

21.12

12/02/2015

C102 ProposedC110**AIREYS INLET TO EASTERN VIEW STRATEGY****21.12-1****Overview**

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The settlements of Aireys Inlet, Fairhaven, Moggs Creek and Eastern View are situated along the Great Ocean Road between the townships of Anglesea and Lorne. Though the permanent population of these towns is relatively small compared to other coastal towns, the area is very popular as a holiday and retirement destination. The settlements are contained by dense bushland and spectacular coastline, abutting the Great Otway National Park. The area is one of the highest bushfire risk localities in Victoria.

Key Issues and Influences

- The settlements, coastal reserves and surrounding hinterland support a vast range of threatened flora and fauna, including the Powerful Owl, Grey Goshawk, Rufous Bristlebird, Swamp Antechinus, Hooded Plover, Anglesea Grevillea and Southern Spider-orchid.
- The indigenous vegetation is of Local to High State conservation significance, and includes the endangered Merrans Sun Orchid and the Coastal Moonah Woodland community.
- The open valley landscape of the Painkalac Creek, separating the timbered hillsides of Aireys Inlet and Fairhaven, has high environmental, geomorphological, scenic and cultural values and contains flora and fauna of high State ecological significance.
- Confining urban development within the existing settlement boundaries due to the significant conservation value of adjoining land, extreme bushfire risk and difficulties in providing infrastructure; and in the case of Moggs Creek and Eastern View also by a lack of reticulated services.
- Despite physical characteristics varying across the settlements, the towns have a distinctive low density, generally vegetated coastal character. Valued neighbourhood characteristics, include:
 - indigenous tree canopy dominated by Ironbark, Messmate, Manna Gum, Moonah and Drooping Sheoak species
 - indigenous remnant understorey
 - generous spacing between buildings
 - low building scale
 - availability of views
 - informal fencing of property boundaries
 - informal road network.
- Limited housing diversity, particularly smaller dwellings within walking distance of commercial and community facilities suitable for older persons wishing to downsize.
- The Split Point Lighthouse as a tourist icon of local and heritage value and the importance of its sole dominant visual presence on the foreshore bluff.
- The visual prominence of development on the western side of the Great Ocean Road from Fairhaven to Eastern View due to the steep topography, low vegetation height and the siting of some houses on ridgelines, particularly along the escarpment abutting the Great Ocean Road.
- Managing the extreme bushfire risk of this coastal area while protecting neighbourhood character, vegetation cover and landscape values.

- Balancing the preservation of the ambience of the night sky from street lighting and other illumination against road design, safety needs and enjoyment of facilities.
- The local economy is strongly focused on tourism, and benefits from the association with the Great Ocean Road, surfing/beaches and Great Otway National Park.
- Retail and commercial development is largely contained within the ‘Top Shops’ and ‘Bottom Shops’ centres on the Great Ocean Road in Aireys Inlet, with limited scope to extend the Top Shops centre. Several other established businesses are located on residential zoned land along the Great Ocean Road between the two centres, which provide a valuable service to both visitors and residents.
- Car parking supply is likely to become an issue as the centres incrementally develop due to a lack of parking opportunities on the Great Ocean Road.
- Negative impacts on the character of the towns from inappropriate development of the commercial centres, particularly adjacent to the Painkalac Creek.
- Minimal opportunity for industrial uses due to amenity and environmental conflicts.
- Limited services for the aged and the importance of land at 2 Fraser Drive, Aireys Inlet providing opportunities for housing for older persons.
- Salinity, flooding and coastal acid sulfate soils affected areas associated with the Painkalac Creek and estuary.

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Settlement, Built Environment and Heritage

Objective 1

To protect and enhance the small-scale, coastal bushland amenity of the townships and their low density non-suburban character.

Strategies

- Confine residential development within the defined settlement boundaries as depicted on Map 1 to Clause 21.12 – Aireys Inlet to Eastern View Framework Map, and retain the larger vegetated allotments outside the township areas as buffers to the surrounding forest and National Park.
- Recognise that the townships have limited growth opportunities due to bushfire risk, environmental and physical limitations and the desire to protect and enhance the preferred neighbourhood character.
- Maintain and enhance the vegetated landscape and encourage its dominance over the built environment.
- Encourage new development that displays a coastal style of architecture, maintains a low rise building height and blends with the surrounding landscape.
- Limit the size and footprint of dwellings and hard surfaces so buildings can be screened by vegetation set back from buildings to provide fire safety and so that a sense of space around buildings is maintained.
- Discourage the establishment of private recreational structures which decrease areas available for the retention or planting of vegetation, such as tennis courts and swimming pools.
- Encourage a reasonable sharing of views of significant landscape features from private land.
- Ensure new development provides good pedestrian connectivity both within the development and to the surrounding areas, including the beaches, forest and local commercial centres.

