

Appendix 1

***Copy of “A Study of Resident Perceptions of
Neighbourhood Character: Aireys Inlet to Eastern View”
(Dr Ray Green, 2003)***

A Study of Resident Perceptions of Neighbourhood Character: Aireys Inlet to Eastern View

Dr. Ray Green

Faculty of Architecture Building and Planning,
The University of Melbourne
Parkville, Victoria, Australia

September 2003

Copyright © 2003, Dr. Ray Green.

All Rights Reserved.

No part of this report covered by the copyrights hereon may be reproduced or transmitted in any form or by any means – graphic, electronic, or mechanical, including photocopying, recording, taping or information storage and retrieval systems – without written permission of Dr. Ray Green, Faculty of Architecture Building and Planning, The University of Melbourne. The content of this report and methodological procedures employed in conducting this "Study of Resident Perceptions of Neighbourhood Character in Aireys Inlet to Eastern View", as reported in this document, remains the intellectual property of the author. Copyrights on any information quoted or reproduced from other persons or organisations remain with them. Special permission is granted to The Surf Coast Shire Council, Victoria, to reproduce this report as a hardcopy or in electronic .pdf format for distribution, provided that the copyright notice, identification of the author and the third party disclaimer remain intact and are clearly displayed at the front of all reproduced copies and the report is not altered in anyway.

Executive Summary

This study examined the way residents of the town of Aireys Inlet, extending to the settlement of Eastern View, perceive and evaluate the contribution of existing built and natural features to neighbourhood character. Initially, a range of local environmental features, considered by residents to contribute to neighbourhood character, (or to detract from local character), were identified through a projective mapping mail questionnaire (N = 230). These features were then photographed and presented in a PowerPoint presentation to members of the community at a community workshop (N = 45) who were asked to rate each of the features depicted in the photographs in reference to perceived compatibility with neighbourhood character. A variety of feature types, including a range of natural and built features, vegetation and views were included in this photo rating exercise. Finally, focus groups were held with a community reference group, composed of local residents from the various neighbourhoods, to further define attributes of neighbourhood character and to help in interpreting the results of the photo rating exercise.

The results indicate that features perceived to contribute to neighbourhood character, and likewise those features that were rated as detracting from local character, share similar physical attributes. In this respect development perceived to be most compatible with neighbourhood character are those that are screened by vegetation, are in warm, earthy, muted and natural colours that appear to blend with their surroundings, have well designed landscapes using indigenous plants, have retained natural bush during construction, are on larger blocks of land with large front and side setbacks, have no fencing and are generally small in scale in terms of both height and mass.

Developments perceived to be the most incompatible with neighbourhood character are those that are very bright and/or contrasting in colour, are large in height (three and some two storey) and/or mass, have a monolithic 'boxy' and bulky appearance, are highly visible from the road, lack sufficient landscaping or that have not retained indigenous vegetation (particularly mature vegetation) that can provide screening, that represent a hotch-potch of colours, materials, architectural designs, roof types, window types, etc., have small front and side setbacks, have roofs visible above the tree canopy, have visually dominating concrete or asphalt driveways, lack architectural articulation, have front and side fences that are solid such as paling fences, are perceived to be high density and that have high site coverage, have traditional, clipped grass lawns and that present architectural forms that oppose the dominate lines of the landscape.

Ecologically significant, indigenous vegetation was rated the most compatible with the town's character while exotic, particularly weedy species of plants were considered to be least compatible with local character. These findings suggest that screening of new development with indigenous forms of vegetation should be encouraged and disturbance to existing indigenous vegetation, and planting of areas of natural vegetation, should be encouraged to achieve integration and blending with existing natural areas where possible.

The results provide useful information in respect to how members of the local community conceptualise neighbourhood character. This information can be used to help predict how new development may be evaluated by the community in terms of neighbourhood character compatibility. Results of the study suggest that various planning mechanisms and controls should be developed, implemented and enforced to encourage new development that possesses attributes associated with high perceived character compatibility and discourage development with attributes related to low character compatibility. When combined with results of the inventory of the physical characteristics of various neighbourhoods, and the botanical inventory of the local vegetation (both reported elsewhere), a comprehensive assessment of how neighbourhood character is manifest is obtained. From this understanding appropriate planning controls and environmental management strategies can be developed with the aim of maintaining and enhancing positive aspects of neighbourhood character, and establishing new character where appropriate, and discouraging negative impacts on existing valued neighbourhood character.

Table of Contents

EXECUTIVE SUMMARY	3
INTRODUCTION	5
STUDY AIMS AND RESEARCH QUESTIONS	7
STUDY AREA.....	7
METHODS	8
PROJECTIVE MAPPING MAIL SURVEY	8
PHOTOGRAPHIC INVENTORY.....	9
COMMUNITY WORKSHOP	10
PHOTO RATING EXERCISE	10
FOCUS GROUPS.....	11
DATA ANALYSIS.....	11
PROJECTIVE MAPPING QUESTIONNAIRE	11
PHOTO RATING EXERCISE	12
FOCUS GROUPS.....	12
RESULTS	12
FEATURES RATED MOST COMPATIBLE WITH NEIGHBOURHOOD CHARACTER	12
FEATURES RATED MODERATELY TO SLIGHTLY COMPATIBLE WITH NEIGHBOURHOOD CHARACTER	15
FEATURES RATED SLIGHTLY COMPATIBLE WITH NEIGHBOURHOOD CHARACTER.....	17
FEATURES RATED SLIGHTLY INCOMPATIBLE WITH NEIGHBOURHOOD CHARACTER	17
FEATURES RATED MODERATELY TO STRONGLY INCOMPATIBLE WITH NEIGHBOURHOOD CHARACTER.....	18
CONTRIBUTION OF VEGETATION TO NEIGHBOURHOOD AND TOWN CHARACTER.....	21
PERCEIVED DIFFERENCES IN CHARACTER ACROSS NEIGHBOURHOODS.....	24
CONCLUSIONS.....	24
REFERENCES	26
APPENDIX A.....	28
DEMOGRAPHIC AND BACKGROUND DETAILS OF NEIGHBOURHOOD CHARACTER MAIL QUESTIONNAIRE RESPONDENT SAMPLE	28
APPENDIX B.....	35
DEMOGRAPHIC AND BACKGROUND DETAILS OF PHOTO RATING COMMUNITY WORKSHOP RESPONDENT SAMPLE	35
APPENDIX C.....	40
NEIGHBOURHOOD CHARACTER MAIL QUESTIONNAIRE RESPONSE TABLES	40
APPENDIX D.....	53
FOCUS GROUP ONE RESULTS	53
APPENDIX E.....	60
FOCUS GROUP TWO RESULTS.....	60
APPENDIX F	75
FOCUS GROUP TWO: AGGREGATE CONTENT ANALYSIS RESULTS	75
APPENDIX G	78
PHOTO RATING EXERCISE: NEIGHBOURHOOD FEATURES RATED BY CHARACTER COMPATIBILITY FROM LEAST TO MOST COMPATIBLE	78

Table of Figures

FIGURE 1: STUDY AREA MAPS WITH NEIGHBOURHOOD PRECINCTS	8
FIGURE 2: PAINKALAC CREEK AND VALLEY BETWEEN NEIGHBOURHOODS THREE AND FOUR.	13
FIGURE 3: THE INLET, COASTAL ROCK FORMATIONS AND VIEW TO THE SEA FROM ROAD.	14
FIGURE 4: PASTORAL LAND AND FORESTED HILLS	14
FIGURE 5: THE LIGHTHOUSE KEEPER'S HOUSE.	15
FIGURE 6: CONTEMPORARY HOUSE SCREENED FROM ROAD BY INDIGENOUS TREES.	16
FIGURE 7: OLD FIBRO BEACH HOUSE IN NEIGHBOURHOOD TWO.	17
FIGURE 8: GENERAL STORE IN NEIGHBOURHOOD ONE	18
FIGURE 9: CONTEMPORARY HOUSES IN NEIGHBOURHOOD ONE.	19
FIGURE 10: THE "POLE HOUSE" AND "FALLING HOUSE" BOTH IN NEIGHBOURHOOD FOUR	20
FIGURE 11: HOUSE RATED MOST INCOMPATIBLE WITH NEIGHBOURHOOD CHARACTER	21
FIGURE 12: INTACT MESSMATE STRINGYBARK WOODLAND	22
FIGURE 13: COASTAL VEGETATION COMPLEX EXTENDING FROM THE RIDGELINE TO THE SEA.....	23

Introduction

Australian coastal towns located near major metropolitan areas, such as Aireys Inlet, are increasingly under pressure from residential and commercial development. In such places it is common to hear local residents complain that the “character” of their town or neighbourhood is being degraded or lost due to inappropriate development and other environmental changes associated with town growth. Often local communities oppose any new development on the grounds that it may negatively alter or destroy valued town and neighbourhood character. Local planning authorities are attempting to respond to such public concerns by devising strategies for controlling development and growth with the aim of maintaining a positive expression of local character over time.

State planning policy in Victoria has recently mandated that local governments must now consider neighbourhood character when revising their planning schemes. In response to this mandate many shire councils are in the process of undertaking neighbourhood character studies to identify environmental features thought to be important in conveying local character. Generally town planning, landscape architectural or urban design professionals are engaged to undertake these studies. These consultants use their expert judgement to define what they believe constitutes the character of a town or neighbourhood and to identify the environmental features, and associated attributes, they consider are most important to the character of specified areas, such as neighbourhoods. Subsequent to carrying out such studies various planning mechanisms and controls may be incorporated into local planning schemes to try and maintain, enhance and control changes in town and neighbourhood character. The idea is that if key elements of town and neighbourhood character can be identified it may be possible to propose ways in which towns can allow, and even welcome, growth while shaping it to maintain positive expressions of neighbourhood and town character in the future.

Most town and character studies engage planning and/or design professionals to inventory the physical aspects of towns they believe may synergistically work together to convey character in specified localities. However, typically the professionals engaged to conduct these studies ignore perceptual and experiential responses of local residents to the features they identify as salient to local character. Instead these professionals rely on their expert judgement to determine what are, and what are not, the features of a town or neighbourhoods that are important in conveying character, and thus worthy of conservation and/or special management. Yet the assumption that professional, expert judgements are necessarily congruent with community environmental perceptions and values has been challenged by the findings of several landscape and architectural perception studies (Devlin and Nasar, 1989; Hershberger, 1988; Kaplan, 1983; Pennartz and Elinga, 1990; Uzzell and Leward, 1990). These studies cast doubt on the validity of basing town and neighbourhood character assessment solely on expert standards and suggest the need for perceptually based procedures that directly involve local communities in such assessments to complement purely physical inventories of likely character defining features. The research described in this report assumes that residents, who are familiar with their local environments, are likely to possess a more in-depth understanding of the character of their neighbourhoods, and associated features, than will outside professionals. In addition, residents sometimes develop strong emotional attachments to features that are important to local character and one would not expect such outside professionals to understand these emotional connections. Thus, it seems essential that understanding the perceptions and values associated with town and neighbourhood character, as held by members of local communities, is particularly important in terms of obtaining valid town and neighbourhood character assessments.

