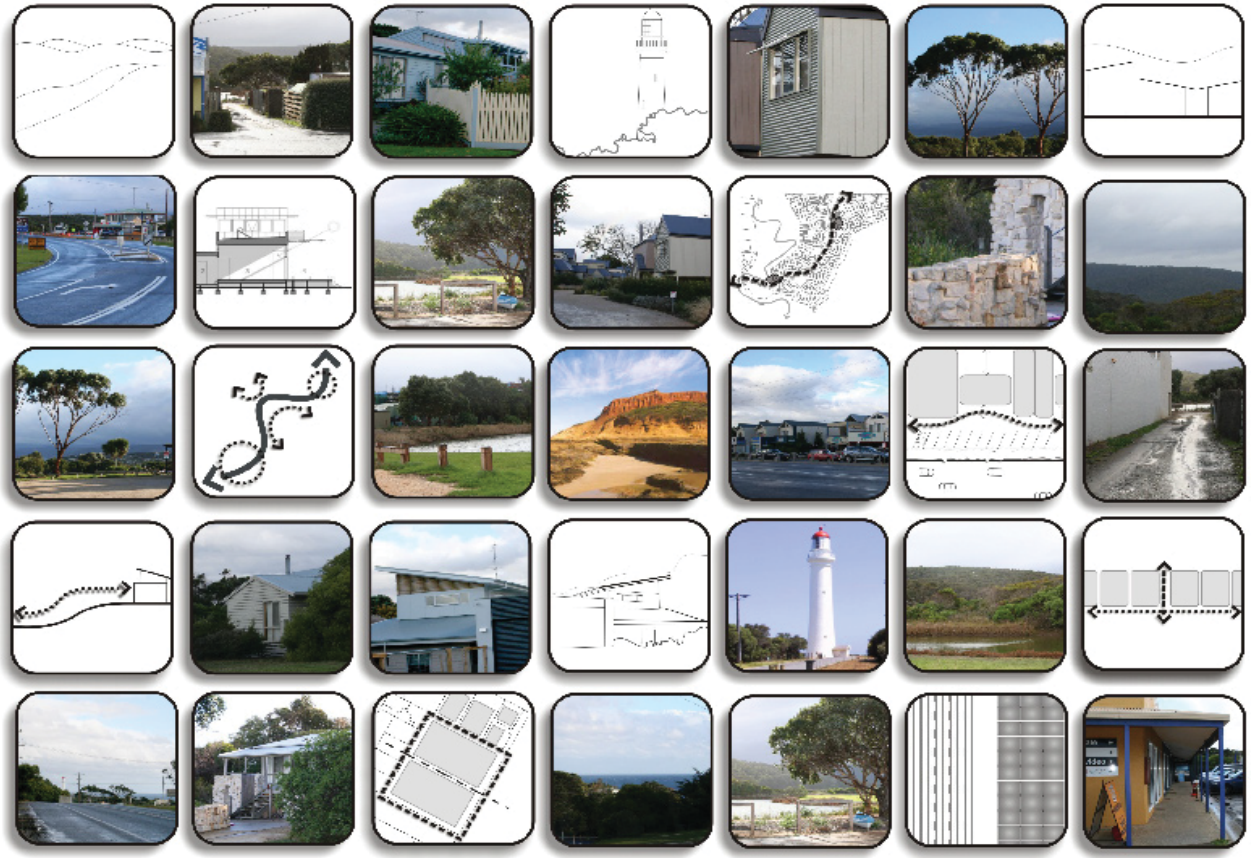

design guidelines - aireys inlet commercial areas

modified

April 2011

Acknowledgement

Surf Coast Shire acknowledges the contribution of Hansen Partnership Pty Ltd in preparing material which now forms part of these design guidlines.

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1 purpose

These guidelines have been developed so that new development within the Business 1 zone will be sensitive to the existing and future character of Aireys Inlet.

The guidelines will be used to guide the design of buildings within the commercial areas of the 'top shops' and the 'bottom shops'. They also contain recommendations that relate to the public space.

They are intended to be used by anyone who is interested or involved in the development process including but not limited to – Council, residents, property owners, architects, developers and builders.

2 background to the study

The catalyst for the study is the need for built form guidance within the commercial areas. Guidance is require to address both a perceived policy gap - as demonstrated by recent development that is regarded locally as unsympathetic - and to provide a clear vision for development of the commercial areas in the future.

The study was undertaken in three stages. The analysis and findings of the first two stages, which included a background review and consultation findings, are summarised in the background report. Stage 3 is the development of guidelines that reinforce the vision and may inform a policy document. This document forms this final stage of the study.

3 what's good about aireys inlet now?