- Ensure that future roadworks and pathways (either gravel or sealed surfaces of a suitable colour, material and texture) retain the informal character and appearance established in the Aireys Inlet to Eastern View Neighbourhood Character Study, 2004.
- ~~Ensure that roads and footpaths retain an informal appearance, with preference to gravel surfaces where practical and alternatives to standard bitumen and concrete kerb and channel drainage.~~
- Encourage the undergrounding of powerlines.

Objective 2

To protect the heritage significance and visual prominence of the Split Point Lighthouse and associated buildings.

Strategy

- Limit the scale and intensity of buildings around the Split Point Lighthouse to ensure development does not intrude on views to the lighthouse or compete with its visual presence.

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Environment and Landscape

Objective 1

To protect and enhance the indigenous vegetation cover and biodiversity and areas of high environmental and landscape significance within the townships and surrounding land and the vistas of natural landscape features viewed from public places.

Strategies

- Discourage the removal of native vegetation, require the planting of locally indigenous vegetation species to compensate for the removal of native vegetation (without increasing bushfire risk) and encourage the removal and management of environmental weeds.
- Discourage land use and development, including tourist development and accommodation, that is likely to have an adverse impact on the environmental and scenic values of the settlements, surrounding hinterland and the abutting Great Otway National Park.
- Restrict subdivision and development of private land outside the settlement boundaries to protect the vegetated landscape setting and maintain buffers to the Great Otway National Park.
- Avoid development on the ridgelines and hillsides that is visually prominent when viewed from the Great Ocean Road at Fairhaven, Moggs Creek and Eastern View.
- Protect the scenic open landscape character and environmental values of the Painkalac Creek valley by restricting development and earthworks and avoiding vegetation removal close to the creek and wetlands.

Objective 2

To preserve the ambience of the night sky from artificial illumination.

Strategy

- Discourage street lights, save for the discrete lighting of intersections for safety purposes, and other artificial illumination that present a suburban character and impact on the night skies.

21.12-4 Economic Activity

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Objective 1

To promote economic development and tourism opportunities that are compatible with the towns' low key coastal village character and natural environment.

Strategies

- Restrict new retail development to the existing commercial centres at the Top and Bottom Shops to create viable and attractive activity centres that provide for an appropriate range of retail and commercial services for both residents and visitors.
- Support established commercial uses along the Great Ocean Road between the two centres.
- Recognise the potential of the Aireys Pub site to provide additional tourist-oriented uses.
- Promote opportunities for appropriately scaled and located tourist accommodation and activities, in particular nature and adventure based tourism.

Objective 2

To encourage commercial development that is of a design, scale and built form that is consistent with the coastal, non-suburban character of Aireys Inlet and respects the amenity of adjacent residential areas.

Strategy

- Improve the visual appearance of the commercial centres through appropriate building design and articulation, setbacks and landscaping.

Objective 3

To improve the pedestrian and public environment including connections to the commercial centres.

Strategies

- Ensure that adequate area is set aside for outdoor dining, shade trees and pedestrian and bicycle access at the shop front edge.
- Ensure permeability is maintained to surrounding residential areas.
- Provide adequate car parking that takes into consideration the commercial components of the whole centre and provides for daily, not peak demand.
- Ensure surface car parking does not detract from the public realm and focus car parking away from the active street edge.

Objective 4

To promote development at the 'Bottom Shops' commercial area that positively responds to Painkalac Creek and its environs.

Strategies

- Protect the environmental qualities of the Painkalac Creek reserve.
- Ensure that new development is well articulated and provides an active frontage to the Great Ocean Road, and where possible, a functional interface to Painkalac Creek.

- Ensure a high quality landscape outcome that responds to the surrounding natural and built form environment for all development.
- Design internal car parks to prevent light spillage into the adjoining neighbourhood and the Painkalac Creek environs.
- Ensure that opportunities are provided for pedestrian permeability from the Great Ocean Road through to Painkalac Creek.

21.12-5 Implementation

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The strategies will be implemented by:

Using policy and the exercise of discretion

- Restricting development in the Painkalac Creek valley to a single dwelling on each of lots 1, 2 and 3 on PS431010.
- Requiring submission of an environmental management plan for development of land within the Painkalac Creek valley to address any impact on the Painkalac Creek environs such as erosion, sediment discharge and stormwater runoff and any effects related to climate change and coastal acid sulfate soils.

Applying zones and overlays

- Applying the Rural Conservation Zone to private land outside the settlement boundaries.
- Applying the Environmental Significance Overlay to areas of ecological importance to protect habitat values and significant vegetation.
- Applying the Neighbourhood Character Overlay to the urban residential areas to protect neighbourhood character.
- Applying the Design and Development Overlay to the commercial areas to promote good urban design.