Currently a series of studies are being undertaken by various consultants to help the Surf Coast Shire Council Planners better understand the character of neighbourhoods in Aireys Inlet and nearby settlements. These studies include a physical analysis of the environmental elements that may define the character of different neighbourhoods, a botanical study to document and evaluate

various plant communities in the town (Tregrove, 2003) and the neighbourhood character perception study as presented in this report which is aimed at understanding the perception of neighbourhood character from the perspective of the local community. Collectively results of these various studies will allow Council planners to assess the effectiveness of the current planning scheme, and associated development controls and environmental protection measures, in terms of managing neighbourhood character, and will assist them in revising the existing planning scheme if this is deemed necessary.

The primary aim of the study reported here was to define neighbourhood character in terms of what people in the community think and feel about the character of their individual neighbourhoods. To this end the author, Dr. Ray Green of the Faculty of Architecture Building and Planning at The University of Melbourne, undertook a study of community perceptions of neighbourhood character in Aireys Inlet to Eastern View as part of a larger research project he is undertaking in towns long the Great Ocean Road. The study, as reported here, focused on defining town and neighbourhood character through assessment of community environmental perceptions using a research methodology developed over several years by Dr. Green for this purpose (for details on past studies see - Green, 1985, 1995, 1998, 1999, 2000a, 2000b, 2002).

Study Aims and Research Questions

The aim of the study discussed here was to understand how people living in Aireys Inlet and associated nearby settlements conceptualise “neighbourhood character” and to identify the biophysical features and attributes associated with positive responses to neighbourhood character and those features and attributes associated with negative responses, and perceived loss of character, within this context. Specifically, the research explored the following questions:

- How do members of the local community define the character of their neighbourhoods?
- How do residents conceptualise the geographic extent of their neighbourhood areas?
- What are the environmental features within neighbourhood precincts considered by residents to be important in conveying neighbourhood character?
- What are the environmental features within neighbourhood precincts considered by residents to negatively detract from neighbourhood character?
- How do residents evaluate these character features (both those that detract and those that are important to neighbourhood character) in terms of perceived character compatibility?

Early in the study it became clear that not only was the built form of the town important to neighbourhood character but that vegetation, particularly indigenous vegetation, was integral to the community’s conception of town and neighbourhood character. Therefore, the study investigated two components of town and neighbourhood character; general features which residents’ associate with neighbourhood character, with an emphasis on the built form, and the contribution to local character of various types of vegetation and the settings in which such vegetation occurs.

Study Area

The geographic areas addressed in this study are only those under Council planning jurisdiction and that are within the designated boundaries of the Municipal Planning Scheme. The study did not look at areas of state park that are managed by the Victorian government, although these areas are no doubt very important to the town’s character. Through analysis of the projective mapping data (as discussed below) five neighbourhood precinct areas were identified within the study area. The size of these neighbourhood precincts assured that each neighbourhood area would have a sufficient number of respondents to allow statistical aggregation of the data within neighbourhoods to meet the methodological requirement of having approximately equal numbers of respondents in each precinct. However, these precincts might need to be subsequently reconfigured into smaller (or larger) areas as a result of findings of the physical characteristics survey being undertaken separately and to meet Council planning requirements. The study area, including definition of the five neighbourhood precincts and their boundaries, are illustrated in Figure 1.



Note: N1 to N5 designate neighbourhood precincts and dashed lines indicate precinct boundaries

Figure 1: Study Area Maps with Neighbourhood Precincts

Methods

As mentioned, the methodology used in conducting this study has been developed, tested and refined by the author over several years and has proven both reliable and extremely sensitive in describing and assessing community perceptions of town and neighbourhood character. The results obtained from this methodological approach have proven capable of providing useful information for planning purposes. Specifically, methods used to delineate neighbourhood precinct boundaries, to identify stimuli elements (neighbourhood and town features identified by the community as salient to local character), assess these features in respect to “neighbourhood and town character compatibility”, and for involving the community in interpreting the results, were employed in this study. This multi-stage research design initially incorporates a mail projective mapping survey, followed by a photo rating exercise and finally focus group discussions to help interpret the results. These methods were applied sequentially to identify a range of local environmental features and places residents’ associate with the character of their neighbourhoods, measure the perceived degree of “character compatibility” of these features and interpret the results from the perspective of local residents.

Projective Mapping Mail Survey

Initially, a “Neighbourhood Character Questionnaire” was formulated and mailed to all 1800 ratepayers of Aireys Inlet to Eastern View. The primary aim of this projective mapping questionnaire was to help identify those features of the town considered to be most important in conveying neighbourhood character, and likewise those features considered to detract from local character, so that these features could then be photographed in the field and used in a subsequent phase of the study (photo rating exercise). The questionnaire was aimed at understanding:

- What geographic areas people think constitute their local neighbourhood and the reasons for this understanding.
- The features people believe to be most compatible with the character of their neighbourhood.
- The features people believe to be most incompatible with the character of their neighbourhood.

The questionnaire consisted of two sets of two A3 format maps each (one set for Aireys Inlet and one set for Fairhaven to Eastern View) with instructions requesting respondents to indicate, on one of the maps, (representing the area where they live) where they would take a set of photographs to illustrate the features and places they considered to be most important in positively contributing to the character of their neighbourhood, and on the other map, where they would take a set of photographs to illustrate those features/places they considered to be most incompatible with neighbourhood character. Respondents were also asked to describe what features they would include in their photographs and the vantage points from which they would take their photos.

In addition, respondents were instructed to draw a line on the map to indicate the boundary of the area they consider to represent their neighbourhood, to state why they felt this area to be their neighbourhood and to indicate with an X where their house is located. Analysis of this data consisted of overlaying all the individual neighbourhood boundaries on a composite map and identifying a limited number of shared neighbourhood precincts from the patterns that emerged. From this analysis five neighbourhood precincts were identified. The reason for reducing the number of individual neighbourhoods to five was, as previously mentioned, to allow data collected from subsequent methods to be aggregated by precinct.

Out of the 1800 questionnaires delivered 230 useable questionnaires were returned resulting in a 12.8% overall response rate. Although this is a fairly typically response rate for such mail questionnaires it cannot be assumed to be a representative sample of the community due to the possibility of non-response bias. This means that those who responded, and those who did not respond, to the questionnaire, may be systematically different from one another. However, the demographic composition of those who responded does reflect reasonably well the actual demographics of the community (in regard to those demographic questions that were asked in the questionnaire - see Appendix A for details). The notable exception to this demographic fit was the fact that the respondent group included very few young people. Typically older people and people with higher levels of education are more likely to respond to such mail surveys than do younger people and those with lower levels of education. However, education level was not asked in the questionnaire so this variable could not be assessed. For the purposes of this study; to identify a range of environmental features associated with neighbourhood character for use in a subsequent data collection procedure (photo rating exercise), and due to the relatively high degree of consensus observed in the features identified within neighbourhoods, data generated from the questionnaire was considered suitable for the purposes of this study.

Photographic Inventory

Based on results of the projective mapping questionnaire, a set of photographs of the most frequently mentioned features in each neighbourhood precinct were taken. Over two hundred photographs were taken, from which 83 depicting a robust range of features and environmental characteristics, with an emphasis on built features, were selected for use as stimuli in the photo rating exercise. These were the neighbourhood features most frequently cited in the projective maps (see Appendix C). In addition, 21 photographs of different types of vegetation and settings dominated by vegetation, which people frequently mentioned in the mail questionnaire, were also taken. Selection of vegetation to photograph was also guided by a report documenting the location and ecological value of the town's principal vegetative associations prepared by Mark Trengove (2003). These photographic images, depicting both general town features and vegetation, were scanned and incorporated into a PowerPoint presentation for use as stimuli in a community photo rating exercise. The aim of the photo rating procedure was to collect quantitative data on the

perceived “character compatibility” of the depicted features/places in respect to the different neighbourhood precincts. Past research has found that photographs used in this way generally elicit very similar responses to those obtained *in situ*, particularly if the respondents have a degree of cognitive familiarity with the depicted environments (Craik, 1972a; Daniel and Boster, 1976; Hershberger and Cass, 1974; Nasar, 1988, Shafer and Richards, 1974; Shuttleworth, 1980; Stamps, 1990; Stewart et al., 1984). Past research by the author has confirmed the utility and reliability of using photographs as surrogates for actual on-site environmental assessments in town character assessment research (Green, 1985, 1999, 2000a). Colour photographic slides have proven to be the most valid in this respect (Daniel and Boster, 1976), however, in this study colour photographic prints were originally taken and then digitally scanned and incorporated into a Powerpoint presentation for use in the photo rating exercise, which was assumed to approximate the use of colours slides.

Community Workshop

A community workshop was held in Aireys Inlet in March 2003. The workshop was divided into three parts beginning with a photo rating exercise in which the 83 general neighbourhood character features (with one repeat photo to test for reliability) were displayed in a PowerPoint presentation and rated by participants. This was followed by focus group discussions concentrating on various aspects of neighbourhood character in which participants were grouped according to which neighbourhood precinct they lived in. Finally, the participants rated the 21 photographs of vegetation.

In the mail questionnaire respondents were asked to indicate if they would be willing to participate in future exercises associated with the neighbourhood character study. Of the 230 questionnaires returned 136 (59%) indicated they would participate. These people were sent invitations to the community workshop. Of the 45 respondents who participated in the community workshop, 19 were males and 26 females. Nineteen of the participants lived full time in Aireys Inlet or the nearby settlements of Fairhaven or Eastern View while 25 did not live full-time in these places. Most respondents were in the 51 to 60 (N=12), 61-70 (N=13) or over 70 year old age (N=10) categories followed by those in the 41 to 50 (N=6) and 31-40 (N=3) year age groups with only one respondent between the age of 20-31. Twenty-one of the respondents grew up in a large or regional city while 12 had a rural or small town background with three not responding to this question. The entire five neighbourhood precincts were represented, however, this distribution was unequal with Neighbourhood One, Four and Five having the most respondents while Neighbourhoods Two and Three having less representation (see Appendix B for details of the sample group).

Photo Rating Exercise

At the community workshop participants were shown the stimuli photographs, in random order, via the PowerPoint presentation, and asked to rate each feature/place (as depicted in the photos) in terms of perceived neighbourhood character compatibility (and in response to three other scales as will be discussed below). Participants were first shown the 83 photos (plus one repeat photo to test reliability) of general town and neighbourhood features and asked to record their judgement responses in reference to each photo on a preformatted response-recording booklet. In the second part of the photo rating exercise respondents were asked to rate the 21 photos of vegetation. Participants were asked to rate each feature/environment depicted in the photos on a seven point, bi-polar rating scale intended to measure degree of perceived “neighbourhood character compatibility” Three additional rating scales were included to assess qualities found in past research to be strongly associated with perceived character in similar small coastal towns; perceived beauty, distinctiveness and naturalness (Green, 1999, 2000b). All the slides were initially displayed for a brief time to allow respondents to view the entire set. They were then shown the photos again, this time for 30 seconds each, so that they could rate them, resulting in approximately one and a half hours of photo rating during the entire workshop.

Focus Groups

There were two focus groups held during the course of the study, one during the community workshop and one in July (2003) involving a community reference group that had been established to provide feedback during the study.

Workshop Focus Group One involved dividing the 45 workshop participants into five groups according to the neighbourhood in which their houses were located. Each group was assigned a facilitator and was asked to respond to three questions:

- What features of the precinct in which you live positively contribute to its character?
- What features of the precinct in which you live detract from its character?
- How would you like to see the precinct develop into the future? What is the preferred character?

Results of this exercise are presented in Appendix D.

