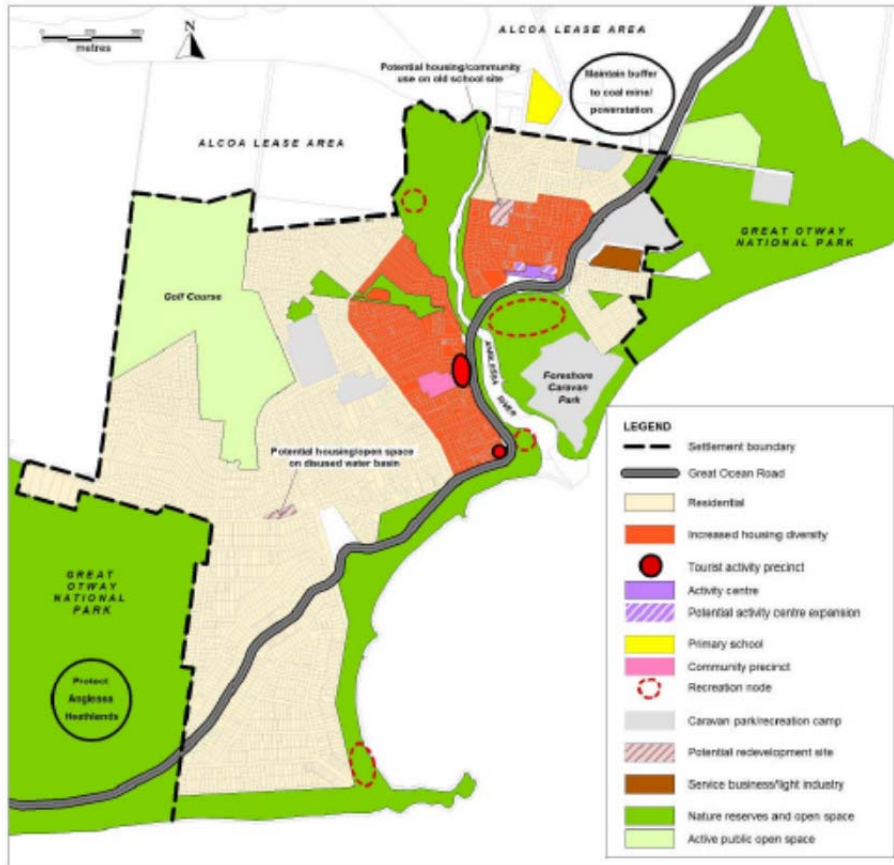
[Anglesea Great Ocean Road Study \(2013\)](#)

Anglesea Structure Plan (2012)

Anglesea Neighbourhood Character Study (2003)

Anglesea Streetscape Project (1996)

Map 1 to Clause 21.11: Anglesea Framework Map



3) Exhibited Clause 37.01 - Schedule 5 to the Special Use Zone

12/02/2016
C-102
Proposed C87

SCHEDULE 5 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as SUZ5

TORQUAY TOURISM DEVELOPMENT PRECINCTS

Purpose

To encourage tourism development in the following high profile precincts shown on Map ~~1 and 2 of this schedule to Schedule 5~~ to Clause 37.01:

- Precinct T1 - Surf Coast Gateway Precinct, Surf Coast Highway, Torquay
- Precinct T2 - Surf City Precinct, Surf Coast Highway, Torquay
- Precinct T3 - Town Centre Foreshore Precinct, The Esplanade, Torquay
- Precinct T4 - Corner Bristol Road and Surf Coast Highway, Torquay

~~Precinct A1 – Diggers Parade Precinct, Diggers Parade, Anglesea~~

~~Precinct A2 – Four Kings Precinct, Harvey Street, Anglesea.~~

To encourage a range of tourism related land uses, including:

- diverse forms of medium density tourist accommodation;
- tourist activities and attractions; and
- tourism-related retailing in appropriate locations.

To promote a mix of tourism related uses, with food and drink premises and tourism-related retail ~~and restaurants~~ predominantly at ground floor level, and accommodation and offices predominantly at upper floor levels.

To ensure that Precincts T1 and T2 are not dominated by restaurants, cafes and take-away food premises.

To promote the use of environmentally responsive designs, materials and colours to develop a distinct image for the Shire which reflects and complements its environmental and cultural attributes.

1.0
12/02/2016
C-102
Proposed C87

Table of uses

Section 1 - Permit not required

Use	Condition
Art and craft centre	
Exhibition centre	Must be in Precincts T1 or T2.
Home occupation	
Informal outdoor recreation	
Minor utility installation	
Railway	
Restaurant	Within Precincts T1 and T2, the combined leasable floor area of all food and drink premises must not exceed 25% of the total leasable ground level floor area of all buildings within the Precinct.

SURF COAST PLANNING SCHEME

Use	Condition
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01
Section 2 - Permit required	
Use	Condition
Accommodation (other than Dwelling and Corrective Institution) Arts and craft centre Beauty salon	
Car park	The site must contain another use in Sections 1 or 2.
Convenience shop	The leasable floor area must not exceed 80 square metres.
Dwelling	In Precincts A1 and A2, must be on a lot not greater than 200 square metres and attached to another dwelling or another use in Section 1 or 2. In Precincts T1 and T2, any frontage to the Surf Coast Highway at ground floor level must not exceed 2 metres. In Precinct T3 any frontage to The Esplanade, Gilbert Street or Zeally Bay Road at ground floor level must not exceed 2 metres.
Food and drink premises (other than Restaurant)	
Hairdresser	Must be in Precinct T1 or T2 or A1 .
Market	
Medical centre	In Precinct T3 any frontage to The Esplanade, Gilbert Street or Zeally Bay Road at ground floor level must not exceed 2 metres.
Office (other than Bank, Medical centre, Real estate agency and Travel agency)	In Precincts T3, A1 or A2 <u>any frontage at ground floor level must not exceed 2 metres, unless the floorspace adjoining the frontage is a customer service area accessible to the public.</u> In T1 and T2 any frontage to the Surf Coast Highway at ground floor level must not exceed 2 metres.
Place of assembly (other than Carnival, Circus and Exhibition centre in Precincts T1 or T2)	
Real estate agency	Must be in Precinct T3, or A1 .