Aireys Inlet is valued for its informal village feel and eclectic nature. Currently there is not a unifying building character in the commercial areas. This is in contrast to the character of the residential surrounds, which are characterised as low scale buildings within an informal landscape setting.

During the study the primary building issue raised was the threat to Aireys Inlet's informal and understated character. There was strong support for buildings that did not 'make a statement' and for development generally to be limited in height and mass, in order to retain the local character. There were also many general issues raised outside of building form in relation to parking and the poor quality of public spaces including lack of shade trees. The primary building issues raised were the threat of increased scale and intensity of buildings, and the resulting environmental and amenity effects on residences and on the Painkalac Creek.

Extensive background work has been done in the past that has defined the valued characteristics of Aireys Inlet. While much of that work focused on the residential character, it is informative about the overall character of the township. In addition to analysis undertaken as part of this project, that work has informed an appreciation of the valued characteristics of Aireys Inlet and the preferred future character.

While the top shops and the bottom shops have different characteristics there are some unifying factors. The following are the valued physical characteristics of Aireys Inlet's commercial areas:

- Low scale building character of one to two storeys

- Eclectic building types and style

- Location and separation of the commercial areas at either end of the town

- Clear views to the landscape ridge line, valley and the landmark Split Point Lighthouse from along the Great Ocean Road

- Natural landscape setting of buildings generally sitting below the landscape canopy

- Natural materials

- Some unifying features such as balconies, awnings and verandahs

While there are some unifying characteristics identified, generally the overall impression of the commercial areas was one of disjointed building forms, especially at the bottom shops, that may be perceived to be under developed.

These guidelines have been tailored to give specific direction to ensure the maintenance of the valued characteristics identified, in the face of likely change.

The features particular to the top and bottom shops are:

top shops

- The top shops have many narrow shop fronts and regular vertical divisions in the streetscape elevation

- The general store is a remnant of Aireys Inlet history and has physical, cultural and historic value

- Diversity of businesses available

bottom shops

- Large lots and large format buildings – some that are freestanding and setback from the street

- The environmentally sensitive interface to the Painkalac Creek at the rear

- Existing low quality physical link to the creek and walkway

- Prominence at the southern entry to the town

- Several large, under-utilised sites and the most likely place for large development