Focus Group Two involved the 10 community reference group members looking at the stimuli photos, arranged by neighbourhood precinct and in order of how they were rated in terms of character compatibility at the workshop (by ascending mean and standard deviations values). Participants were asked to give reasons why they thought development depicted in the photos were rated the way they were. Data from this focus group was content analysed and is presented in table form in Appendix E.

Data Analysis

Projective Mapping Questionnaire

The projective mapping questionnaires were analysed to identify the features most frequently mentioned in relation to contributing to, or detracting from, neighbourhood character, and to identify locations where these features could be photographed. Analysis of the questionnaires consisted of tallying the frequency of mention of both specific and more general types of features and then plotting where these features occur in each of the five neighbourhoods. The features most frequently mentioned were categorised into positive and negative elements and grouped by:

- Development and built features
- Natural features
- Views
- Vegetation
- Access
- Other types of elements that did not fit into the above categories

The frequency of features mentioned were recorded on tables (see Appendix C) by neighbourhood precinct, organised according to if they were considered to contribute positively or negatively to neighbourhood character. Features and associated photographic vantage points were then plotted on composite neighbourhood maps for use in conducting field photography.

It became obvious through this analysis, that in addition to the many features, both built and natural, identified through the questionnaire data, vegetation was as an important aspect of local character as were built features. Therefore, a decision was made to look at vegetation as a separate category from the general neighbourhood features, which mostly represented various forms of development.

Analysis of data from the question asking people to draw a line around their neighbourhood was analysed by overlapping all the maps on transparent overlays and identifying patterns suggesting

consensus in how people define their neighbourhood boundaries. From this analysis five general neighbourhood precincts were identified as shown in Figure 1.

Photo Rating Exercise

Analysis of the photo rating data (from the photo rating exercise) consisted of generating simple mean and standard deviation values aggregated across all respondents for each photograph (depicted feature/place) (see Appendix G for all photos - general features and vegetation - along with their associated character compatibility rating values). Rating values for development, and associated photographs, were separated into each of the five neighbourhood precincts and combined with open-ended data from Focus Group Two. These photo/rating tables (Appendix E) reflect how the community reference group interpreted the photo rating results with respect to development. Results associated with ratings of the vegetation photos, with respect to perceived character compatibility, are presented along with the general features presented in Appendix G. Due to the fact that the character compatibility ratings generally were highly correlated with assessments of beauty, distinctiveness and naturalness, only the character compatibility ratings are presented here.

Focus Groups

Finally, open-ended data collected from the community workshop focus groups (Focus Group One), and the community reference group focus group (Focus Group Two), were content analysed. Analysis of Focus Group One data identified a series of issues and concerns in reference to each of the five neighbourhood precincts (see Appendix D). Focus Group Two data were categorised by perceived positive or negative contribution to neighbourhood character by photo and organised by neighbourhood precinct. For Focus Group Two open-ended data were combined with each photograph's rating values (means and standard deviations) by neighbourhood precinct as illustrated in the tables presented in Appendix E. For example, the development depicted in the highest rated photo in Neighbourhood One was considered by reference group members to have been rated as such due to its warm earthy colours, indigenous landscaping, large front setback, the fact it was partially screened from the road by vegetation and because of its curved roof lines and light, airy appearance. This data was also content analysed by coding individual comments by category to derive frequency of mention sums with respect to more general positive and negative attributes associated with development within and across all neighbourhoods (Appendix F).

Results

Analysis of open-ended data from the mail questionnaire, data obtained from the photographic rating exercise and the two focus groups yielded a wealth of useful information about how local residents conceptualise, and evaluate, the general character of the town and their individual neighbourhoods. These results are summarised below.

Features Rated Most Compatible with Neighbourhood Character

Features that were repeatedly mentioned in the mail questionnaire as contributing to neighbourhood character, and subsequently rated in the photo rating exercise as being strongly compatible with neighbourhood character (means from 1.00 to 1.84), were all associated with natural environments, natural environmental features or historic built features. Natural features in this category included the Painkalac Creek and valley, beaches, the inlet, coastal cliffs (and associated geologic features), the coastal cliff walk, forested hills and pastureland at the back of the town, Kangaroos grazing, forest picnic areas and the Sanctuary wetland area. These are features that most strikingly distinguish Aireys Inlet and associated settlements from other similar coastal towns. For example, the four photos (Photos 20, 21, 36 and 39) that received the highest character compatibility ratings (all had a means of 1.00 and a standard deviations of 0.00) and depict either the Painkalac Creek and valley or coastal cliffs/beach scenes. Remember that because the photo rating data was collected using a seven point "character compatibility" scale, anything from 1 to 4 would be perceived as compatible with neighbourhood character to some degree, from strongly to slightly, while any mean score in the range of 4 to 7 represents some

degree of perceived incompatibility with neighbourhood character. The high mean and low standard deviation values associated with the four photos mentioned above indicate that there was perfect agreement that these features/scenes are very important to the town's character. The Painkalac Creek and its valley is unique to Aireys Inlet and highly visible from the Great Ocean Road while the cliffs and rock formations along this stretch of coastline are visually dramatic, vegetated with coastal heath and afford panoramic views of the sea. Of the five photos rated most highly compatible with local character the sea is depicted in four, suggesting the sea is an essential and dominate element in defining the character of Aireys Inlet and associated settlements.



Figure 2: Painkalac Creek and Valley between Neighbourhoods Three and Four.

The place where the Great Ocean Road crosses Painkalac Creek is a highly significant location in terms of defining the character of Aireys Inlet in that two of the highest rated scenes are obtained from this vantage point; Painkalac Creek and its valley to the north and the Inlet with its coastal rock formations, dunes, vegetation and views to the sea to the south (Figures 2 and 3).



Figure 3: The Inlet, Coastal Rock Formations and View to the Sea from Great Ocean Road.

Several scenes of inland landscapes, rather than coastal environments, were also rated as highly compatible with neighbourhood character. For example, a view looking beyond pasturelands to forested hills on the upper reaches of the Painkalac Creek Valley (Figure 4) and kangaroos grazing on indigenous grasses (Photo 40 - $M = 1.02$, $SD = 1.52$), also on the upper part of the Creek valley, were rated highly in terms of neighbourhood character compatibility ($M=1.02$, $SD = 0.15$ and $M = 1.02$, $SD = 1.52$, respectively).



Figure 4: Pastoral Land and Forested Hills

Historic built features that were highly rated in terms of character compatibility include the lighthouse, the lighthouse keeper's house and the lighthouse café. As a complex of structures these elements establish the framework of an identifiable historic zone within Neighbourhood Two. The lighthouse itself is a highly visible landmark and the old lighthouse keeper's house is reminiscent of days gone by (Figure 5). Respondents from all neighbourhoods frequently mentioned the lighthouse in the mail questionnaire as an integral element in some of the town's most characteristic views. It is interesting to note that while the house depicted in Figure 5 was rated as particularly important to local character the exotic and weedy plant, *Agapanthus*, planted in its garden, was rated the lowest in terms of character compatibility of all plant types tested ($M = 5.93$, $SD = 1.78$).



Figure 5: The Lighthouse Keeper's House.

Features Rated Moderately Compatible with Neighbourhood Character

More contemporary cultural features that were rated moderately high with respect to character compatibility include two houses (Photos 4 and 29) which are nestled into indigenous bushland and the art gallery on the Great Ocean Road (Photo 7). The art gallery is painted in warm earthy colours, has retained existing indigenous vegetation and uses indigenous plantings in its landscape treatment. These factors help to screen the building from the road while the curved roof lines and the light and airy feel of the architecture were suggested by respondents in the focus group (see Appendices E) to be desirable attributes in terms of helping the building blend with the landscape. Retaining and/or adding indigenous vegetation to residential landscapes was consistently found to be an important factor in determining character compatibility of development. In addition, indigenous vegetation was always rated as being compatible with local character while exotic plant types, many of which are considered to be weed species, were consistently rated as incompatible with local character in response to photos of vegetation in the photo rating exercise.

The two houses that were rated highest in terms of character compatibility, as mentioned above, are both sited in settings where mature indigenous trees have been retained. In one case the block

of land is very large and the house is set back from the road in a mature stand of Mixed Eucalyptus Woodland dominated by Swamp and Manna Gums (Photo 4 - $M = 2.23$, $SD = 1.36$). The other house was, unlike the house mentioned above, sited on a smaller block of land. Yet due to retention of mature trees in the front of the house it appears to disappear behind a semi-transparent wall of vegetation (Figure 6). Both of these houses are also single storey, built of timber and natural looking masonry materials and painted in recessive colours that further increase the appearance of disappearing into the landscape.



Figure 6: Contemporary House Screened From Road by Indigenous Trees.

Other houses rated moderately highly in terms of character compatibility include three unpretentious looking, original fibro or timber beach houses that survived the Ash Wednesday Bushfires of 1983 (Photos 14, 44 and 47). All three houses are small, single storey, have slightly peaked roof designs characteristics of beach house styles of the era and place, and all are screened by established vegetation, including in some instances exotic plant species. These old beach houses seem to carry a certain nostalgic sentiment the community associates with the character of certain neighbourhoods (Neighbourhood Precincts One, Two and Three).

There were several contemporary houses in Neighbourhood Four depicted in Photo 59 that were rated moderately high in terms of character compatibility ($M = 2.81$, $SD = 1.61$). Focus group participants later suggested that the recessive colours of these houses and the fact they were set within indigenous Heathland vegetation and on large blocks of land were attributes that might have lead people to rate these structures the way they did.

Both the General Store (Photo 43) and the shops further west on the Great Ocean Road, yet still on the eastern side of Painkalac Creek (Photo 71), received similar ratings ($M = 3.16$, $SD = 1.94$, $M = 3.86$, $SD = 1.70$, respectively). Focus group participants suggested these commercial establishments, although not architecturally distinctive, were very familiar to residents and conveyed a valued village-like atmosphere and feeling of sociability that generated a sense of affection and attachment to these places. In the mail questionnaire many respondents mentioned that the small scale of these commercial areas also contributed to their compatibility with local character.



Figure 7: Old Fibro Beach House in Neighbourhood Two.

Features Rated Slightly Compatible with Neighbourhood Character

A contemporary house in Neighbourhood One (Photo 84) received a rating suggesting it to be only slightly compatible with town character ($M = 3.42$, $SD = 1.62$). However, it must be appreciated that not many contemporary houses were rated as being in character to any degree. The fact this house was painted in recessive warm/earthy colours and was partially screened from the road by vegetation, and possessed simple yet articulated front walls, was mentioned in the focus group as reasons why this house might have received this slightly positive rating. Another contemporary development, units in Neighbourhood One (Photo 25 - $M = 3.27$, $SD = 1.98$), was also rated as being slightly in character; although it was singled out by many respondents in the mail questionnaire as a feature that detracted from the character of Neighbourhood One. However, the fact that it was partially screened by mature vegetation, painted in recessive colours and had no fences were mentioned by focus group participants as attributes that might make this development less obvious from the road despite its large scale. The house depicted in Photo 31 ($M = 3.98$, $SD = 1.92$) was also rated as being slightly in character. The reason for this assessment was suggested to be the fact that although it was sited on the hillside it was nestled into indigenous vegetation and that its design successfully incorporated strong horizontal lines and curves, reflective of the land form, along with subdued colours, thus helping it to visually blend into the landscape.