SURF COAST PLANNING SCHEME

Use	Condition
Service station	<p>Must be in Precinct T4, or A1.</p> <p>The site must not exceed either:</p> <ul style="list-style-type: none"> not exceed 3000 square metres 3600 square metres, if it adjoins on two boundaries a road in a Road Zone <u>adjoin Surf Coast Highway.</u> <p>The site must adjoin Surf Coast Highway or Great Ocean Road.</p>
Shop (other than Adult sex bookshop, Beauty salon, Convenience shop, Department store, Hairdresser, Restricted retail premises, and Supermarket)	<p>Must only sell or hire goods and services predominantly associated with the tourism industry and tourist activities and pastimes.</p> <p>In Precinct T3 may also sell other goods and services provided the business is normally open for business 7 days a week.</p>
Travel agency	
Veterinary centre	Must be in T2, or A1.
Any use not in Section 1 or 3.	

Section 3 - Prohibited

Use
Adult sex bookshop
Agriculture (other than Apiculture)
Bank
Corrective Institution
Department store
Funeral parlour
Hospital
Industry
Major sports and recreation facility
Motor racing track
Restricted retail premises
Retail premises (other than Food and drink premises, Gaming premises, Market and Shop)
Saleyard
Supermarket
Transport terminal (other than Bus terminal)
Warehouse

2.0 Use of land

10/10/2013

~~CS~~~~Proposed CS7~~~~Application requirements~~~~Accommodation~~

~~An application to use land for any use within the Accommodation group must be accompanied by a report which demonstrates that the proposal is consistent with the tourism emphasis of the schedule. In this regard:~~

- ~~▪ Medium density housing must demonstrate high quality design that integrates with the tourist emphasis of the locality and may include other uses in Section 1 or 2.~~
- ~~▪ All types of Accommodation must provide a high level of amenity to inhabitants and be designed according to principles of energy & water efficiency.~~
- ~~▪ Due to the diversity of land uses likely to develop within the precincts, all buildings should incorporate noise attenuation measures into the design.~~
- ~~▪ The objectives and standards of Clause 55 should be used to assess amenity standards for all types of accommodation.~~

~~Shop (other than Beauty salon, Convenience shop, Department store, Hairdresser, Restricted retail premises, and Supermarket)~~

~~An application to use land for a Shop must be accompanied by a report detailing the range of goods and services to be offered for sale or hire in accordance with the Section 2 condition to the satisfaction of the responsible authority. A use must not detrimentally affect the amenity of the neighbourhood, including through the:~~

- ~~▪ Transport of materials, goods or commodities to or from the land.~~
- ~~▪ Appearance of any building, works or materials.~~
- ~~▪ Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.~~

Goods and services predominantly associated with the tourism industry and tourist activities and pastimes are deemed to include:

- Clothing, footwear and accessories associated with the beach and beach activities, bushwalking and the natural environment, including other recreational and recreational branded clothing and accessories.
- Recreational and sporting goods associated with the beach and beach activities and other tourist activities and pastimes.
- Art and craft works, souvenirs, jewellery and the like.
- Books.
- Health and well being services.
- Artisan or boutique foods or beverages that are predominantly locally produced or grown.
- Goods and services ancillary to an approved tourism use on the site.

Application requirements

- An application to use land for a Shop must be accompanied by a report detailing the range of goods and services to be offered for sale or hire in accordance with the Section 2 condition of Clause 1.0 Table of uses of this schedule to the satisfaction of the responsible authority.

Decision guidelines

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

- The interface with adjoining zones, especially the relationship with residential zones.
- Whether the Accommodation use supports the tourist emphasis of the locality.
- The need to restrict land uses likely to generate high rates of vehicle movement to sites with direct frontage to main roads.
- The need to protect the core retail and service functions of the Torquay Town Centre, ~~and the Anglesea Camp Road Shopping Centre.~~
- The need to protect the residential amenity of surrounding dwellings from off-site impacts such as noise, odour, traffic congestion and on-street parking.
- Whether a mix of land uses within each precinct (except T4) is provided, with food and drink premises and ~~tourist~~tourism-related retail ~~and restaurants~~ predominantly at ground floor level, and accommodation and offices at upper floor levels.
- The effect that existing uses may have on the proposed use.
- The drainage of land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

3.0
03/06/2007
~~C24~~
Proposed C87

Subdivision

Application requirements

An application to subdivide land must be accompanied by a site analysis and design response demonstrating how the proposal addresses clause 56, as appropriate.

Decision guidelines

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

- Clause 56.
- The suitability of the subdivision design to accommodate a range of land uses.
- The effect the subdivision will have on the potential of the area to achieve the purpose of this schedule to the zone.
- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.