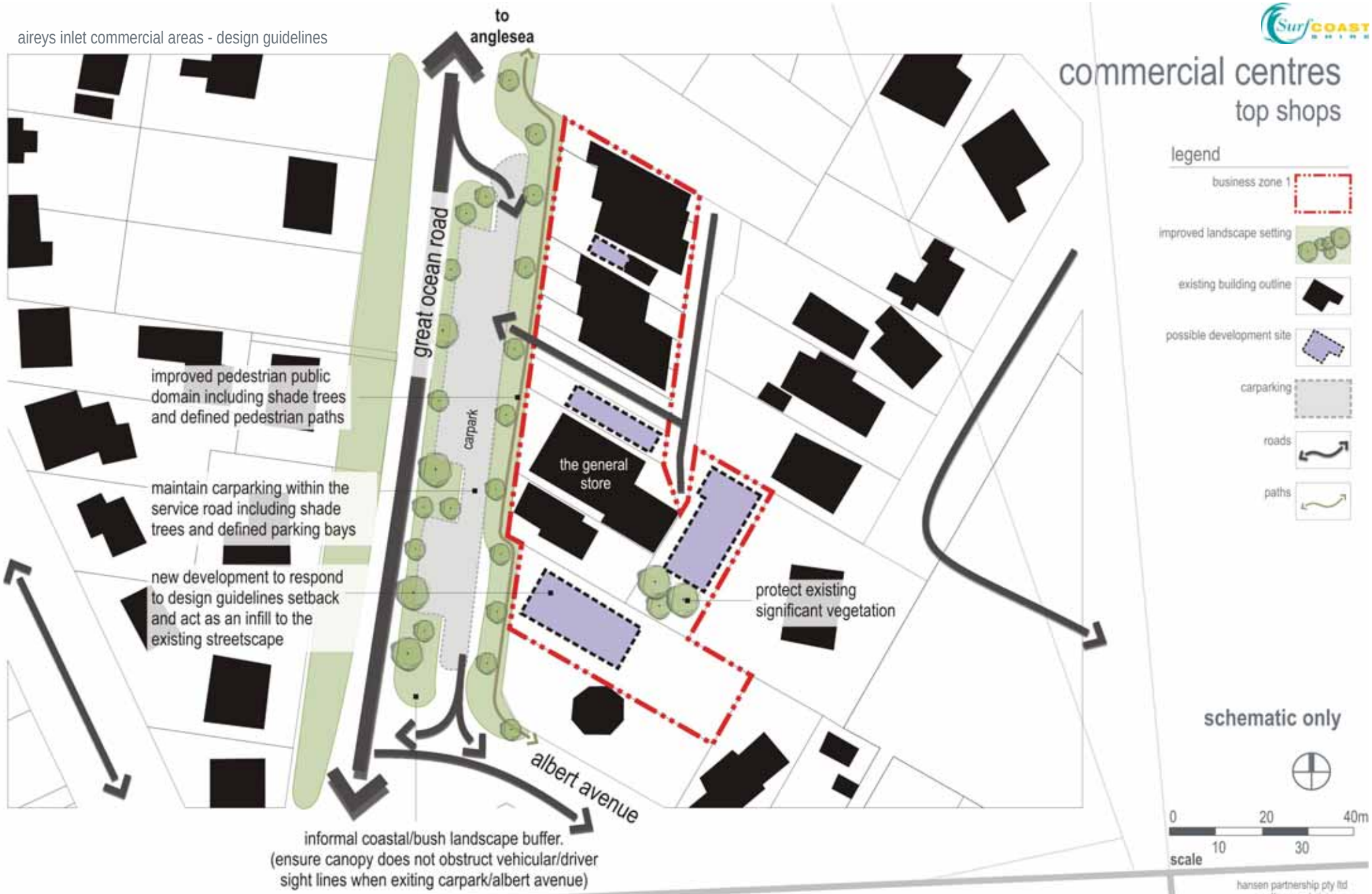

fig 1 - top shops opportunities and issues

commercial centres
bottom shops

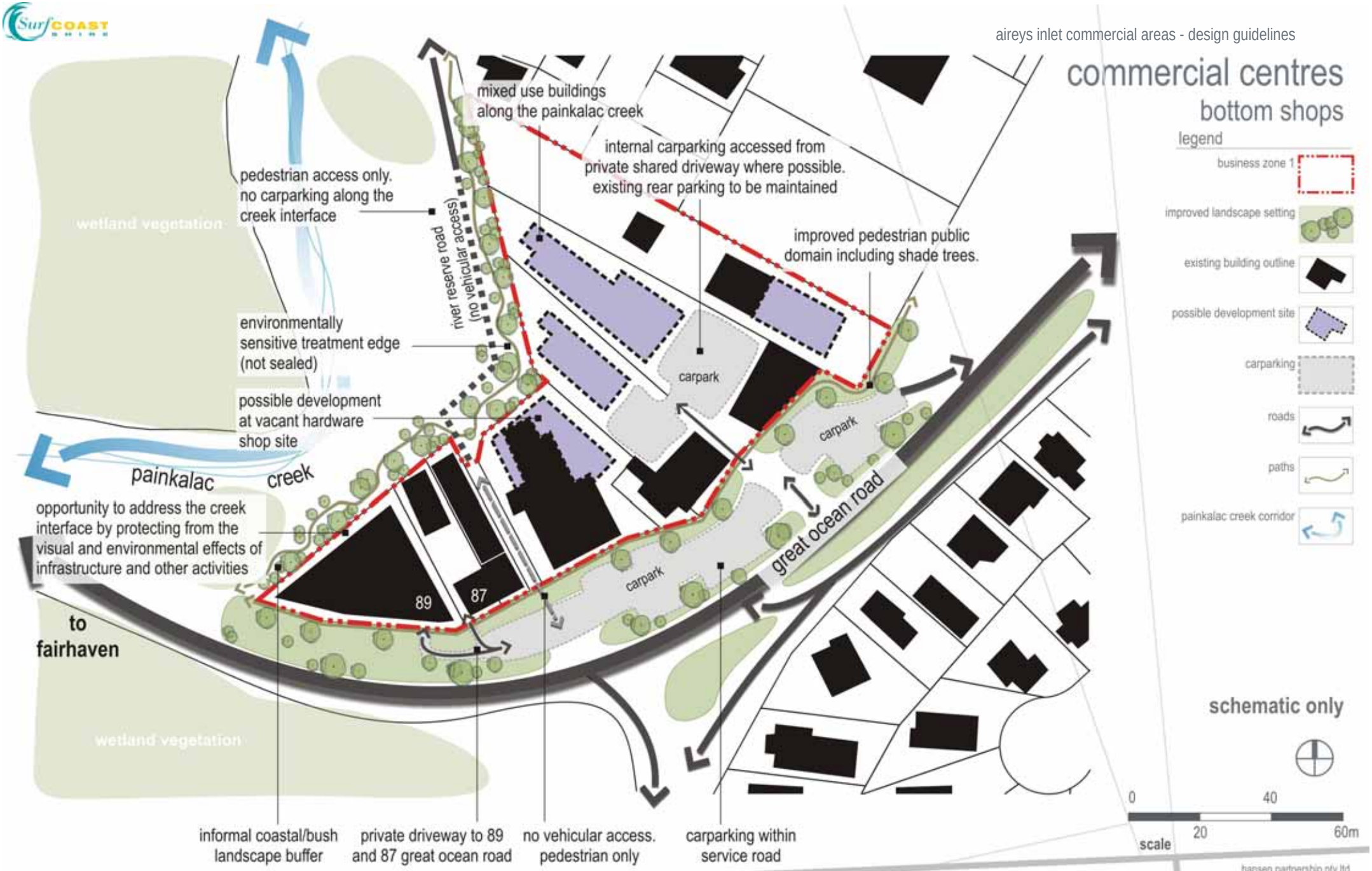

fig 2 - bottom shops opportunities and issues

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4 what will aireys inlet be like in the future?

The vision for Aireys Inlet's commercial areas is:

New development will preserve the understated, moderately scaled character of buildings within a strong natural, landscape backdrop.

Appropriate design responses to achieve this vision will require an interpretation of the built and natural context of Aireys Inlet. Clearly while the character is coastal, a gimmicky or generic response to local character will not be acceptable.

It is likely that the top shops and the bottom shops will develop differently. Currently there is a greater intensity of development at the top shops and this area has somewhat more of the characteristics of a village core. The bottom shops have larger sites making them less constrained for development, but they also have a very sensitive interface to the Painkalac Creek. It is therefore necessary that this area has a stronger landscape presence.

Aireys Inlet works as an integrated environment where every aspect of the township relates to each other. As an example, the ecological values of the Painkalac Creek inform the nature of Aireys Inlet landscape character. In addition the structure of the township frames significant views of its landmarks and natural domain.

The diagram to the right illustrates the interconnecting urban character of Aireys Inlet:

