

21.14 BELLBRAE STRATEGY

05/12/2013
C74

21.14-1 Overview

11/11/2010
C49

Bellbrae is a small rural township and is situated approximately seven kilometres west of Torquay's town centre, north of the Anglesea Road and Great Ocean Road intersection. Historically the settlement provided limited services for the town and hinterland but basic services and employment are now sought in either Torquay or Geelong. The primary school attracts pupils from the hinterland and adjoining towns and provides a hub for the town itself.

Grazing, grain and lifestyle farming is undertaken in the local hinterland and the larger lots immediately abutting the settlement provide for a mixture of rural living and small farm businesses. The town and hinterland support significant environmental and landscape values that are highly valued by the local community.

21.14-2 Key influences and issues

05/12/2013
C74

The key influences and issues facing Bellbrae are:

Environment

- High landscape and environmental values.
- Highly valued bush/rural/historical character.
- Threat of wildfire to persons and property.
- There is limited access to services via alternative modes of transport other than by private vehicle.
- There are a number of existing and potential sites of heritage significance in the township.

Settlement and Housing

- The town can only facilitate limited growth.
- Threat of Torquay expanding into the hinterland to the east of Bellbrae and changing the rural outlook and character of the town.

Economic Development

- Proximity of Bellbrae to the regional service centres of Torquay and Geelong.
- High land prices make full time farming within the hinterland difficult but attractive to part time or lifestyle farmers.
- Proximity of the Geelong Ring Road which provides easy access between Melbourne and Bellbrae and beyond to the nationally significant Great Ocean Road.

Infrastructure

- Lack of key infrastructure such as sealed roads within the local street network, town water, stormwater infrastructure and reticulated sewerage.
- Potential widening of Anglesea Road to a four lane highway.

- Traffic congestion in School Road at school drop off and pick up times.

21.14-3

11/11/2010
C49

Strategic vision

The vision for Bellbrae for the next 15 years is to:

- Provide for limited growth within a defined settlement boundary.
- Preserve and enhance the town's rural/historic/bush character.
- Enhance the role of School Road as a village main street, linking existing community services and encouraging some low scale commercial / tourist activity.
- Enhance the sense of community.
- Retain the meaningful green/rural breaks between Bellbrae and the surrounding settlements.
- Enhance the biodiversity assets of the area whilst not increasing the risks to life and property in a wildfire event.
- Enhance tourism and local economic opportunities.