4.0 Buildings and works

Permit requirements

10/09/2010
CS2
Proposed CS7

~~A permit is not required to construct a building or construct or carry out works in Precincts T1, T2, T3 and T4.~~

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Application requirements

An application to construct a building or to construct and carry out works ~~(except for minor buildings and works associated with an existing building)~~ must be accompanied by a ~~site analysis and design response demonstrating how the proposal addresses~~ the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

An application to construct a building or to construct and carry out works (except for minor buildings and works associated with an existing building) must be accompanied by a site analysis and design response demonstrating how the proposal addresses:

- The provisions of the zone and schedule.
- The constraints of the site and locality.
- The surrounding streetscape and vegetation character.
- The coastal town character of Anglesea.
- The Streetscape and Landscaping Policy (Clause 22).
- ~~Clause 54 or 55.~~
- ~~The maximum height of buildings should not exceed 7.5 metres above natural ground level, except that additional height may be appropriate at the corner of Great Ocean Road and Harvey Street to reflect the landmark status of that site.~~

Decision guidelines

Before deciding on an application to construct a building or to construct and carry out works the responsible authority must consider, as appropriate:

- Whether development demonstrates a high quality of design that respects and enhances the town character.
- The flexibility of the building design and floor plan to accommodate a range of uses over time.
- The objectives and standards of Clauses 54 or 55, as appropriate, should be used to assess amenity standards for all types of Accommodation.
- The integration of car parking and loading areas with the building design and layout so as to avoid excessive voids and potential vehicle-pedestrian conflict.
- Whether the buildings should incorporate noise attenuation measures into the design.
- All types of Accommodation must provide a high level of amenity for occupants and be designed according to principles of energy and water efficiency.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- Consideration of the overlooking as a result of buildings and works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The availability of and connection to services.
- The design of buildings to provide for solar access.

5.0

23/09/2010

C46

Proposed C87

Advertising signs

Advertising sign requirements are at Clause 52.05. Precincts T1 and T2 of this schedule are in Category 1. Precincts T3 ~~and~~ T4, ~~A1 and A2~~ of this schedule are in Category 3.

Decision guidelines

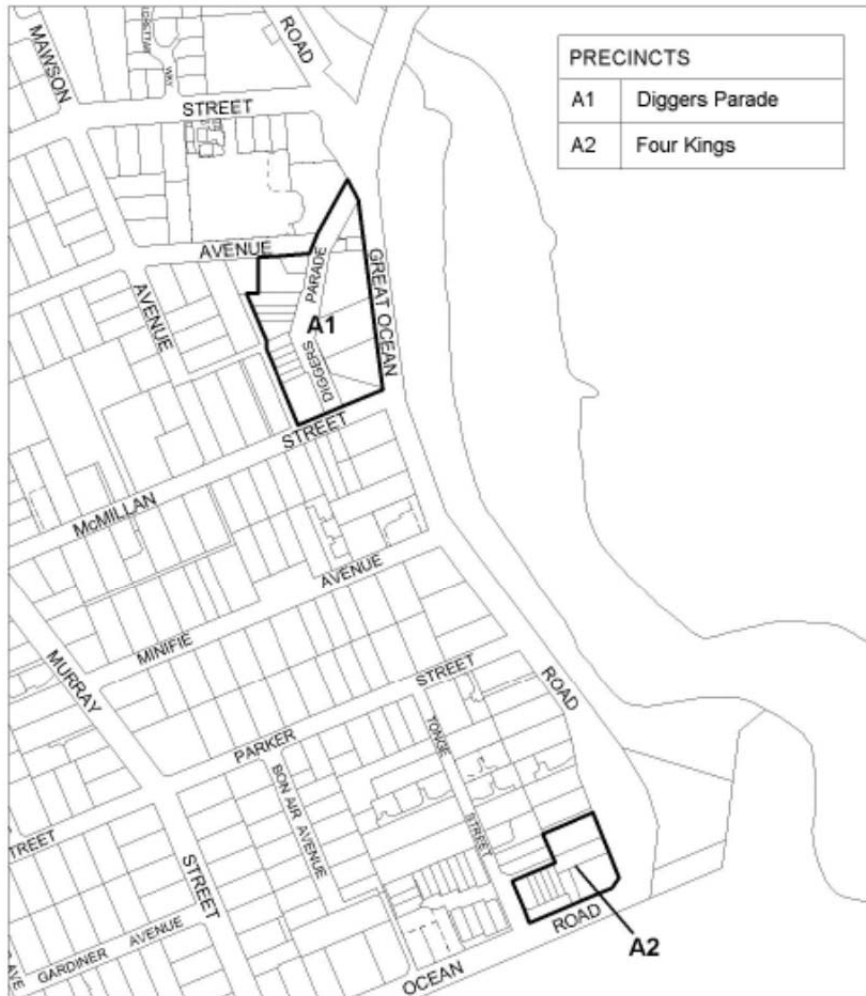
Before deciding on an application to display an advertising sign the responsible authority must consider, as appropriate:

- Whether advertising signs are designed to integrate with the architectural style and character of a building.
- Whether advertising signs are included as an integral part of the design theme of a development.
- Whether advertising signs attached to buildings obscure architectural features and supporting structures.
- Whether advertising signs are obtrusive when viewed from public areas.

SURF COAST PLANNING SCHEME

- Whether the advertising area is proportionate to the building or structure on which the sign is to be located and whether it unreasonably obscures views to surrounding signs.
- Whether advertising schemes ~~are consistent with the concept of Surf Coast Style by incorporating~~ incorporate graphics, symbols and colours that reflect themes of the beach, ocean and natural environment as well as being dominated by images and pictures rather than words and logos.
- The need to discourage above-verandah signs in Precinct T3, ~~A1 and A2~~, and in other precincts the need to ensure above-verandah signs do not project above the wall or parapet of the building to which they are attached.
- Whether the level of illumination of flood-lit and Internally-illuminated signs cause detriment to the amenity of nearby dwellings.
- The need to discourage pole signs and promotion signs.

Map 2 to Schedule 5 to Clause 37.01—Anglesea Tourist Development Precincts



4) Schedule 9 to the Design and Development Overlay

SURF COAST PLANNING SCHEME

13/03/2014
C78
[Proposed C87](#)

SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO9.

ANGLESEA TOWN CENTRE

1.0
13/03/2014
C78

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 achieving visual interest.

To ensure that development complements the preferred coastal village character of the town centre, 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 natural and earthy external building materials and colours that are reflective of Anglesea's natural environment, including the bush, beach, ocean and cliff faces.

To encourage innovative and creative advertising signs that are designed to be part of the shopfront façade treatment and are of a scale and design that reflects the centre's village character.