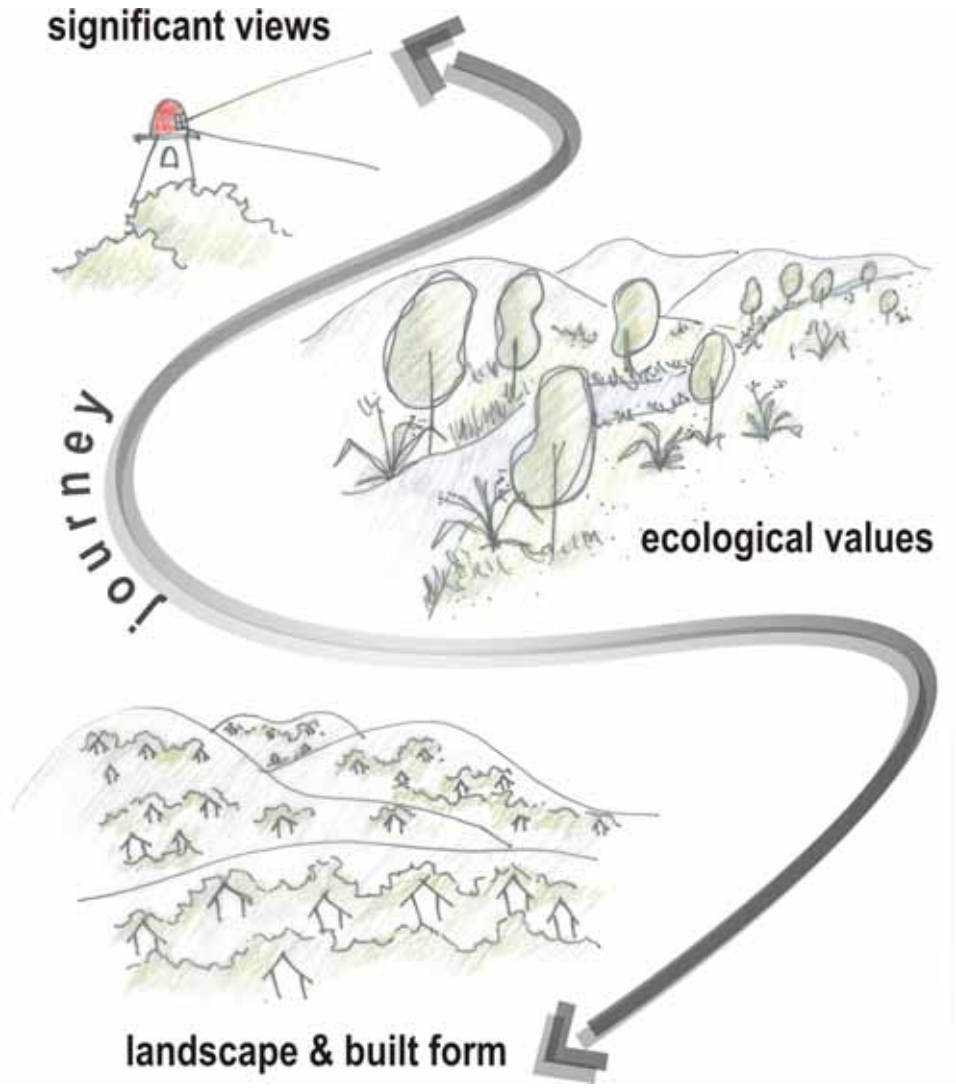

fig 3 - aireys inlet urban and landscape connections

5 design principles

As discussed above, the vision for the centre is supported by the following overarching design principles for new development. These are:

scale and setbacks

To maintain the moderate scale of building development within the scale of the backdrop canopy and protect the amenity of areas adjoining the commercial area

views

To protect and enhance views to the Split Point Lighthouse, the landscape ridge lines, the general store and the valley

landscape

To protect and enhance the coastal and bushy backdrop of buildings

painkalac creek ecological values

To ensure protection of the ecological values and characteristics of the Painkalac Creek corridor, while improving interaction between the commercial land and the creek environment in this area

structure of township

To consolidate the two commercial areas of Aireys Inlet by focusing commercial development only within the Business 1 zone

public domain

To enhance the public urban spaces to provide a safer, greener, more pedestrian focused environment

6 design guidelines

The building design guidelines cover aspects which relate to building form, massing and scale. They provide guidance on the desired appearance and character of buildings in addition to their materials and textural qualities. The guidelines are arranged under the following themes:

- scale
- siting and setbacks
- streetscape
- form and features
- materials
- landscape
- public space

Within these above themes, the objectives and guidelines refers to the following as indicated:

- general (top and bottom shops)
- top shops
- bottom shops

6.1 scale

Aireys Inlet building scale is consistently one or two storeys. The relative low scale allows landscape elements to prevail. The roof lines are often set below the canopy line of the surrounding landscape, particularly in distant views of ridge lines. Recent commercial development tends to be no more than two storeys high.

objectives

general

- To recognise and respect the low scale of development

- To protect distant views to the landscaped ridge line and surrounding landmarks

- Building form should sit below the landscape canopy and not dominate views

guidelines

general

- Discourage building heights in the commercial areas above 2 storeys or 8m (clause 21.12-5 - economic activity, Aireys Inlet to Eastern View Strategy. p4)

6.2 siting and setbacks

The typical nature of commercial buildings is to have frontages built hard to the street edge along the main pedestrian corridor, however this does not fit into the informal character of Aireys inlet. The typical zero setbacks make no provision for resting places and seating areas however these could be provided within the front setbacks of commercial sites, similar to what exists at the top shops.

Currently the commercial buildings have a low quality public interface which could be improved in new development on these sites.

objectives

general

- To maximise solar access and enhance the pedestrian experience through resting and community gathering places

- To protect adjoining residential properties and the Painkalac Creek corridor from unreasonable amenity impacts such as overlooking, visual bulk, disrupted views and overshadowing

bottom shops

- To provide a transition in height and intensity between the Great Ocean Road frontage and the creek or residences to the rear