Features Rated Slightly Incompatible with Neighbourhood Character

Developments rated as only slightly detracting from neighbourhood character include several contemporary houses (Photos 76, 77, 60, 37, 66, 55, 62 and 68) that received mean ratings from 4.02 to 4.84. The house referred to as the "White House" was mentioned repeatedly in the mail questionnaire as detracting from neighbourhood character. When members of the community rated this house (Photo 28) during the community workshop they collectively gave it a mean character compatibility rating of 4.86 ($SD = 1.61$), suggesting it was perceived to be slightly to moderately out of character. The fact that this house was located close to the Lighthouse area, and is highly visible from surroundings areas, thus impacting views of the sea and the lighthouse, was mentioned in both the mail questionnaire and in focus group discussions as negative attributes. Focus group participants thought this rating might have also been due to the height and mass of the structure,

its colour (described as not recessive), its boxy and rectangular form, the fact it protrudes above the canopy of existing vegetation and that it is sited on a prominent raised location.



Figure 8: General Store in Neighbourhood One

Features Rated Moderately to Strongly Incompatible with Neighbourhood Character

Developments (Photos 2, 79, 13, 27) perceived to detract more strongly from neighbourhood character include a group of contemporary houses that received mean ratings ranging from 5.33 to 5.41. Suggestions given in focus group discussions why these development were rated this way included their lack of landscaping, the fact many were painted in contrasting or bright colours, were either disjointed in design or lacked articulation and may had a 'boxy' appearance. Other reasons given for the low rating of these houses include the fact they were too close together and had urban looking fencing (*i.e.* paling fences). Several other contemporary houses (*i.e.* Photos 15, 63, and 33) also received low ratings, which the focus group participants attributed to their monolithic size in relation to the block size, their visibility above the tree canopy and their being painted in either very light or very dark colours, thus contrasting with their surroundings. The fact that many of these houses are highly visible from important coastal open spaces areas was also mentioned both in the mail questionnaire and in focus group discussions as a particularly important factor contributing to their low character compatibility.



Figure 9: Contemporary Houses in Neighbourhood One.

There are two well-known houses in Neighbourhood Four that are highly visible from the Great Ocean Road (Photos 49 and 45) and that received ratings suggesting they are perceived to be moderately incompatible with neighbourhood character and they may share similar attributes. The first is what is known as the “Pole House”, which received a character compatibility mean rating of 5.47 ($SD = 2.09$). Although focus group participants suggested this unique house was an ironic structure, and has a very small footprint and a desirable weathered colour, it was felt that one such

house is enough and it should not be repeated. However, many people in the mail questionnaire cited this house as detracting from town and neighbourhood character; a sentiment expressed by one respondent who described it as an “affront to the character of the area”. Another building in the same neighbourhood was often referred to by respondents of the mail questionnaire as the “Falling House” who suggested it was incompatible with neighbourhood character. This house received a mean rating of 5.95 and a standard deviation of 1.79 in the photo rating exercise, suggesting it is perceived to be moderately to strongly out of character. The fact the building looks like it is thrusting up and away from cliff face and “off kilter”, and that it is sited on the ridgeline, thus interrupting the skyline, were all mentioned in the focus group as possible reasons why this house received a lower rating. The fact that both of these houses are highly distinctive and visible from the beach and the Great Ocean Road was another reason suggested to explain why they were rated so negatively.



Photo 49
(M = 5.47, SD = 2.09)



Photo 45
(M = 5.95, SD = 1.79)

Figure 10: The “Pole House” (Photo 49) and “Caravan House” (Photo 45), both in Neighbourhood Four

The so-called “Mad Max House” (Photo 26), also in Neighbourhood Four, received a rating of 5.98 (SD = 1.66) suggesting it is also perceived to be moderately to strongly incompatible with local character. The house acquired its name because it was featured in the Australian futuristic movie “Mad Max”. It was suggested in focus group discussions that possible reasons for its low rating were its contrasting colour, blank and unarticulated walls, vertical orientation and most importantly its siting on the sand dunes, all of which were thought to make it too visually prominent when viewed from the Great Ocean Road and surrounding areas.

The four houses that were rated lowest in character compatibility are those depicted in Photos 83 and 11, both in Neighbourhood One, and those depicted in Photos 48 and 50, in Neighbourhood Five. These houses all had character compatibility ratings of 6.00 or greater, indicating they are

perceived to be strongly incompatible with neighbourhood character. The house depicted in Photo 11 (Figure 11) was rated the most incompatible ($M = 6.07$ $SD = 1.19$). It was suggested in focus group discussions that the attributes contributing to the low assessment of these houses were their minimal setbacks, strong colours, square and boxy design, fencing and lack of vegetative screening. Their height and the disjointed and hotch-potch of materials used in their construction, were also cited as reasons why these houses might have been rated so poorly.



Figure 11: House Rated Most Incompatible with Neighbourhood Character

The scene rated the most incompatible of all was of one of overhead power poles along the Great Ocean Road in Neighbourhood Five with a view of the hills in the background (Photo 9 - $M = 6.57$, $SD = 1.11$). It is interesting that the presence of overhead power poles, particularly when they interrupt spectacular views, have consistently been found to be rated as the lowest, or near lowest, in terms of character compatibility, in all the towns along the Great Ocean Road that have been thus far studied by the author (*i.e.* Apollo Bay, Lorne, Anglesea)

Contribution of Vegetation to Neighbourhood and Town Character

The main indigenous vegetative types in Aireys Inlet to Eastern View include Mixed Eucalypt Woodland, Moonah Coastal Woodland, Riparian Complex, Coastal Complex and Heathland. Photographs representing these vegetation types rated highest in terms of neighbourhood character compatibility. All of the scenes depicting indigenous vegetation, particularly those in naturally occurring forms, were rated highly in terms of character compatibility. Scenes showing indigenous vegetation that also exhibited signs of human interference in the form of roads, fences, slashed understoreys and lawns (Photos 17, 18 and 19) were rated slightly less supportive of neighbourhood character. A scene depicting an area of Ironbark Woodland, exhibiting canopy stress and infestation with Dodder Laurel, (Photo 4) was rated the least in character compatibility among those scenes of indigenous vegetation; none-the-less it received a rating suggesting it is still perceived to be moderately in character ($M = 2.88$, $SD = 1.78$).

All exotic types of vegetation were rated as incompatible with local character to some degree (mean 4.33 to 5.93). This includes such environmental weeds as Pampas Grass and Agapanthus

(Photos 7 and 14), both of which were also frequently mentioned in the mail questionnaire as plants that detracted from neighbourhood character. Other exotic plants that were rated incompatible with neighbourhood character include Cypress, Norfolk Pine and Willow trees (Photos 2, 20 and 6). Respondents to the mail questionnaire sometimes mentioned mature Norfolk Island Pines and Cypress trees, growing in Neighbourhood Two, as positive features of this area. Focus group participants suggested that such exotic tree species may be acceptable, and indeed may be important features of the town's character, because they are located in places where they are associated with local history and are in proximity to historical developments.

A scene depicting mature Grass Trees that form part of a heathy understorey in an intact Messmate Stringybark Woodland in Neighbourhood Three was rated highest in character compatibility of all scenes of vegetation tested (Photo 12 - $M = 1.10$, $SD = 0.37$). Another scene, also depicting the same Woodland with heathy understorey and Grass Trees (Photo 1 - $M = 1.10$, $SD = 0.38$), received a near identical rating score. This vegetative association has high State conservation value (Trenigove, M. 2003). The mean ratings these two scenes received, and the fact they depict the same forest and received very low standard deviation values, suggest this is a vegetation type that is very important to perceived local character.



Figure 12: Intact Messmate Stringybark Woodland with Heathy Understorey and Grass Trees

The third highest rated scene was of the Painkalac Creek wetlands (Photo 11 - $M = 1.27$, $SD = 1.12$). The Riparian Complex vegetation in this scene is reasonably intact. In comparison, another scene (Photo 19) showing indigenous, riverside Coast Tussock that has been invaded by Buffalo Grass (an exotic species) was rated somewhat less compatible with local character ($M = 2.66$, $SD = 2.05$). Scenes depicting Heathlands, and associated flowering orchids, were also rated highly compatible with local character. This rating was expected in that Heathlands and wildflowers (and orchids specifically) were repeatedly mentioned in the mail questionnaire as being highly supportive of local character. In addition, scenes depicting other indigenous coastal vegetation communities, and coastal cliff top vegetation (Photos 5, 16 and 15) received high character compatibility ratings and were also frequently mentioned in the mail questionnaire. Respondents to the questionnaire made particular mention of the importance of indigenous vegetation that extends

from the ridge top to the beach below in areas uninterrupted by built features (Photos 9, 5 and 16) (Figure 13).



Figure 13: Coastal Vegetation Complex Extending from the Ridgeline to the Sea

A scene depicting large mature Messmate Stringybark trees with a slashed understorey and a small track (Photo 8 - $M = 1.77$, $SD = 1.75$) was rated high in character compatibility while a scene depicting another portion of this same woodland, yet with a closed structure and understorey dominated by Prickly Tea-tree, received a somewhat lower rating (Photo 10 - $M = 1.95$, $SD = 1.60$). Vegetation composed of a mixture of indigenous and exotic species, growing in Sandy Gully, was mentioned frequently in the mail questionnaire as contributing to the character of Neighbourhood One (Photo 21) and likewise was rated relatively highly in the photo rating exercise ($M = 1.77$, $SD = 1.75$). Ironbark trees were frequently mentioned in the mail questionnaire. An example of an intact Ironbark Woodland in Neighbourhood Four (Photo 3) was assessed as having high State conservation value (Tregrove, M. 2003) and also received a high character compatibility rating ($M = 1.88$, $SD = 1.21$). A scene depicting a remnant mature Moonah woodland off of Boundary Road received a fairly high rating but less than might have been expected, possibly due to the presence of the road, path and barrier fencing visible in the scene.

Almost all of the various scenes depicting Mixed Eucalyptus Woodlands were rated as being highly compatible with local character, as would be expected as this is the dominant form of vegetation in the study area. An example of a Mixed Eucalyptus Woodland that includes Swamp and Manna Gums in Neighbourhood Three received a moderately high rating ($M = 2.00$, $SD = 2.07$) but not as high as some other Woodland scenes. It is possible that the smooth ground plane visible in this scene might be associated with more modified forests and thus may account for the slightly lower rating.

Each vegetation scene illustrates a particular plant type, vegetative association or setting in which such vegetation occurs. Each of the scenes (photographs), along with their mean rating and standard deviation values, are presented in Appendix G. These scenes are presented in an ordered sequence that reflects their rated contribution (from most to least) to neighbourhood character. For details about the various vegetation types assessed in the community photo rating

exercise, as discussed above, readers should see Mark Trengove's report entitled: *Aireys Inlet to Eastern View Neighbourhood Character Study Vegetation Report* (2003).