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
13/03/2014
C78

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.

Requirements

- 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 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 not impair vehicular or pedestrian movement.

3.0
18/01/2008
VC37

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 following signs will not be supported:

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

4.0
11/11/2010
C48
[Proposed C87](#)

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:

- The extent to which a building is consistent with the design principles expressed in the Anglesea Streetscape Project 1996.
- Whether landscaping and works within public areas is consistent with the Streetscape and Landscaping Policy at Clause 22.02 and the Anglesea Great Ocean Road Study 2013.

5.0
18/01/2008
VC37
[Proposed C87](#)

Reference Documents

Anglesea Streetscape Project 1996
[Anglesea Great Ocean Road Study 2013](#)

5) Exhibited Schedule 8 to the Special Use Zone

SURF COAST PLANNING SCHEME

DD/MM/YYYY
Proposed C87

SCHEDULE 8 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as SUZ8.

ANGLESEA TOURISM DEVELOPMENT PRECINCTS

Purpose

To encourage tourism development in the following high profile precincts shown on Map 1 to Schedule 8 to Clause 37.01:

- Precinct A1 – Diggers Parade Precinct, Anglesea
- Precinct A2 – Four Kings Precinct, Anglesea

To encourage a range of tourism related land uses, including:

- diverse forms of tourist accommodation;
- tourist activities and attractions; and
- tourism-related retailing in appropriate locations.

To promote a mix of tourism related uses in developments with food and drink premises and tourism-related retail predominantly at ground floor level, and accommodation and offices predominantly at upper floor levels.

To promote the use of environmentally responsive designs, materials and colours to develop a distinct image for the Shire which reflects and complements its environmental and cultural attributes.

1.0 Table of uses

DD/MM/YYYY
Proposed C87

Section 1 - Permit not required

Use	Condition
Home occupation	
Informal outdoor recreation	
Minor utility installation	
Railway	
Tramway	
Any use listed in 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective Institution)	
Arts and craft centre	
Car park	
Convenience shop	
Food and drink premises	
Hairdresser	Must be in Precinct A1 -Diggers Parade precinct.
Market	
Medical centre	Must be in Precinct A1 – Diggers Parade precinct.

SURF COAST PLANNING SCHEME

Office (other than Bank, Medical centre, and Travel agency)	Any frontage at ground floor level must not exceed 2 metres, unless the floor space adjoining the frontage is a customer service area accessible to the public.
Place of assembly	
Service station	Must be in Precinct A1 – Diggers Parade precinct. The site must: <ul style="list-style-type: none"> • not exceed 3,000 square metres • adjoin Great Ocean Road
Shop (other than Adult sex bookshop, Beauty salon, Convenience shop, Department store, Hairdresser, Restricted retail premises and Supermarket)	Must only sell or hire goods and services predominantly associated with the tourism industry and tourism activities and pastimes.
Travel agency	
Veterinary centre	Must be in Precinct A1 – Diggers Parade.
Any other use not in Section 1 or Section 3	

Section 3 - Prohibited

- **Use**
- Adult sex bookshop
Agriculture (other than Apiculture)
Bank
Corrective institution
Department store
Funeral parlour
Hospital
Industry
Major Sports and recreation facility
Motor racing track
Restricted retail premises
Retail premises (other than, Food and drink premises, Gaming premises, Market and Shop)
Saleyard
Supermarket
Transport terminal (other than Bus terminal)
Warehouse

2.0

DD/MM/YYYY
Proposed C97

Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

SURF COAST PLANNING SCHEME

Goods and services predominantly associated with the tourism industry and tourism activities and pastimes are deemed to include:

- Clothing, footwear and accessories associated with the beach and beach activities, bushwalking and the natural environment, including other recreational and recreational branded clothing and accessories.
- Recreational and sporting goods associated with the beach and beach activities and other tourism activities and pastimes.
- Art and craft works, souvenirs, jewellery and the like.
- Books.
- Health and wellbeing services.
- Artisan or boutique foods or beverages that are predominantly locally produced or grown.
- Goods and services ancillary to an approved tourism use on the site.

Application requirements

An application to use land for a Shop must be accompanied by a report detailing the range of goods and services to be offered for sale or hire in accordance with the Section 2 condition of Clause 1.0 Table of uses of this schedule to the satisfaction of the responsible authority.

Decision guidelines

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

- The interface with adjoining zones, especially the relationship with residential zones.
- Whether the Accommodation use supports the tourism emphasis of the locality.
- The need to restrict land uses likely to generate high rates of vehicle movement to sites with direct frontage to main roads.
- The need to protect the core retail and service functions of the Anglesea Camp Road Shopping Centre.
- The need to protect the residential amenity of surrounding dwellings from off-site impacts such as noise, odour, traffic congestion and on-street parking.
- Whether a mix of land uses within each precinct is provided, with Food and drink premises and tourism-related retail predominantly at ground floor level, and accommodation and offices at upper floor levels.
- The effect that existing uses may have on the proposed use.
- The drainage of land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

3.0 Subdivision

DDMM/YYYY
Proposed C87

Application requirements

An application to subdivide land must be accompanied by a site analysis and design response demonstrating how the proposal addresses Clause 56, as appropriate.

Decision guidelines

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

- Clause 56.
- The suitability of the subdivision design to accommodate a range of land uses.
- The effect the subdivision will have on the potential of the area to achieve the purpose of this schedule to the zone.
- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.

4.0 Buildings and works

DDMM/YYYY
Proposed C87

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

An application to construct a building or to construct and carry out works (except for minor buildings and works associated with an existing building) must be accompanied by a site analysis and design response demonstrating how the proposal addresses:

- The provisions of the zone and schedule;
- The constraints of the site and locality;
- The surrounding streetscape and vegetation character;
- The coastal town character of Anglesea;
- The *Streetscape and Landscaping Policy* (Clause 22);
- Clause 54 or 55, as applicable.

