

31/05/2012
C55

SCHEDULE 15 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO15**.

AIREYS INLET COMMERCIAL AREAS

1.0

Design objectives

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To ensure new development respects the coastal character of Aireys Inlet.

To ensure the scale of new buildings respects the predominant low rise development in Aireys Inlet.

To enhance views to the Split Point Lighthouse, the landscape ridgelines, the general store and the valley.

To provide for pedestrian permeability and access to the Painkalac Creek.

2.0

Buildings and works

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Requirements

The preferred maximum building height is 8 metres.

Development above 8 metres should:

- Present as two-storey building when viewed from the Great Ocean Road and Painkalac Creek.
- Be designed to allow for views to the Split Point Lighthouse, the landscape ridgelines, the general store and the valley.

Buildings should display a coastal style of architecture and be suitably articulated.

Buildings should be designed to differentiate horizontal and vertical tenancies.

Buildings should be designed to create a pedestrian focussed street, through the provision of wide footpaths and cantilevered balconies, awnings and/or verandas at the street edge.

Buildings should be designed to have an active frontage to the Great Ocean Road and where possible, the Painkalac Creek corridor.

Buildings should be designed to enhance pedestrian linkages between the Great Ocean Road and Painkalac Creek.

Car parks should be designed to prevent light spillage to the adjoining neighbourhood and the Painkalac Creek environs.

Car parks should include shade trees, footpaths and bicycle storage areas.

Large car parking areas should be located away from the active street edge and be designed to integrate with the adjacent sites.

3.0

Advertising signs

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Advertising sign requirements are at Clause 52.05, Category 3 – High Amenity area.

4.0

Decision guidelines

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Before deciding on an application, in addition to the decision guidelines in Clause 43.02 and the relevant local policies, the responsible authority must consider:

- How the design, height and visual bulk of new buildings address potential amenity impacts on surrounding development.
- How the design of new buildings responds to the coastal character of Aireys Inlet and the Great Ocean Road environs.
- The impact the proposal may have on views to the Split Point Lighthouse, the landscape ridge lines, the general store and the valley.
- How the proposal improves the street environment for pedestrians.
- The extent to which buildings provide an active frontage to the Great Ocean Road and the Painkalac Creek frontage.
- The design of car park areas and their effect on adjoining neighbourhoods and the Painkalac Creek environs.