Perceived Differences in Character Across Neighbourhoods

While there were strong similarities across neighbourhoods in terms of the types of features identified as contributing to neighbourhood character, as well as detracting from local character, (and in terms of their associated physical attributes), there were also some differences noted. These differences can be discerned by examining the photos and associated focus group comments as presented in Appendix E. For example, Neighbourhood Two contains many of the historic buildings that were rated highly in terms of contributing to neighbourhood character. There are also smaller, older-style beach houses in this neighbourhood that were rated as moderately compatible with neighbourhood character. However, this neighbourhood also has examples of some newer, large developments sited along the top of the coastal cliffs, which were rated as detracting from neighbourhood character. Several such houses are located on Eagle Rock Parade (*i.e.* Photos 63, 33, 79 and 83), which were rated as moderately to strongly incompatible with neighbourhood character. Collectively these houses were also frequently mentioned as detracting from neighbourhood character in the mail questionnaire. Neighbourhood Four and Five also possess some distinctive developments including the Pole House, Falling House and the Mad Max House, which are very visible from the Great Ocean Road and sited on the ridgeline. In addition, Neighbourhood Four has some very new housing developments, some of which were rated as moderately incompatible with neighbourhood character. However, the same physical attributes that detract from neighbourhood character, as well as those that are supportive of neighbourhood character can be found across all neighbourhoods.

Conclusions

It must be recognised that the study reported here examined only a limited number of *specific features* and their perceived character compatibility at specific locations within the different neighbourhood precincts. As such the findings of this study of community perceptions of neighbourhood character should be read in conjunction with both the findings of the physical survey of biophysical characteristics of the various neighbourhoods (reported elsewhere) and the ecological and vegetation assessment report prepared by Mark Trengove (2003) to fully understand the homogeneity of *types* of features, and their associated attributes, that define discrete neighbourhoods across the study area.

However, what the findings of this study do suggest is that natural environments and associated features, and views of natural features, specifically the beach, coastal cliffs and rock formations, Painkalac Creek and its valley and the many areas and types of indigenous vegetation found throughout the town, should be given high priority in terms of conservation if desirable local character is to be maintained in the face of continuing development pressures. Any development that results in disturbance to these features should be discouraged through appropriate planning controls and environmental management strategies. Many of the residential developments rated highest in terms of neighbourhood character compatibility were those that had retained, or had planted, indigenous vegetation to screen them from the road. In fact, the residential houses that were rated highest in terms of neighbourhood character compatibility share a common feature in that they are all in mostly indigenous vegetated settings. Therefore, in considering new development in areas containing indigenous vegetation every effort should be made to minimise destruction of site vegetation. In addition, the landscape design of new residential development, particularly in the context of existing indigenous vegetation, should be such that the built form appears to blend into the landscape setting. This can be achieved through retention of existing vegetation and the use of suitable plant types and naturalistic planting arrangements within modified landscapes.

The types of developments identified in this study that were found to be highly compatible with existing neighbourhood character can serve as models to guide the creative design of future development. In this way a desirable and preferred future character can be shaped for the various

neighbourhoods. Results of the study identified a number of physical attributes shared by those features that were rated as most compatible with neighbourhood character. Likewise, developments perceived to be incompatible with local character were also found to share similar physical attributes. Developments that were perceived to be most compatible with neighbourhood character had the following attributes:

- Screened by vegetation
- In colours that appear warm, earthy, muted, natural and that blend with the surroundings and make the structure seem to recede into the landscape
- Have indigenous landscaping and have retained natural bush
- Have large setbacks
- Are without fencing
- Are small in both height and mass
- Are on large blocks
- Have good landscape design
- Have gravel or other natural material driveways rather than hard paving (*i.e.* concrete)
- Are historic or iconic to the area
- Not higher than the tree canopy line
- Simple in architectural design
- Fit into the landscape (*i.e.* lines and forms of architecture reflect topographic forms)
- Are light and airy looking
- Exhibit curved lines in their architectural form, roofs and driveways
- Have open glazing
- Are not obvious from the road
- Built of natural materials (*i.e.* timber)
- Have articulated wall and façade treatments
- Present a harmonious mix of forms – with moderate complexity

Developments perceived to be most incompatible with neighbourhood character were:

- In colours that are too bright and/or contrasting, making them stand out
- Too big, having a monolithic 'boxy' and bulky appearance
- Too tall – two and particularly three storeys
- Highly visible from the road and from natural open space areas
- Lacking in sufficient landscaping or that had not retained vegetation, particularly indigenous vegetation during construction
- A hotch-potch mix of colours, materials, designs, roof types, window types, etc.
- Lacking in vegetative screening from the road
- Limited in the size of their front and side setbacks
- Visible above the tree canopy
- Accessed by concrete or asphalt driveways that are too visually dominating and/or cover too much surface area
- Lacking articulation thus having a stark looking appearance
- Those containing front fences such as paling fence or other solid types of fencing
- High density and high site coverage
- Those containing traditional, clipped grass lawns
- Those that the vertical of orientation of buildings opposed the dominate horizontal lines of the landscape

In considering these attributes the planning objective should be to encourage desirable development attributes and discourage negative attributes (as cited above) in any new development. This can be achieved through the application of appropriate planning controls, and enforcement of such controls, along with appropriate environmental management strategies. If these planning mechanisms are successfully implemented there may be hope that the area's outstanding environmental character might not be lost or seriously degraded in the future.

References

- Craik, K. H. (1972a). Appraising landscape dimensions. In J. V. Krutilla (ed), *Natural Environments: Studies in Theoretical and Applied Analysis*. Baltimore: John Hopkins University Press, 292-346.
- Daniel, T. C., & Boster, R. S. (1976). Measuring landscape esthetics: The scenic beauty estimation method. USDA Forest Service, *Research Paper RM-167*. Fort Collins, Colo.
- Devlin, K., & Nasar, J. L. (1989). The beauty and the beast: Some preliminary comparisons of 'high' versus 'popular' residential architecture and public versus architect judgement of the same. *Journal of Environmental Psychology*, 9, 333-344.
- Green R, Barclay R & McCarthy M M (1985). Sense of place in design. In R Green, J Schapper, I Bishop & M M.McCarthy eds *Design for Change: Community Renewal After the 1983 Bushfires*, School of Environmental Planning, University of Melbourne, Melbourne, pp 55-74.
- Green, R. (1995). Community perception of town character: A case study in Byron Bay, New South Wales. *People and Physical Environment Research*, 47, 20-33.
- Green, R. (1998). Community perception of town character: A case study. Unpublished Ph.D. Thesis, Queensland University of Technology, School of Planning, Landscape Architecture and Surveying.
- Green, R. (1999) Form and meaning in community perception of town character, *Journal of Environmental Psychology*, 19, 311-331.
- Green, R. (2000a). Scenic and town character assessment: A methodology for community involvement. *Australian Planner*, Vol. 37, No.1, 20-34.
- Green, R., J. (2000b) Notions of Town Character: A coastal community responses to change. *Australian Planner* Vol. 37, No.2, pp. Pp. 76-86.
- Green, R. (2002). Involving Local Communities in Defining Victorian Coastal Town Character: Two Case Studies on the Great Ocean Road. A paper delivered at the "A Sustainable Coast" conference organised by the Victorian Coastal Council, Melbourne, Victoria, Australia.
- Hershberger, R. G. (1988). A study of meaning and architecture. In J. Nasar (ed), *Environmental Aesthetics*. Cambridge: Cambridge University Press, 175-193.
- Hershberger, R. G., & Cass, R. C. (1974). Predicting user responses to buildings. In D. H. Carson (ed), *Man-Environment Interactions: Evaluations and Applications - Part 2*. Strousburg, PA.: Dowden, Hutchinson & Ross, Inc, 117-134.
- Kaplan, R. (1983). The role of nature in the urban context. In J. F. Wohlwill (ed), *Behavior and the Natural Environment*. New York: Plenum.
- Nasar, J. L. (1988). Perception and evaluation of residential street scenes. In J. L. Nasar (ed), *Environmental Aesthetics*. Cambridge: Cambridge University Press, 275-289.
- Pennartz, P. J. J., & Elsinga, M. G. (1990). Adults, adolescents, and architects: differences in perception of the urban environment. *Environment and Behavior*, 22, 675-714.

Shafer, E. L., & Richards, T. A. (1974). *A Comparison of Viewer Reactions to Outdoor Scenes and Photographs of those Scenes*. Research Paper 302. USDA Forest Service Northeast Forest Experiment Station. Upper Darby, PA.

Shuttleworth, S. (1980). The use of photographs as an environment presentation medium in landscape studies. *Journal of Environmental Management*, 11, 61-76.

Stamps, A. E. (1990). Use of photographs to simulate environments: A meta-analysis. *Perceptual and Motor Skills*, 71, 907-913.

Stewart, T. R., Middleton, P., Downton, M., & Ely, D. (1984). Judgements of photographs vs. field observations in studies of perception and judgement of the visual environment. *Journal of Environmental Psychology*, 4, 283-302.

Trengove, (2003). Aireys Inlet to Eastern View Neighbourhood Character Study, Vegetation Report. An unpublished report prepared for the Surf Coast Shire Council Planning Department.

Uzzell, D. L., & Leward, K. (1990). The psychology of landscape. *Landscape Design*, 189, 3-10.

Appendix A

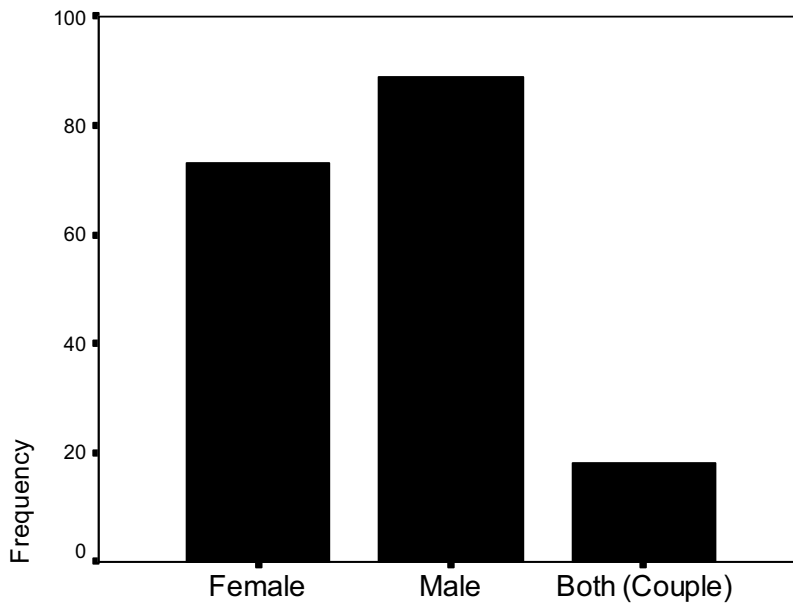
Demographic and background details of neighbourhood character mail questionnaire respondent sample

In total 230 people responded out of the 1800 questionnaires sent out resulting in a little over 12.8% overall response rate.