21.14-4

05/12/2013
C74

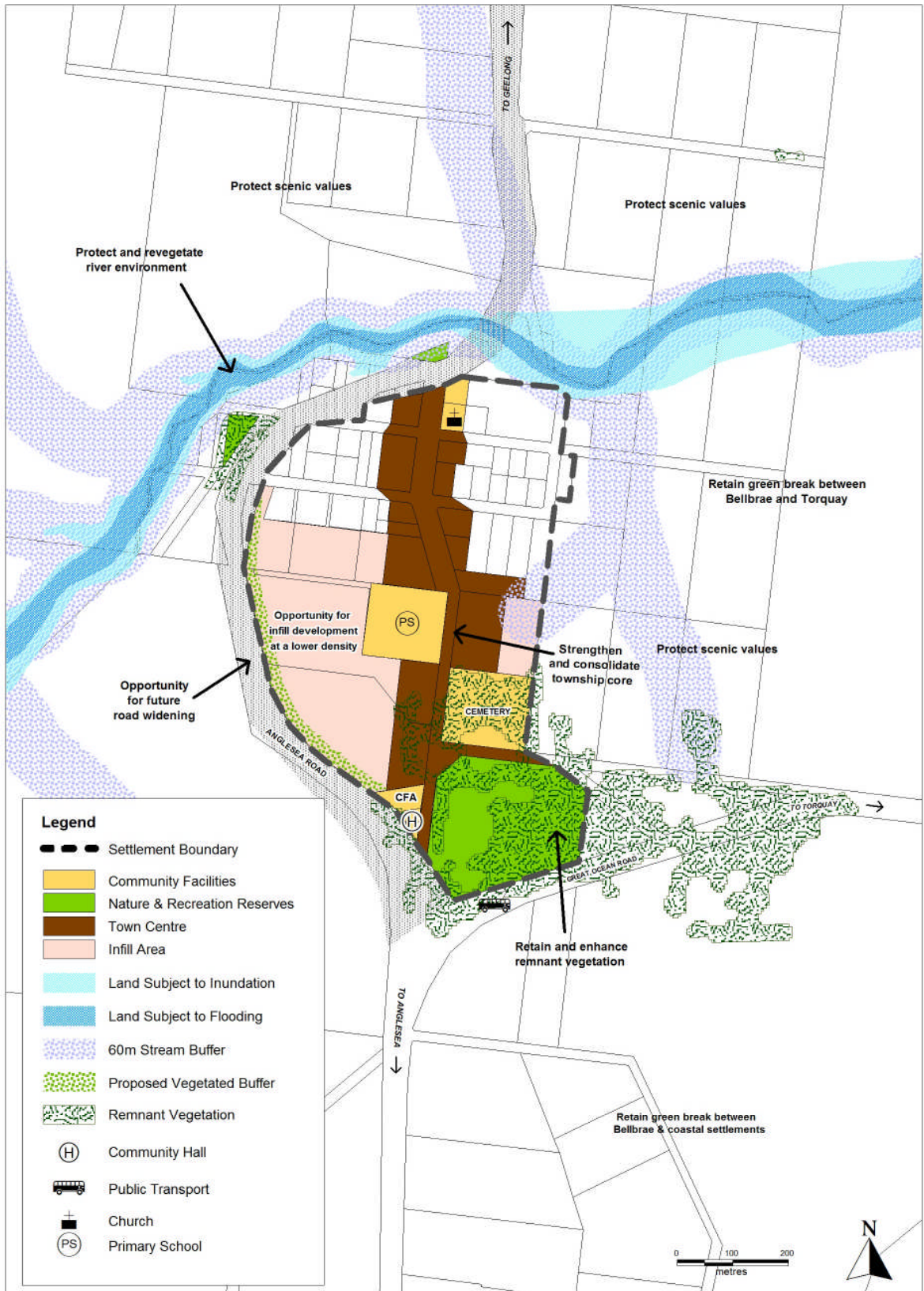
Strategic framework plan

The Bellbrae Strategic Framework Plan (Figure 1) sets out the general pattern of land use and development envisaged for the town. The purpose of the Framework Plan is to provide an overview of land use in and around Bellbrae and to identify locations where specific land use outcomes will be supported and promoted to achieve the strategic vision.

The information within the Bellbrae Strategic Framework Plan includes:

- Key services and community facilities within the town.
- Areas identified as having high landscape values.
- Areas identified as having environmental significance including the Spring Creek.
- Delineation of the settlement boundary and future infill area.
- Major transport and tourist routes.
- Town centre enhancement area.
- Constraints to development in the form of natural features such as native vegetation and drainage buffers.
- Areas identified for green breaks between the adjoining settlements.

Figure 1: Bellbrae Strategic Framework Plan



21.14-505/12/2013
C74**Environment****Objectives**

- To protect and enhance identified remnant vegetation and biodiversity assets.
- To protect and enhance the Spring Creek environment.
- To protect the rural vista from Anglesea Road, north of the township, to reinforce School Road as the towns centre.
- To retain the rural setting around the town.
- To avoid infill development in areas of high fire risk to reduce the risk to life and property in the event of a wildfire.
- To enhance walkability within the town and improve cycling and walking linkages between the town and the surrounding settlements.
- To recognise and protect identified sites of heritage significance within the town and immediate hinterland.

Strategies

- Recognise the nature reserves within the township through the application of appropriate zoning.
- Apply appropriate overlays to all environmental assets and promote retention of native vegetation as the first step in biodiversity enhancement.
- Encourage vegetation enhancement and corridors in locations that will not increase risks to persons or property from wildfire.
- Require the planting of suitable street trees in the future residential area.
- Require best practice stormwater retardation and treatment in all future residential development.
- Apply appropriate overlays to significant landscapes to the north of the town and encourage sensitive development in this location.
- Contain the township within a defined settlement area and discourage the incremental loss of large land holdings to low density development.
- Focus infill and future development within walking distance of public transport, community services and existing infrastructure including footpaths.