Decision guidelines

Before deciding on an application to construct a building or to construct and carry out works the responsible authority must consider, as appropriate:

- Whether development demonstrates a high quality of design that respects and enhances the coastal town character.
- The flexibility of the building design and floor plan to accommodate a range of uses over time.

- The integration of car parking and loading areas with the building design and layout so as to avoid excessive voids and potential vehicle-pedestrian conflict.
- Whether the buildings should incorporate noise attenuation measures into the design.
- All types of Accommodation must provide a high level of amenity for occupants and be designed according to principles of energy and water efficiency.
- The objectives and standards of Clause 54 or Clause 55, as appropriate, should be used to assess amenity standards for all types of Accommodation.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- Consideration of the overlooking as a result of buildings and works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The availability of and connection to services.
- The design of buildings to provide for solar access.

5.0 Advertising signs

DD/MM/YYYY
Proposed 087

Advertising sign requirements are at Clause 52.05. Land in this schedule is in Category 3.

Decision guidelines

Before deciding on an application to display an advertising sign the responsible authority must consider, as appropriate:

- Whether advertising signs are designed to integrate with the architectural style and character of a building.
- Whether advertising signs are included as an integral part of the design theme of a development.
- Whether advertising signs attached to buildings obscure architectural features and supporting structures.
- Whether advertising signs are obtrusive when viewed from public areas.
- Whether the advertising area is proportionate to the building or structure on which the sign is to be located and whether it unreasonably obscures views to surrounding signs.
- Whether advertising schemes incorporate graphics, symbols and colours that reflect themes of the beach, ocean and natural environment as well as being dominated by images and pictures rather than words and logos.
- The need to discourage above-verandah signs.
- Whether the level of illumination of flood-lit and Internally-illuminated signs cause detriment to the amenity of nearby dwellings.
- The need to discourage pole signs and promotion signs.

6) Schedule 25 to the Design and Development Overlay (DDO 25)

SURF COAST PLANNING SCHEME

DDMM/YYYY SCHEDULE 25 TO THE DESIGN AND DEVELOPMENT OVERLAY Proposed C87

Shown on the planning scheme map as DDO 25.

ANGLESEA TOURISM DEVELOPMENT PRECINCTS

1.0 Design objectives

DDMM/YYYY
Proposed C87

- To encourage development that respects the existing low scale coastal 'village' character of Anglesea.
- To ensure that the form, scale and architectural features of new development is sensitive to the character and amenity of adjoining residential properties.
- To facilitate the use of materials, colours and finishes that reflects the surrounding natural environment and complements the coastal character of Anglesea.
- To ensure new development demonstrates a high standard of contemporary design and responds to the principles of environmental sustainability.
- To ensure that buildings are designed to provide visual interest along the street frontage.
- To provide well-located, accessible and safe car parking areas which do not visually dominate the streetscape.
- To ensure service areas and facilities do not adversely impact on the visual amenity of the streetscape.
- To integrate planting and landscaping with the design of new development to complement the surrounding coastal bushland character of the area.
- To support the ongoing retention of native vegetation, with emphasis on indigenous species and the Coastal Moonah Woodland vegetation community.
- To ensure signage and advertising does not dominate the streetscape environment.

2.0 Buildings and works

DDMM/YYYY
Proposed C87

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

All planning applications (except for minor buildings and works) must be accompanied by a site description and a design response that explains how the proposed development responds to the objectives and the relevant requirements of this schedule.

Requirements

- Buildings should not exceed a preferred maximum building height of 9.5 metres above natural ground level.
- Buildings along the Great Ocean Road should be setback a minimum of 2.5 metres from the front property boundary to accommodate space for landscaping.
- Buildings along Diggers Parade should be sited as close as possible to the front boundary, maintaining a minimal front setback at ground level. Where a site directly adjoins a lot used for residential purposes, ResCode standards A10, A13, B17 and B20 should be applied.
- Buildings should be designed to front onto and provide an active frontage along all streets and public spaces.

SURF COAST PLANNING SCHEME

- Buildings should be designed to utilise natural colours, muted tones, matte finishes and non-reflective materials.
- Buildings should be designed to differentiate horizontal and vertical tenancies particularly on larger sites greater than 1,000 sq. m.
- The design of car parks should not generate adverse impacts on the pedestrian environment/ streetscape and the amenity of nearby residential properties.
- Service areas (waste and recycling) should not adversely impact on the amenity of the area.
- Landscaping should be provided to enhance the coastal bush setting of the area.

3.0 Advertising signs

DD/MM/YYYY
Proposed C87

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

Performance criteria

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

- Locate signage on building (rather than on poles or free standing on the street), so that it does not dominate the streetscape.
- Consolidate areas of signage and advertising into the one location, as far as reasonably possible.
- Ensure signage complements the design of the building and does not obscure more than 25% of the window area along a street frontage.
- Signage and advertising elements such as A-frames, pole signs, internally illuminated signs and inflatables should be avoided.

4.0 Decision guidelines

DD/MM/YYYY
Proposed C87

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

- Whether higher elements that exceed the recommended height to create architectural interest cause detrimental overshadowing impacts on adjoining premises and public areas, and advances coastal design and environmentally sustainable design principles
- Whether a desired third storey is recessed to reduce visual bulk and minimise adverse impacts on privacy and amenity. How the design, height and visual bulk of buildings addresses potential amenity impacts on surrounding development.
- The extent to which buildings provide an active frontage along all streets and public spaces.
- Whether buildings demonstrate a high standard of contemporary design and use robust high quality materials and detailing to ensure buildings remain attractive over time.
- Whether the design of new development utilises natural colours, muted tones, matte finishes and non-reflective materials.
- The extent to which building facades articulate balconies, eaves, variations in surface texture, colours and materials to emulate a fine grain (narrow frontage) subdivision pattern, particularly on larger sites.
- Whether car parking areas are visually concealed when viewed from the street and other public areas, as far as reasonably possible.