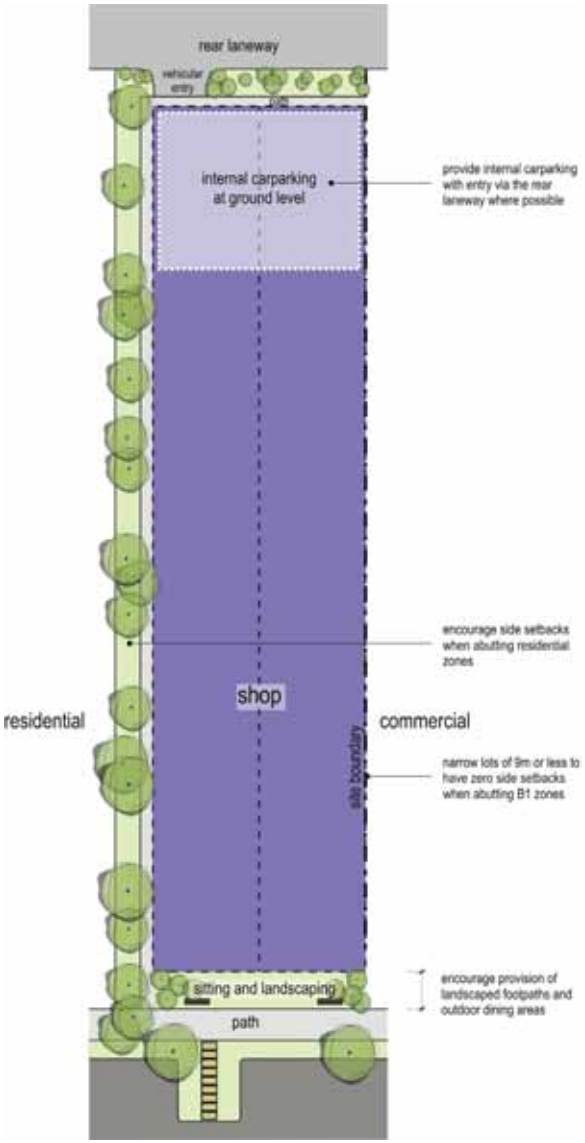

fig 6 - siting and setbacks - top shops (example only)

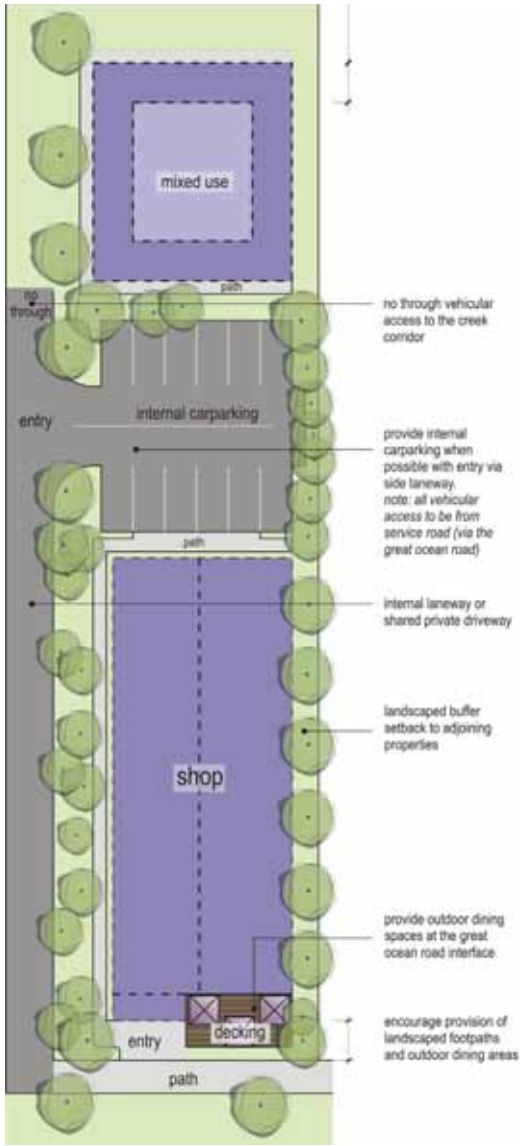

fig 7 - siting and setbacks - bottom shops (example only)

guidelines

general

- Buildings should be sited and designed to ensure optimal thermal performance and to maximise the use natural light

- Provide seating and outdoor dinning areas within the front and rear setbacks of commercial sites when appropriate (ie. restaurants and cafes)

- Ensure buildings establish an active frontage to the street and the creek by concealing any services and carparking from the street and creek frontage

- Make provision for footpath outdoor dinoing and landscaping.

top shops

- At the rear of the top shops encourage a landscaped area at the ground level where possible reinforcing the bush character of the surrounding streetscapes

- The rear of the top shops should include pedestrian paths and sealed defined parking spaces where possible

bottom shops

- Buildings should be designed to compliment the visual amenity of Painkalac Creek

- Encourage permiability between the Great Ocean Road and Painkalac Creek, and an active edge along the laneways

- Encourage the provision of landscaped footpaths and outdoor dining areas.

- Encourage internal car parking at the bottom shops to be accessed from existing side laneways or proposed private shared driveways where possible

6.3 streetscape

There are a variety of frontage sizes along the top shops and the bottom shops. Narrow shop frontages have a more clear vertical division along the streetscape which minimises building bulk, provides a more human scale and greater visual interest and this is desirable and is typical of a village or coastal character. However, the bottom shops have a wider frontage due to lot sizes and uses. The building side setback at the bottom shops ensures a consistent streetscape and provides visual access to the Painkalac Creek at the rear.

objectives

general

- To avoid substantial building bulk

- To ensure new development respects the casual costal character of Aireys Inlet streetscapes

top shops

- To maintain and reinforce the regular narrow lot subdivision of the top shops through building design features on large and small sites

guidelines

general

- Reinforce the fine grain (narrow frontages) by emphasising horizontal and vertical divisions between floors and buildings with the use of cantilevered balconies, roof form, building recesses and arrangement of windows

top shops

- Maintain a strong relationship between adjoining buildings consistent with the character of the area through the use of similar materials and architectural details

fig 10 - streetscape character (example only: does not reflect exisiting conditions)

transparent balconies

coastal commercial sign

natural materials

coastal commercial sign

6.4 form and features

The building form of Aireys Inlet commercial centres is eclectic and few dominant features emerge that provide consistent form. However there are some areas of consistency of built form.

