

AIDA's Submission Regarding the Proposed Amendment C110

Number	Document	Clause & Title	Issue / Concern
1	21.12 AI to EV Strategy	21.12-2 Strategies	The first dot point refers to the Aireys Inlet to Eastern View Framework Map. The map does not contain Eastern View but the same map is repeated on the following page. Should the second map be of Eastern View?
2	21.12 AI to EV Strategy	21.12-3 Environment and Landscape	Is "hinterland" defined somewhere? Does it refer to all land outside the settlement boundary (ie Great Otway National Park and/or the large vegetated lots that show on map 1).
3	21.12 AI to EV Strategy	21.12-5 Implementation	"Investigating the preparation of a parking precinct plan for commercial areas" has been deleted. AIDA has long had concern about the difficulty of residents obtaining parking at the top shops in particular and associated adverse impacts on the amenity and character of local residential streets. The strategy acknowledges parking as an issue under Key Issues and Influences. AIDA believes that the preparation of a precinct parking plan is the correct way to address the problem and wants this item retained in the strategy because without one the default provisions of the planning scheme would apply, and these are inappropriate for local conditions.
4	21.12 AI to EV Strategy	21.12-2 Settlement Built Environment and Heritage	For the second to last dot point for Objective 2, Strategies we suggest that "... with preference to ..." should be "... with preference for ..."

5	Schedule 1 to NCO	4.0 Modification to Clause 54 and Clause 55 standards	The second dot point added to the end of A19/B31 Design Detail is considered to be an unnecessary limitation to be included and is more appropriate in a suburban setting than in our settlements. The requirement we refer to is "Any new undercover or enclosed car parking space should be sited behind the front wall of the dwelling". AIDA strongly encourages that this requirement be deleted.
6	Schedule 1 to NCO	5.0 Decision guidelines	What is a "prevailing setback"? Is it the setback of neighbouring houses, of the neighbourhood in general or what?
7	Schedule 10 to the DDO	3.0 Subdivision	In the Requirements, Precinct E (Moggs Creek) is shown as having a minimum lot size of 4000m ² . It is our understanding that the lot size is substantially less than that figure. On the map on page 5, the lot size appears to be similar to lots in Fairhaven (ie 1000m ²).
8	Schedule 10 to the DDO	3.0 Subdivision	In the requirements, reference is made to Precinct C on Map 2. The C that appears over Fairhaven is straightforward, but the one over what may be Crown land south of Timbara Estate is a surprise. Is this correct?
9	Schedule 10 to the DDO	5.0 Decision guidelines	The new dot point for fencing states "The need to avoid brush fences and other combustible fence materials in order to reduce bushfire risk". We accept the risk associated with brush fencing, but not with fences of wire and wooden posts. The posts of the latter fence type are combustible but the risk from them is small. Is it intended that all fence posts be metal or concrete? Should this item be clarified as discouraging paling fences? Or will it allow non post and wire fences?

10	Schedule 10 to the DDO	5.0 Decision guidelines	The new dot point for subdivision states "Whether a larger lot is required to provide sufficient area for a dwelling, the protection of native vegetation and any defensible space to manage bushfire risk, or to address any other site constraints". On many steep, heavily vegetated lots it might be impossible to site both a defensible area and vegetation on an existing lot. Is it intended that certain lots should not be built on? That approach was taken in North Lorne and eventually we understand that building was allowed.
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