Undertaking further strategic work

- Facilitating the redevelopment of 2 Fraser Drive, Aireys Inlet for housing suitable for older persons.
- Reviewing as appropriate the supply and demand of public and private car parking associated with the commercial centres and if demand is great enough or car parking adversely affects local amenity, prepare and implement a parking management plan.

21.12-6 Reference Documents

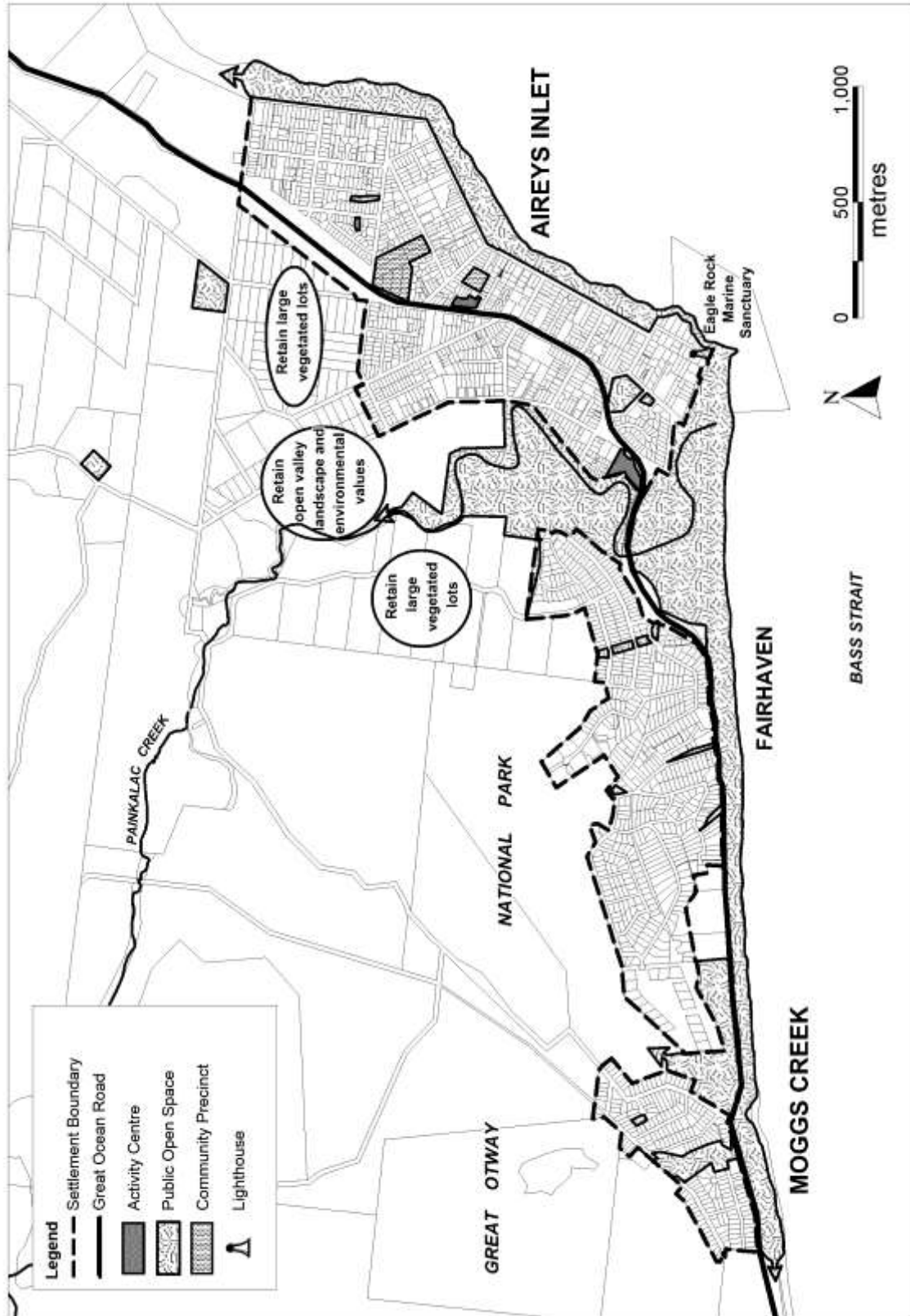
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Aireys Inlet to Eastern View Neighbourhood Character Study and Vegetation Assessment (2004)

Aireys Inlet to Eastern View Indigenous Species Guide

Aireys Inlet to Eastern View Structure Plan (2015)

Map 1 to Clause 21.12: Aireys Inlet to Eastern View Framework Map



Note: Map to be amended to include Eastern View