The top shops have a cluster of recently developed two storey shops with pitched roofs and balconies. Similarly the bottom shops also have a cluster of single storey shops with connected, shaped parapets.

Generally the commercial areas can be characterised as containing pitched or skillion roofs, defined parapet features, and some balconies and awnings. In addition new developments tend to be more contemporary in form and style.

The top shops contain the general store which is a landmark building with a traditional shop front form. It is of cultural and historical value to the Aireys Inlet identity and is used as a social and shopping hub to its community.

The bottom shops contain the large former hardware store at 83 Great Ocean Road which is of note due to its central location, large lot size and development potential in the short term.

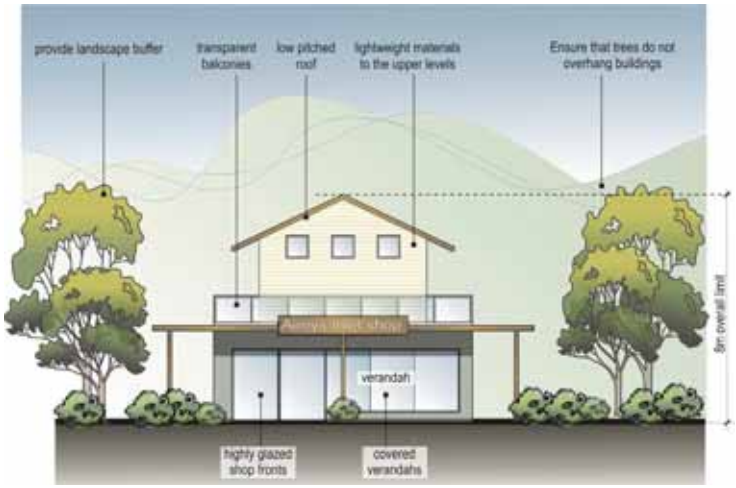

fig 11 - building form and features (example only)

encourage verandahs and awnings

discourage not sheltered shops

encourage highly glazed shop frontage

discourage blank wall facades (including along laneway and creek)

objectives

general

- To draw on the coastal character with contemporary, well resolved, visually interesting, and high quality architectural detailing

- To encourage form and detailing to be well integrated into the overall building

- To incorporate the use of verandahs and substantial eaves

- To provide visual interest at the sides of buildings, where upper levels may be exposed to the main street over time

- To moderate lighting spillage from internal car parking areas onto adjoining neighbourhood

top shops

- To retain the form and social hub function of the general store in any redevelopment

guidelines

general

- Use pitched, skillion or semi flat roofs (including gable end, multiple pitches, and hipped roof forms)

- Avoid blank walls and articulate side building elevations with recesses. Encourage material variation between floors, wrapping balcony features around corners, etc.

- Encourage features such as awnings and cantilevered balconies to be simple in style and be linked to the architectural coastal style of the building

- Corner and centrally located buildings should be of an exemplary quality and detailing however, not of increased height or intensity

- Encourage coastal town design themes including decks, simple forms, local and natural materials

- Screen internal car park areas so that lighting does not spillover to the adjoining neighbourhood and Painkalac Creek

encourage pitched and skillion roof

discourage parapet roof

encourage transparent coastal balcony style

discourage suburban balcony style

corrugated iron roofing

glazing

perforated steel

stainless steel

6.5 materials

Currently there are no consistent materials used in the commercial centres. While exhibiting a mixture of materials, there is a more definable coastal feel in the residential area than the commercial area. This is partly due to the materials used.

The natural coastal and bushland setting of Aireys Inlet provides design cues for appropriate building materials. Development is encouraged to be coastal town design whilst demonstrating the use of a palette of materials and finishes existing in the built environment to achieve a streetscape 'fit' within the context of the township.

objectives

general

- To use a palette of materials and finishes that is sympathetic to the coastal environment

- To use natural materials for the body of the building including: timber, weatherboard or weatherboard type, and corrugated iron

- To ensure a colour palette of buildings that reflects the natural environment . Refer to the Surf Coast Sustainable Design Book (2010)

guidelines

general

- Use local building materials- Select a limited material and colour palette from cues within the existing urban and natural environment including weatherboard, timber and sandy textures

- Use a variety of materials, colours, treatment across the building form

- Use building materials in an innovative manner, including the sensitive use of horizontal and vertical weatherboard cladding, natural rendered brickwork, colourbond roofs, timber and wire verandahs, doors, windows and painted finishes

- Upper storeys should be of a lightweight appearance through the use of setbacks, lightweight and transparent materials

natural stone

timber decking

weatherboard

textured wall

6.6 landscape

The natural landscape in and around Aireys Inlet is defined by the surrounding native vegetation in the town and on undulating hills, the coastal landscape, and layers of vegetation along the Painkalac Creek. The landscape informs the structure of Aireys Inlet by framing views and softening building form, particularly in residential areas. The domestic and creek-side landscape provides a backdrop to the commercial areas.