GENDER

	Frequency	Percent	Valid Percent
Female	73	31.7	40.6
Male	89	38.7	49.4
Both (Couple)	18	7.8	10.0
Total	180	78.3	100.0
Missing Data	50	21.7	
	230	100.0	

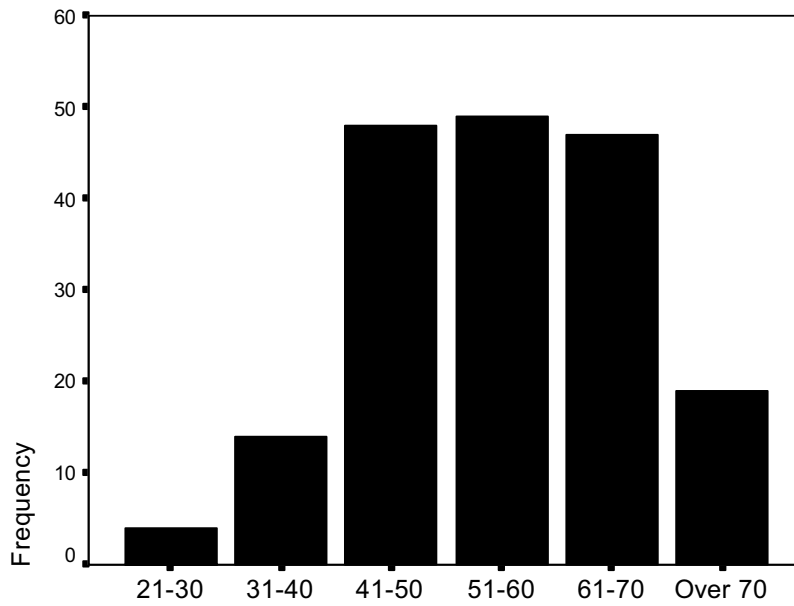
GENDER



AGE

	Frequency	Percent	Valid Percent	Cumulative Percent
21-30	4	1.7	2.2	2.2
31-40	14	6.1	7.7	9.9
41-50	48	20.9	26.5	36.5
51-60	49	21.3	27.1	63.5
61-70	47	20.4	26.0	89.5
Over 70	19	8.3	10.5	100.0
Total	181	78.7	100.0	
Missing	49	21.3		
	230	100.0		

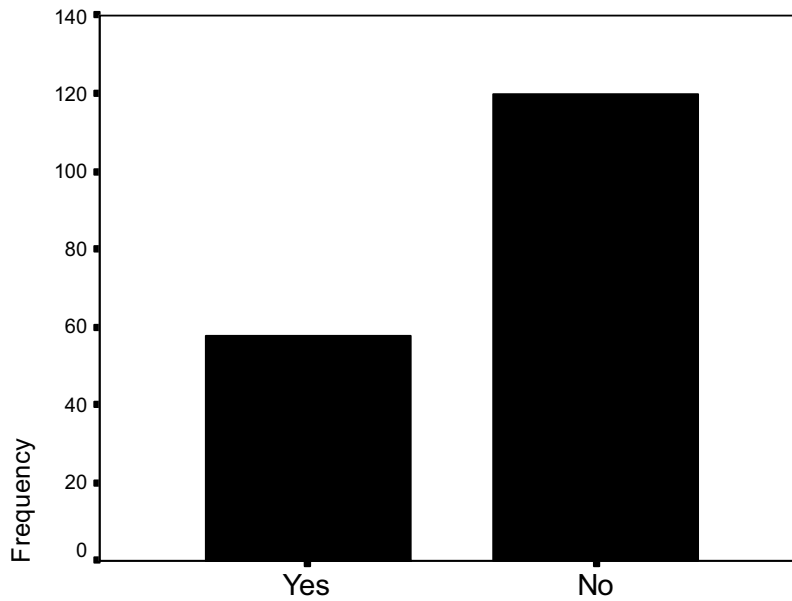
AGE



RESIDENT

	Frequency	Percent
Yes	58	25.2
No	120	52.2
Total	178	77.4
Missing	52	22.6
	230	100.0

RESIDENT



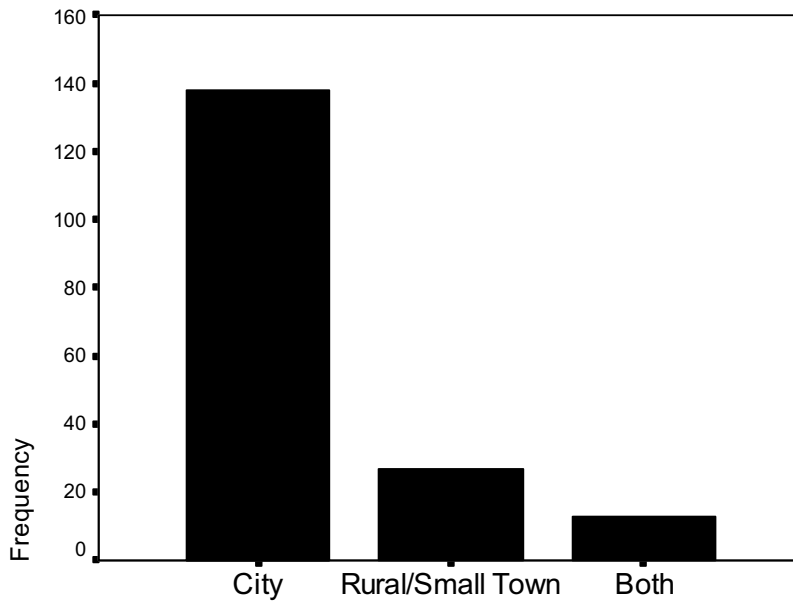
LENGTH OF RESIDENCY

	N	Minimum	Maximum	Mean	Std. Deviation
Length in Years	37	.30	70.00	10.80	13.34

RESIDENTIAL HISTORY

	Frequency	Percent
Large or Regional City	138	60.0
Rural or Small Town	27	11.7
Both	13	5.7
Total	178	77.4
Missing	52	22.6
	230	100.0

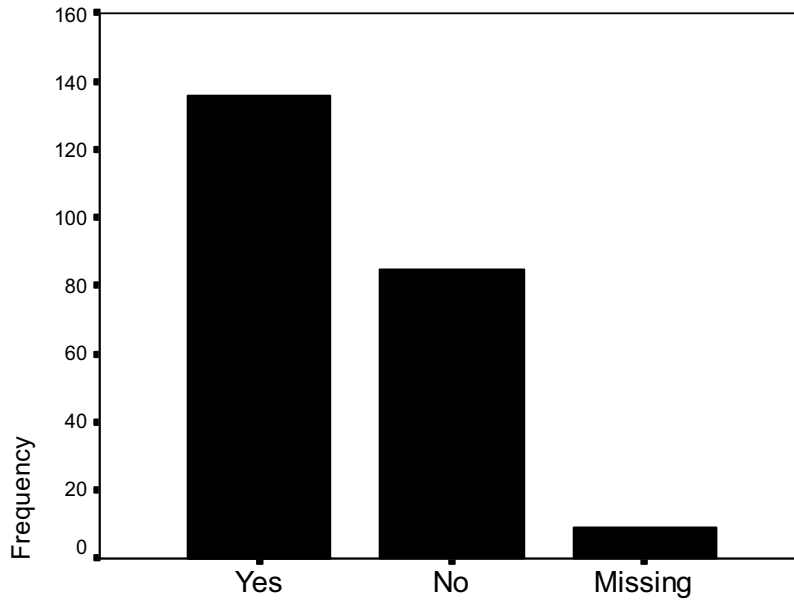
HISTORY



FUTURE PARTICIPATION

	Frequency	Percent
Yes	136	59.1
No	85	37.0
Missing	9	3.9
Total	230	100.0

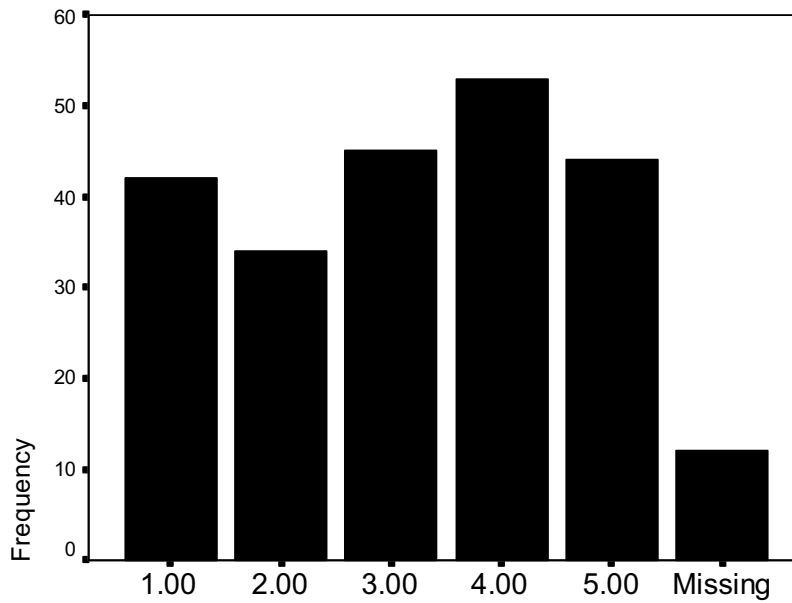
PARTICIPATION



NEIGHBOURHOOD PRICINCT REPRESENTATION

	Frequency	Percent
1.00	42	18.3
2.00	34	14.8
3.00	45	19.6
4.00	53	23.0
5.00	44	19.1
Missing	12	5.2
Total	230	100.0

NEIGHBOURHOODS



Appendix B

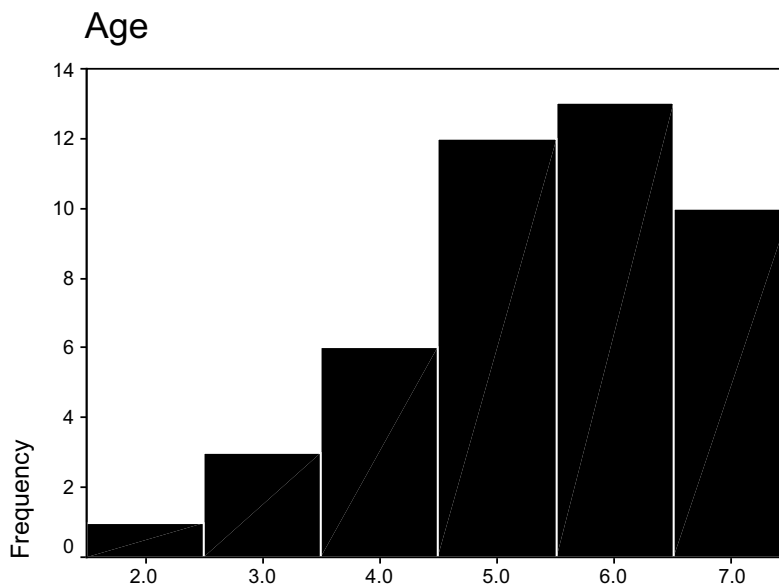
Demographic and background details of photo rating community workshop respondent sample

Gender

	Frequency	Percent
Female	26	57.8
Male	19	42.2
Total	45	100.0

Age

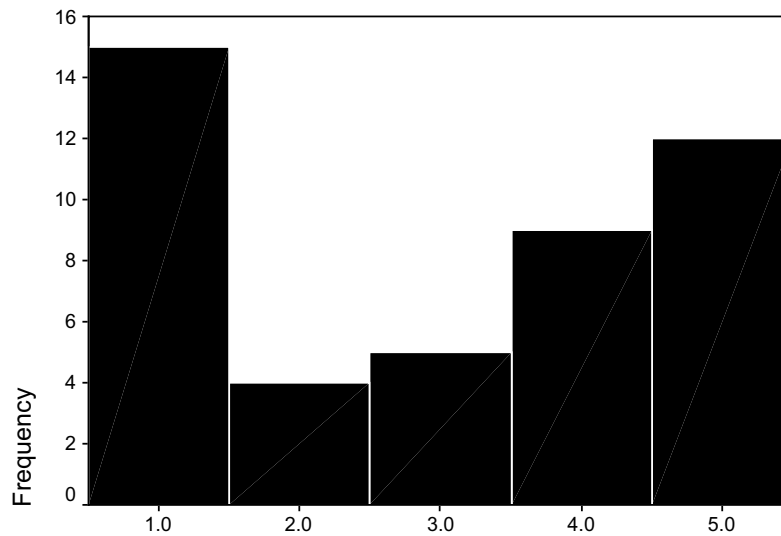
Category	Frequency	Percent
21-30 Years	1	2.2
31-40 Years	3	6.7
41-50 Years	6	13.3
51-60 Years	12	26.7
61-70 Years	13	28.9
Over 70 Years	10	22.2
Total	45	100.0



