

**21.16 ANAKIE**

28/01/2010  
C129(Part 1)

**21.16-1 Key Issues and Influences**

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Anakie is located 35 kilometres north west of Geelong on the Geelong-Ballan Road. It is a small rural township which fulfils a limited service role for the rural hinterland and visitors to the area.

Anakie is the gateway to a number of tourist destinations and facilities such as the Brisbane Ranges, Anakie Gorge, small art/craft outlets, Fairy Park and a number of wineries.

Anakie has largely developed in a ribbon form along the Geelong-Ballan Road. However, continued development in this form would create problems in efficiently providing utility services and access to community and commercial facilities. Continued ribbon development may also impact on the landscape qualities to the north of the town.

Development is possible to the west and east of the existing Township zone and south beyond Brownes/DeMotts Roads. This land is relatively flat, suffers few known environmental constraints and could be serviced with reticulated water.

A distinctive feature of Anakie is the relatively large allotments (usually 1,000-2,000m<sup>2</sup>). These are necessary to allow for the on-site disposal of sewage. Many of the lots are also used for growing vegetables or keeping a small number of livestock and home based industries. They consequently reinforce the rural atmosphere of the township.

Anakie is in a high risk area for wildfire.

**21.16-2 Objectives**

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- To provide for new urban development which respects the rural character of Anakie and does not impact upon surrounding natural environments or agricultural land.
- To ensure that commercial services and facilities are conveniently located.
- To consolidate the location of community and recreation facilities.
- To minimise the risks and impact of wildfire.
- To increase tourism visitation to Anakie.

**Strategies**

Maintain the compact shape of the Anakie Township to achieve an efficient use of physical infrastructure.

Support expansion of the Township Zone in accordance with the Structure Plan Map accompanying this clause.

Discourage expansion of the town to the north or into environmentally significant areas.

Require lots for residential purposes to have a minimum lot size of 1,000m<sup>2</sup> in order to facilitate the on-site disposal of sewage and to preserve the rural atmosphere of the town.

Encourage new commercial development to locate on the Geelong-Ballan Road within the township.

Ensure that all service business/industrial developments are well buffered from existing residential lots.

Ensure that all service business and industrial developments are designed to respond to the rural character of the township.

Locate any future community facilities close to the primary school and community house.

Locate any future active recreational facilities adjoining the existing oval.

Ensure all land use and development is undertaken in accordance with CSIRO and CFA guidelines for construction in Bushfire Prone Areas.

Encourage new tourism businesses to establish in the area.

Improve the amenity of the Ballan Road streetscape and the entrances to the town.

### **21.16-3 Implementation**

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These strategies will be implemented by:

#### **Using policy and the exercise of discretion**

Applying Discretionary Uses in Rural Living and Low Density Residential Areas Policy at Clause 22.04.

Applying Agriculture, Rural Dwellings and Subdivision Policy at Clause 22.05.

Applying Tourism Development in Rural Areas Policy at Clause 22.06.

Applying Racing Dog Keeping and Racing Dog Training Policy at Clause 22.07.

#### **Applying Zones and overlays**

Apply the relevant zones and overlays.

#### **References**

*Anakie Structure Plan*, City of Greater Geelong, 1996.

Building in Wildfire Management Overlay Areas, CFA 2002.

21.16-4 Anakie Structure Plan

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