- Whether car parking is located to the rear of buildings and behind the front building line where possible.
- The extent to which the opportunity for shared car parking areas are provided within the Diggers Parade and Four Kings precincts.
- Whether the design of service areas and facilities are screened from view and concealed within secure dedicated enclosures that form an integral part of the building fabric.
- Whether landscaping is provided to screen large amounts of hard surfaces and service areas from public view, without compromising functionality, visual amenity or user safety.
- Whether the existing indigenous coastal vegetation, including the Coastal Moonah Woodland vegetation community is retained.
- Whether proposed vegetation is provided to screen and act as a buffer to adjoining residential areas.
- Whether proposed vegetation does not excessively block existing views of the Anglesea River, or sight lines into existing businesses.
- Whether landscaping is provided to enhance the coastal bush setting of the area while adhering to the principles contained in 'Landscaping your Surf Coast Garden for Bushfire 2012' booklet.

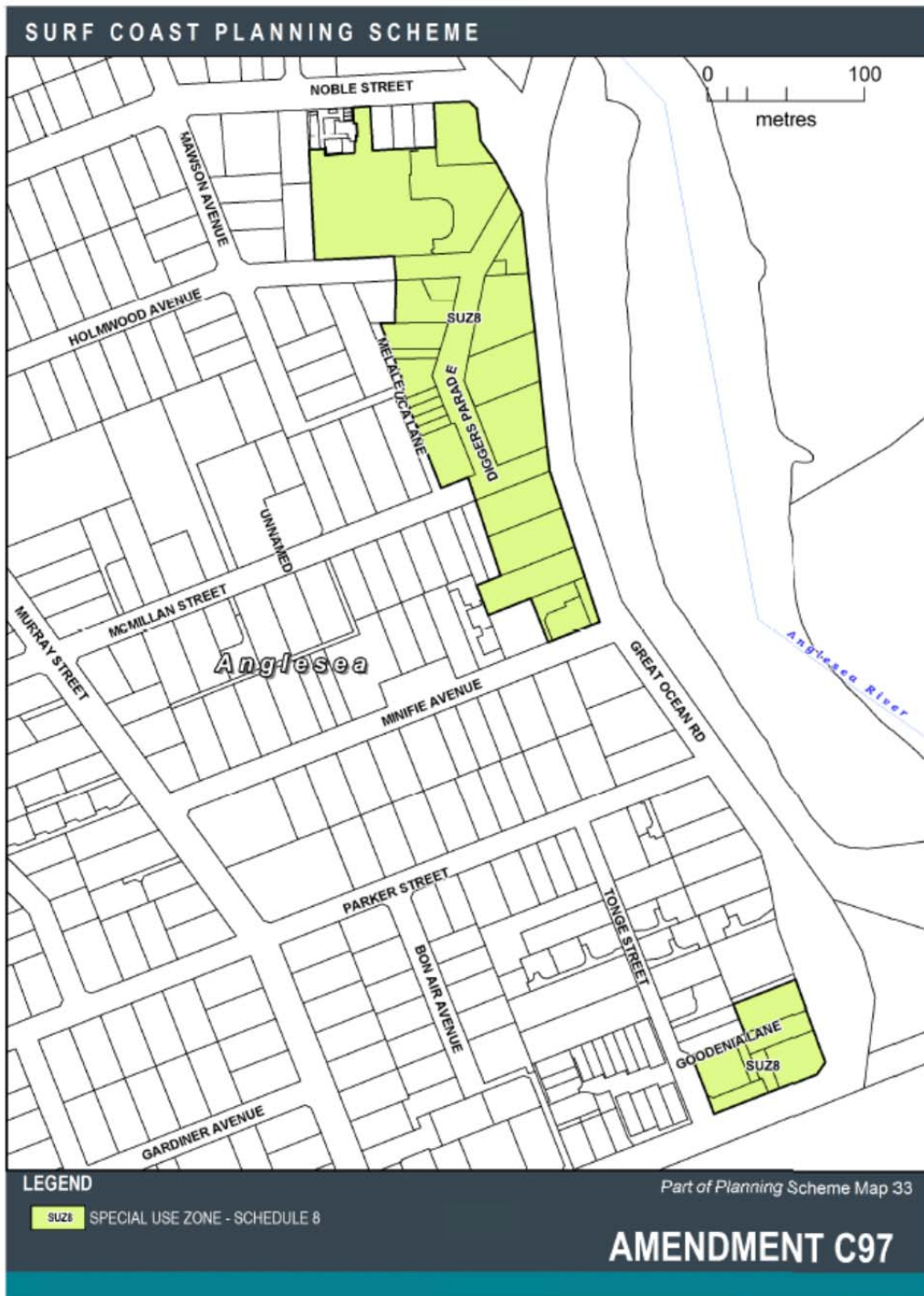
5.0
DD/MM/YYYY
Proposed C67

Reference documents

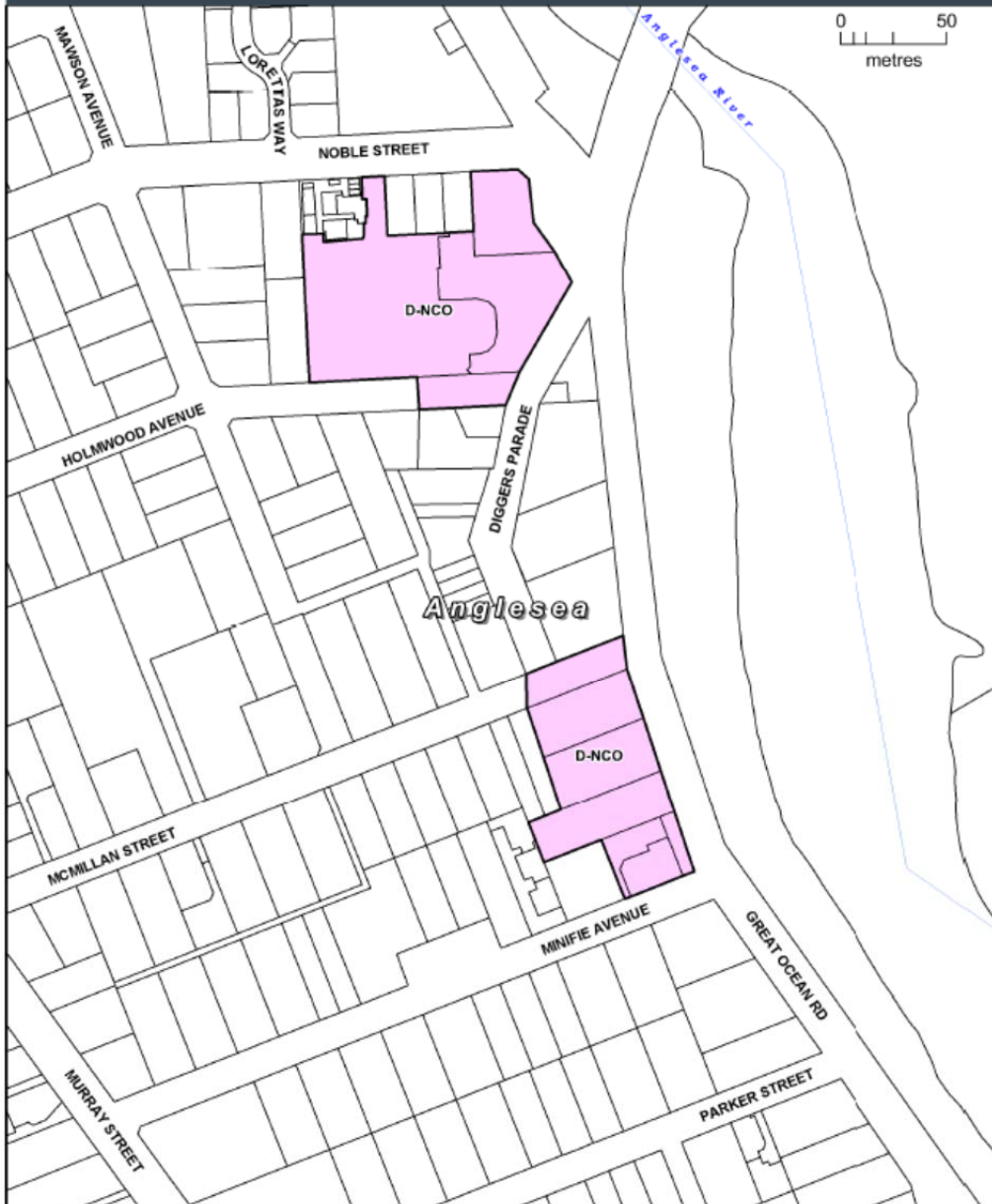
Anglesea Great Ocean Road Study 2013

Landscaping your Surf Coast Garden for Bushfire 2012

7) Exhibited Planning Scheme Maps



SURF COAST PLANNING SCHEME



LEGEND

D-NCO AREA TO BE DELETED FROM A NEIGHBOURHOOD CHARACTER OVERLAY

Part of Planning Scheme Map 33NCO

AMENDMENT C97

| Planning Mapping Services |
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2015

SURF COAST PLANNING SCHEME



LEGEND

 D-SLO AREA TO BE DELETED FROM A SIGNIFICANT LANDSCAPE OVERLAY

Part of Planning Scheme Map 33SLO

AMENDMENT C97

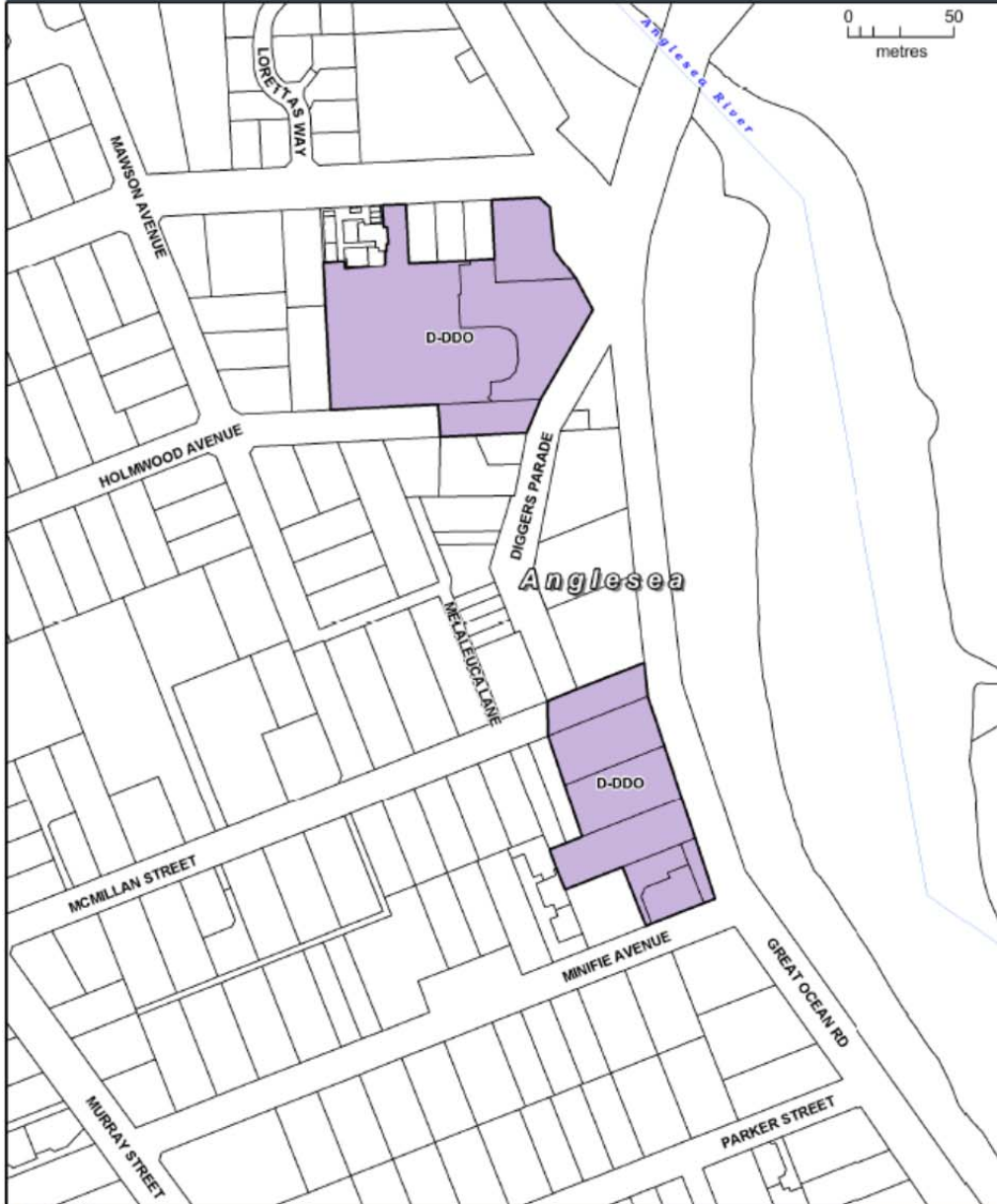
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| Planning |