Further Strategic work

- Complete the assessment of the sites of potential heritage significance identified in Bellbrae.

21.14-605/12/2013
C74**Settlement and housing****Objectives**

- To enhance the town's historic/rural/bush character.
- To provide for limited residential growth at a scale that protects the rural character and is capable of retaining and treating all wastewater on site.

- To facilitate sustainable development within a defined settlement boundary.
- To encourage the retention of meaningful green breaks between the township and adjoining settlements.

Strategies

- Contain the township within the Bellbrae settlement boundary.
- Focus development along and adjacent to School Road and link up existing community services and infrastructure.
- Encourage commercial and residential development on School Road that enhances the town's character but enhances its role as a village main street.
- Apply a minimum subdivision lot size to all land within the settlement boundary that responds to the rural character.
- Apply a minimum subdivision lot size to the 'town centre' that responds to the rural character but encourages activity along School Road.
- Require a 15 metre vegetated buffer between the future residential area and Anglesea Road.
- Ensure that new development along School Road promotes activity and enhances the character of the town.

21.14-7

05/12/2013
C74

Economic development

Objectives

- To protect agricultural land for future generations.
- To protect the high landscape and environmental values that are intrinsic to the prosperity of the town and hinterland.
- To facilitate opportunities for small scale commercial development.
- To facilitate tourist accommodation and enterprises in appropriate locations and at a scale that adds to the scenic values and appeal of the area.

Strategies

- Encourage farming practices and lifestyle farming in the hinterland area.
- Apply appropriate zoning to the town centre to enable consideration of a variety of commercial, tourism and business uses in one central location.

21.14-8

05/12/2013
C74

Infrastructure

Objectives

- To minimise the impacts of the future road widening of Anglesea Road on the Bellbrae township.
- To maximise existing infrastructure.
- To provide new infrastructure within the designated 'future residential area' identified in the Bellbrae Framework Plan, Figure 1 that is sustainable, supports self-sufficiency and respects the rural/bush character.

- To enhance the streetscape and on street car parking opportunities on School Road.
- To facilitate infill development on lots capable of retaining all wastewater on site.
- To promote walking and cycling as a mode of transport.

Strategy

- Ensure that any plans for road improvements or highway related developments give consideration to maintaining the bushland character of the township and rural hinterland.
- To apply appropriate zoning and overlays to Anglesea Road to enable Vic Roads to widen the road to a four lane highway if required in the future.
- Focus infill development on the eastern side of Anglesea Road to enable direct access to community services, public transport, the sealed road and footpath network.
- Require a 15 metre vegetated buffer between the future residential area and Anglesea Road.
- Require future subdivision design for the proposed infill area identified at Figure 1, to meet the requirements of the Bellbrae Stormwater Masterplan, 2013.
- Require a street network within the future residential area that respects the rural character.
- Require all new commercial development abutting School Road to provide on street car parking with vegetated outstands within the parking lane.
- Provide a standard footpath and street tree planting within a modified street reservation that provides angled on street car parking opposite the primary school.
- Ensure all new lots are capable of retaining all wastewater on site.

21.14-9

05/12/2013
C74

Reference documents

Bellbrae Structure Plan, Surf Coast Shire (2010)
Surf Coast Shire Biodiversity Mapping Review, DSE (2007)
Spring Creek Catchment Plan, CCMA (2003)
Places of Cultural Significance Study, SCS (1998)
Landscape and Urban form Hansen partnerships (2008)
Great Ocean Road Region Landscape Assessment Study, DSE (2003)
Rural Strategy Review, Surf Coast Shire (2007)
A Review of Domestic Wastewater Management in Bellbrae, Geocode, 2010
Bellbrae Stormwater Master Plan (2013)