Neighbourhood

<i>Precinct</i>	Frequency	Percent
N1	15	33.3
N2	4	8.9
N3	5	11.1
N4	9	20.0
N5	12	26.7
Total	45	100.0

Neighbourhood



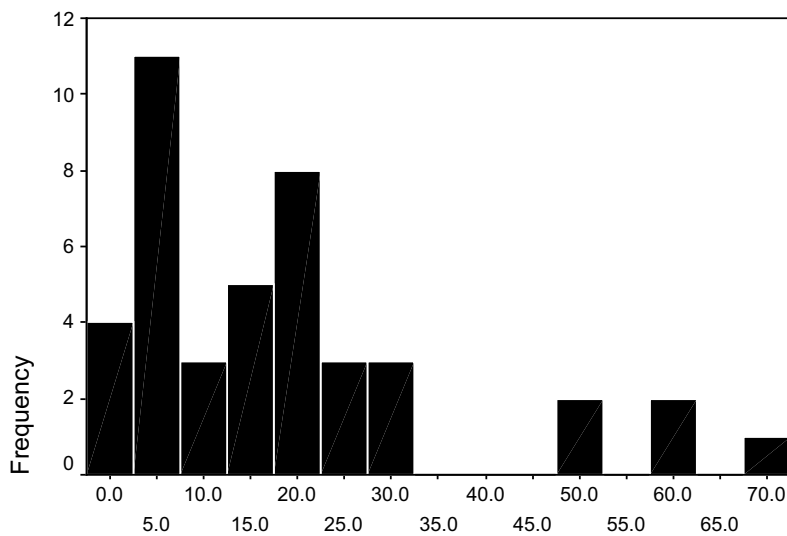
Residential Status

Category	Frequency	Percent
Resident	19	42.2
Non-resident	25	55.6
Total	44	97.8
Non response	1	2.2
Total	45	100.0

Length of Residency

Years	Frequency	Percent
0.10	1	2.2
1.00	1	2.2
2.00	2	4.4
3.00	3	6.7
4.00	3	6.7
5.00	1	2.2
6.00	2	4.4
7.00	2	4.4
8.00	2	4.4
12.00	1	2.2
13.00	1	2.2
14.00	1	2.2
15.00	1	2.2
17.00	2	4.4
18.00	2	4.4
20.00	4	8.9
21.00	2	4.4
25.00	1	2.2
26.00	1	2.2
27.00	1	2.2
28.00	2	4.4
31.00	1	2.2
50.00	2	4.4
60.00	2	4.4
70.00	1	2.2
Total	42	93.3
Non response	3	6.7
Total	45	100.0

Residency



Residential History

Category	Frequency	Percent
Large or regional city	31	68.9
Rural area or small town	14	31.1
Total	45	100.0

Appendix C

Neighbourhood character mail questionnaire response tables

The tables in this appendix record the frequency items were mentioned in the mail questionnaire used to guide the field photography.

Mail Questionnaire Results – Features Identified as Contributing to Neighbourhood Character

Feature	Freq.	Comments
Neighbourhood Precinct 1		
Views:		
▪ View of lighthouse	12	
▪ View of cliffs	6	
▪ View to sea	5	
▪ View to coastline	4	
▪ View to Sunnymeade Beach	2	From the lookout
▪ View to hills	1	
▪ View to Sandy Gully Beach	1	
▪ View of bushland		Along Boundary Road
Development:		
▪ Community Hall	6	
▪ General Store	6	
▪ Bridge over Sandy Gully	4	
▪ Low density housing	4	
▪ School	4	
▪ Beach steps	3	
▪ Houses set in bush	3	
▪ Boardwalk	3	Sunnymeade track
▪ Small informal car park	2	Above Sunnymeade Beach
▪ No fences	2	
▪ Gallery	2	
▪ Tennis courts	1	
Natural Features/ Openspace:		
▪ Sunnymeade Beach	11	
▪ Sandy Gully Beach	7	
▪ Sandy Gully Creek	7	
▪ Cliffs	7	
▪ Beaches	5	
▪ Rocks at low tide	4	Rock platform
▪ Fitzpatrick's Chair	2	
▪ Park near school	2	
▪ Wildlife	2	
▪ Blow Hole	1	
Vegetation:		
▪ Indigenous vegetation/ Natural Bushland	11	
▪ Trees	9	
▪ Coastal vegetation	6	Along cliffs
▪ Iron Barks	6	In road reserve and lots
▪ Heathland	2	Along cliffs
Access:		
▪ Cliff track/ walk	22	
▪ Unsealed Roads	13	
▪ Creek track/ walk	4	

▪ Track to Sunnymeade Beach	3	
▪ Tracks/ walks	3	
▪ Eagle Rock Parade	2	
▪ Boundary Road	2	
▪ Albert Avenue	2	
▪ Streets with view to the sea	1	
▪ School track	1	
▪ Anderson Street	1	
▪ Hopkins Street	1	
▪ Anderson Street	1	
▪ Hartley Street	1	
Activities:		
▪ Walking	3	Along beach
▪ Sports at school grounds	1	
Neighbourhood Precinct 2		
Views:		
▪ View of inlet	9	With ocean beyond
▪ View of ocean/ sea	8	
▪ View of Painkalac River/ Wetlands/ Valley	7	
▪ View of cliffs	5	
▪ View to Fairhaven	5	
▪ View to lighthouse	3	
▪ View of Coastline	3	
▪ View to Lorne	3	
▪ View of Fairhaven Beach	2	
▪ View of the forested hills	2	Otways
▪ View towards Anglesea	1	
Development:		
▪ Lighthouse/ Lighthouse precinct	18	
▪ Bark hut	6	
▪ Playground	3	
▪ Low rise development	3	
▪ Unobtrusive/ low key houses	3	
▪ Historic houses on Federal Street	3	
▪ Old/ original neighbourhood	2	
▪ Interesting architecture	2	
▪ Older houses in Inlet Crescent	2	
▪ Large setbacks	1	
▪ Large lot size	1	
▪ Variety of housing stock	1	
▪ Grave site	1	
▪ Lookouts	1	
▪ Cottages in Painkalac Court	1	
Natural Features/ Openspace:		
▪ Bird Sanctuary	13	
▪ Painkalac River and wetlands	12	
▪ Cliffs	12	
▪ Inlet	10	
▪ Eagle Rock	10	
▪ Ocean/ sea	6	
▪ Native birds	6	

▪ Wildlife	3	
▪ Split Point	3	
▪ Step Beach	3	
▪ Ocean	3	
▪ Beaches	2	
Vegetation:		
▪ Indigenous Coastal vegetation	5	Along cliffs
▪ Heathland	1	
▪ Wildflowers	1	
▪ Norfolk Island Pines	1	At sanctuary
▪ Trees around bark hut	1	
Access:		
▪ Cliff track/ walk	9	
▪ Inlet Crescent	2	
▪ Federal Street	2	
▪ Inlet Court	1	
▪ Unpaved roads	1	
Neighbourhood Precinct 3		
Views:		
▪ View of Painkalac River/ wetlands/ valley	24	
▪ View to undeveloped forested hills	21	Angahook, Otways
▪ View to ocean/ sea	17	
▪ View from Pub	6	
▪ View of Lighthouse	6	
▪ View of Fairhaven Ridge	4	
▪ View of coastline	4	
▪ View towards Lorne	3	
Development:		
▪ Houses set in/ screened by trees	9	
▪ Pub	5	
▪ Large properties	5	
▪ Shops	4	
▪ Low rise development	3	
▪ Interesting/ Attractive houses	3	
▪ Unpretentious houses	2	
▪ Riverbend B&B	2	
▪ Bridge over Great Ocean Road	2	
▪ Large setbacks	2	
▪ Small houses	1	
▪ Low density development	1	
▪ Small town feel	1	
▪ Church	1	
Natural Features/ Openspace:		
▪ Painkalac River and surrounds	21	
▪ Kangaroos	11	Grazing
▪ Pastoral land	7	
▪ Native birds	7	
▪ Wildlife	6	
▪ Hills	6	
▪ Distillery Creek/ Swamp	3	
▪ Riverbend	3	Butler's Bend

▪ Frogs	2	
▪ Cows	1	
Vegetation:		
▪ Bush/ forest	14	
▪ Trees	11	
▪ Mature/ large trees	7	
▪ Indigenous vegetation	6	
▪ Mature trees	4	
▪ Grasses	3	
▪ Wildflowers	3	
▪ Indigenous/ native gardens	3	
▪ Ironbarks	2	
▪ Grass trees	1	
▪ Orchids	1	
Access:		
▪ Bush tracks/ walks	8	
▪ Streets bordered by trees	5	
▪ Unsealed roads	5	
▪ Panorama Drive	3	
▪ Bambra Road	2	
▪ Ted's track	2	
▪ Boundary Road	1	
▪ River Road	1	
▪ Philip Street	1	
▪ Katalin Road	1	
▪ Luggs Road	1	
Neighbourhood Precinct 4		
Views:		
▪ View to lighthouse over estuary	29	
▪ View to lighthouse	28	
▪ View to inlet	16	
▪ View of forested hills	16	
▪ View up Fairhaven beach	16	Both ways
▪ View to Lorne	16	
▪ View of coastline	8	
▪ View of ocean/ sea	7	
▪ View to Ridge without development	6	
▪ View down Painkalac River valley to the sea	6	
▪ View up Painkalac River valley	5	
▪ View of cliffs	5	
▪ View of Mogg's Creek	3	
▪ Open aspect to views	3	
Development:		
▪ Surf Club	11	
▪ Houses set in vegetation	11	
▪ Rural small town feel	6	
▪ Sympathetic/ unobtrusive architecture	5	
▪ Large blocks	4	
▪ Lack of development	4	
▪ Interesting/ attractive architecture	3	
▪ No fences	3	

▪ No shops	2	
▪ Low density	2	
▪ Low rise	2	
▪ Large setbacks	2	
▪ Diversity of housing styles	2	
▪ Mobile phone tower	1	
▪ Water tower	1	
Natural Features/ Openspace:		
▪ Ocean/ sea	18	
▪ Painkalac River and wetlands	17	
▪ Fairhaven Beach	15	
▪ Dunes	13	
▪ State forest	13	Angahook, Otway's
▪ Fairhaven Ridge	7	
▪ Fairhaven Creek valley	6	
▪ Native birds	5	
▪ Kangaroos	3	
▪ Fairhaven Creek reserve	3	
▪ Openspace between Fairhaven and Mogg's Creek	3	
▪ Surf Beach	3	
▪ Mellor's Swamp	2	
▪ Cowan's Cairn	2	
▪ Wildlife	1	
▪ Bristle birds	1	
▪ King Parrots	1	
Vegetation:		
▪ Bush/ forest	19	
▪ Indigenous vegetation	10	
▪ Heathland	6	
▪ Grassland/ pasture	5	
▪ Trees	4	
▪ Ironbark forest	3	
▪ Wildflowers	2	
▪ Grass trees	2	
▪ Weed eradication	1	
▪ Messmate	1	
Access:		
▪ Gravel roads	7	
▪ Track to beach	5	
▪ Bush tracks	3	
▪ Great Ocean Road	3	
▪ Ridge track	1	
▪ Bus service	1	
▪ Streets surrounded with bush	1	
▪ Quiet roads	1	
▪ Sealed roads	1	
Activities:		
▪ Bush walking	4	
▪ Surfing	2	
▪ Hand gliding	1	