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SURF COAST PLANNING SCHEME



LEGEND

 D-DDO AREA TO BE DELETED FROM A DESIGN AND DEVELOPMENT OVERLAY

Part of Planning Scheme Map 33DDO

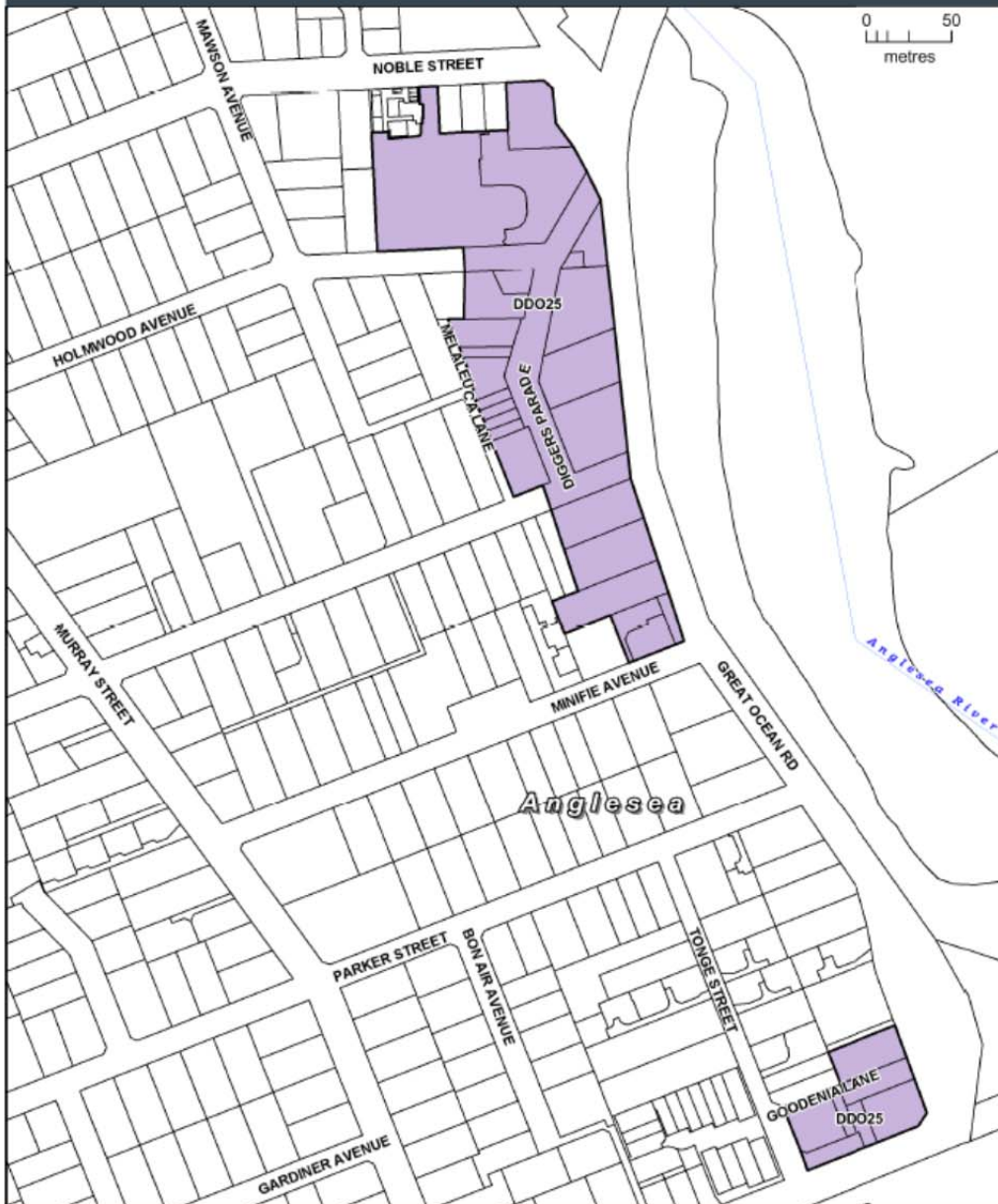
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SURF COAST PLANNING SCHEME



LEGEND

 DDO25 DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 25

Part of Planning Scheme Map 33DDO

AMENDMENT C97

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