Towards the southern end of the top shops commercial buildings sit within a landscape setting and this should be maintained.

objectives

general

- To provide shade

- To protect and retain the natural coastal/bush landscape character of Aireys Inlet

- To integrate the shops into the bush character

- To maintain the building scale within the backdrop landscape canopy

- To soften hard surfaces

- To provide indigenous species in planting plans

- To encourage buildings to be set within the landscape in the secondary study area – along the Great Ocean Road between the commercial areas

guidelines

general

- Retain the existing natural landscape on site wherever possible

- Require a landscape plan with all applications that reflects local species, informal landscape design and a strong natural landscape setting

suggested plant list
(example only)

- Acacia pycnantha
  Golden Wattle
- Allocasuarina misera
  Dwarf Sheoak
- Allocasuarina verticillata
  Drooping Sheoak
- Banksia marginata
  Silver Banksia
- Correa alba
  White Correa
- Correa reflexa
  Common Correa
- Disphyma crassifolium
  Rounded Noon-Fower
- Eucalyptus tricarpa
  Red Ironbark
- Goodenia ovata
  Hop Goodenia
- Leucopogon parviflorus
  Coast Beard Heath
- Persoonia juniperina
  Prickly Geebung
- Pomaderris paniculosa ssp. paralia
  Inland Pomaderris

fig 12 sugested plant list (source: www.surfcoast.vic.gov.au/plant_list_botanical.php)

6.7 public space

The bottom shops commercial centre currently has poor connectivity to the adjacent Painkalac Creek corridor. Opportunities exist to improve pedestrian connections in new development, and to improve the safety of existing connections. There are few advantages or opportunities to establish new pedestrian routes between the commercial area and the residential area at the top shops.

In addition a number of issues were raised in the process of the study in reference to the public space. These issues are important to the presentation of the commercial centre which is influenced as much by the presentation of the public space as private developments.

objectives

general

- To improve the landscape character including the provision of shade trees, accessibility and quality of the pedestrian environment in and around the commercial areas

- To provide a safe environment for pedestrians

bottom shops

- To provide direct pedestrian access between the bottom shops and the Painkalac Creek corridor and to maximise pedestrian movement within the commercial centres.

- To define/formalise existing laneway access from the carpark to the creek corridor but no vehicular access to the creek reserve.

guidelines

general

- Ensure active frontages with windows and building entries face onto the existing walkways

- Maintain and reinforce landscaping as dominant element in streetscape through the use of appropriate species

top shops

- Maintain a landscape buffer between the Great Ocean Road and the parking area at the top shops.

bottom shops

- Recognise, protect and enhance accessibility of the existing pedestrian link at the bottom shops between the Painkalac Creek and the commercial frontage

- Ensure no car access from River Reserve Road along the Painkalac Creek except for emergency vehicles

- Encourage informal pedestrian connections between the Great Ocean Road frontage and the Painkalac Creek

- Orient new development to establish active edges along pedestrian connections to the creek

6.8 implementation schedule

The following schedule sets the responsibilities for providing the public realm improvements. The main responsibilities and improvements within the public realm will be undertaken by the SurfCoast Council

* Improvements and responsibilities within the private realm will be undertaken by traders and land owners subject to council's approval.

table 1: implementation schedule table

guidelines	responsibility
Ensure active frontages with windows and building entries face onto the existing walkways	Traders / Land owners *
Encourage internal car parking access from existing laneways or private shared driveways within development sites	Traders / Land owners *
Maintain and reinforce landscaping as dominant element in streetscape without adversely impacting on vehicular traffic and pedestrian visibility	Council and traders / land owners
Maintain a landscape buffer between the Great Ocean Road and the parking area at the top shops.	Council
Recognise, protect and enhance accessibility of the existing pedestrian link at the bottom shops between the Painkalac Creek and the commercial frontage	Council and land owners *
Ensure no car access from River Reserve Road along the Painkalac Creek except for emergency vehicles	Council, traders / land owners *
Encourage informal pedestrian connections between the Great Ocean Road frontage and the Painkalac Creek	Traders / Land owners *
Orient new development to establish active edges along pedestrian connections to the creek	Traders / Land owners *