Miscellaneous:		
▪ Pristine/ clean beach	3	
▪ Holliday feel	1	
Neighbourhood Precinct 5		
Views:		
▪ View up/ down Mogg's Creek/Fairhaven Beach	24	
▪ View of sea/ ocean	17	
▪ View of coastline	16	
▪ View to Lorne	16	
▪ Beautiful views/ vistas	13	
▪ View to lighthouse	12	
▪ View to hills	11	
▪ View to Aireys Inlet	6	
▪ View from hand gliders platform	4	
▪ View of cliffs	2	
▪ View of valleys	1	
Development:		
▪ Houses set in indigenous vegetation	10	
▪ Low density housing	8	
▪ Bridge across Mogg's Creek	6	
▪ Village/ small town feel	6	
▪ No fences	6	
▪ Memorial arch over the Great Ocean Road	6	
▪ Houses backing onto bushland	5	
▪ Lookouts	5	
▪ Interesting architecture/ diversity of architecture	5	
▪ Sympathetic houses/ blend into environment	4	
▪ Low rise development	3	
▪ Houses do not block view of ridge/ ridge line	3	
▪ No shops	3	
▪ Pole house	2	
▪ Surf Life Saving Club	2	
▪ No buildings on the sea side of Great Ocean Road	2	
▪ Absence of lighting	2	
▪ Limited car parks	1	
▪ Large blocks	1	
▪ Large setbacks	1	
▪ Sensitive colours of houses	1	
▪ Falling house	1	
▪ Uniqueness of neighbourhood	1	
Natural Features/ Openspace:		
▪ Mogg's Creek picnic ground	14	
▪ Undeveloped natural environment extending to sea	12	
▪ Mogg's Creek	9	
▪ Angahook State park	8	
▪ Native birds	7	
▪ Ridge between Mogg's Creek and Fairhaven	5	
▪ Clean pristine beach	4	
▪ Wildlife	3	
▪ Mogg's Creek inlet	3	
▪ Kangaroos	1	

▪ Grassy Creek	1	
▪ Surf beach	1	
▪ Clark's Hill	1	
▪ Ironstone ridges	1	
▪ Parrots	1	
▪ Honeyeaters	1	
Vegetation:		
▪ Bushland/ forest	27	
▪ Indigenous vegetation	8	
▪ Heathland	8	
▪ Gum trees	3	
▪ Grass trees	2	
▪ Native gardens	1	
▪ Sheoaks	1	
▪ Orchids	1	
Access:		
▪ Tracks/walks	22	
▪ Unmade roads	9	
▪ Great Ocean Road	6	
▪ Robyn Road	3	
Activities:		
▪ Hand gliding	7	
▪ Swimming	1	
▪ Surfing	1	
▪ Walking	1	
▪ Jogging	1	
▪ Fishing	1	
Miscellaneous:		
▪ No town water/ tank water	5	
▪ Self-sufficient services	4	
▪ Community	4	
▪ Peaceful	4	
▪ Quiet	2	
▪ Unspoiled	1	
▪ Space	1	

Mail Questionnaire Results – Features Identified as Incompatible with Neighbourhood Character

Feature	Freq.	Comments
Neighbourhood Precinct 1		
Views:		
▪ Houses blocking views	4	
Development:		
▪ Blue house at the base of Marian Street – too high	8	Protrudes from reserve
▪ Large pretentious houses on Eagle Rock Parade	6	
▪ High density development	5	Hartley Street
▪ Multi unit development	5	
▪ Power lines	5	Great Ocean Road
▪ Insensitive/ inappropriate architecture	5	
▪ Inappropriate building materials and colours	5	
▪ Large pretentious houses in Della Avenue	4	
▪ High density development	3	
▪ New shops	3	
▪ Barbed wire fencing	1	
▪ Brick suburban style houses	1	
▪ Tile roofs	1	
Vegetation:		
▪ Exotic species	2	
▪ Lack of vegetation on blocks	2	
▪ Suburban style gardens	1	
▪ Blackberries	1	
Access:		
▪ Unsealed roads	2	
Miscellaneous:		
▪ Goodwill bins	2	Overflowing
Neighbourhood Precinct 2		
Views:		
▪ Houses blocking views	3	
Development:		
▪ Large pretentious houses on Eagle Parade	8	
▪ Two storey houses	5	
▪ Large cream house on Inlet Crescent	5	Too high, in reserve
▪ Obtrusive houses	4	
▪ Inappropriate/ insensitive architecture	4	
▪ Cliff top development	4	
▪ High density development	4	
▪ Houses too high	3	
▪ Black round house	3	
▪ B&B on Federal Street	2	
▪ Costa's house	2	
▪ Purple house	2	
▪ Power poles	2	
▪ Small blocks	2	
▪ Pub	2	Part facing the road
▪ Motel	2	

▪ Fences	2	
▪ Fibro houses	1	
▪ Skateboard park	1	
▪ Painted toilets	1	
▪ Custer housing	1	
Natural features/ Openspace:		
▪ Beach smell	1	
Vegetation:		
▪ Trees removed for development	4	
▪ Destruction of coastal vegetation	2	
▪ High trees	2	
▪ Pine trees	1	
▪ Blackberries	1	
▪ Lack of landscaping	1	
▪ Cypress trees	1	
▪ Exotic gardens	1	
Access:		
▪ Unsealed roads	3	Curb and channel
▪ Traffic	1	
▪ Signage	1	Great Ocean Road
Miscellaneous:		
▪ Erosion on cliffs	1	
Neighbourhood Precinct 3		
Views:		
▪ Obtrusive houses in view	8	
▪ Valley view impacted by development	5	
▪ Views blocked by trees	3	
▪ View of houses in Fairhaven	1	
Development:		
▪ High density development	9	
▪ Development in river flats	9	
▪ Coastal court development	6	
▪ Large obtrusive houses	6	
▪ Pub	5	
▪ Pub carpark	4	
▪ Inappropriate architectural styles	4	
▪ Brick houses	3	
▪ New shops	3	
▪ Overhead Power lines	3	
▪ Multi unit development	3	
▪ Powerlines	3	
▪ Urban style development	2	
▪ Two storey development	2	
▪ Excessive height of development	2	
▪ Front fences	1	
▪ Electric fences	1	

Vegetation:		
▪ Removal of vegetation	8	
▪ Lack of vegetation/ trees around developments	5	
▪ Loss of indigenous vegetation	5	
▪ Loss of tree canopy	5	
▪ Exotic vegetation	4	
▪ River reserve poorly maintained	3	River Reserve Road
▪ Blackberries	2	
▪ Weeds	2	
▪ Agapanthus	1	
▪ Exotic gardens	1	
▪ Cypress trees	1	
▪ Pine trees	1	
▪ Bone seed	1	
Access:		
▪ Unsealed roads	8	Poorly maintained
▪ Road drainage	3	
▪ No footpaths	2	
▪ River Reserve Road	2	
▪ Steep roads	2	
▪ Sealed roads	1	
Miscellaneous:		
▪ Noise pollution	4	Cars, trail bikes
▪ Erosion	2	
▪ Lack of street lighting	1	Bambra Road
▪ Messy blocks	1	
Neighbourhood Precinct 4		
Views:		
▪ Views obscured by houses	11	
▪ Views obscured by trees	6	
Development:		
▪ Power lines	21	
▪ Pole house	10	
▪ Degradation of natural environment for development	9	Forest Drive and estate
▪ Mad Max House	8	
▪ Large obtrusive houses	7	
▪ High density development	7	
▪ Inappropriate residential development	7	
▪ Falling house	6	
▪ Over development	5	
▪ Small blocks	4	
▪ Overcrowded houses	3	
▪ Multi storey development	3	
▪ Surf Life Saving Club carpark	3	
▪ Storm water exit on beach	2	
▪ Fences	2	
▪ Houses too high	2	
▪ Multi unit development	2	
▪ Brick houses	2	
▪ Suburban style houses	2	
▪ No shops	1	
▪ Television aerials	1	
▪ Roofs at cinema point	1	

▪ Street lights	1	
Vegetation:		
▪ Destruction of forest/ indigenous vegetation	17	
▪ Weeds	7	
▪ Bone seed	3	
▪ Lack of landscaping around houses	3	
▪ Blue bell vine	3	
▪ Overgrown vegetation	2	
▪ Agapanthus	2	
▪ Pampas grass	2	
▪ Inappropriate landscaping	2	
▪ Exotic gardens	2	
▪ Dead trees	1	
Access:		
▪ Curb and channel roads	8	Forest Drive
▪ Roads poorly maintained	7	Gravel roads
▪ Carparks	7	
▪ Dangerous roads	7	
▪ Sealed roads	5	
▪ Unsealed roads	4	
▪ Erosion on tracks	3	
▪ Inadequate traffic signage	1	
Activities:		
▪ Trail bikes	2	
▪ Horse riding	1	
▪ Jet skies	1	
Miscellaneous:		
▪ Erosion	5	
▪ Messy/ Untidy	2	
▪ Rubbish	1	
▪ Garbage bins	1	
Neighbourhood Precinct 5		
Views:		
▪ Views obscured by houses	4	
▪ Views obscured by trees	3	
Development:		
▪ Inappropriate/ unsympathetic architecture	15	
▪ Power lines	12	
▪ Large obtrusive houses	8	
▪ Power lines on Great Ocean Road	7	
▪ Houses too high	7	
▪ High density development	7	
▪ Houses too large	6	
▪ Steel frame unfinished house	5	
▪ Unsympathetic colours	5	
▪ Falling house	4	
▪ White roofs	4	
▪ White houses	4	
▪ Houses visible above ridge line	4	
▪ Green house on Great Ocean Road	4	Three storey

▪ Small blocks	3	
▪ Pole house	3	
▪ Blue shed house	3	
▪ Pink house	2	Robyn Road
▪ Brick	2	
▪ Multi unit development	2	
▪ Television aerials	2	
▪ Relocated houses	1	
▪ Fences	1	
▪ Inappropriate setbacks	1	
Vegetation:		
▪ Destruction of indigenous vegetation	6	To build houses
▪ Weeds	4	
▪ Exotic vegetation	4	
▪ Cypress trees	3	
▪ Tea tree	2	
▪ Bone seed	1	
▪ Tall trees	1	
▪ Destruction of dune vegetation	1	
Access:		
▪ Roads poorly maintained	5	
▪ Traffic signage on Great Ocean Road	4	
▪ Erosion on tracks	4	
▪ Dangerous roads	3	
▪ Curb and channel roads	3	
▪ Great Ocean Road	3	
Activities:		
▪ Trail bikes	3	
▪ Horse riding	1	
▪ Hand gliding	1	
Miscellaneous:		
▪ Erosion on hillside	6	
▪ Rubbish	2	

Appendix D

Focus Group One results

Focus Group One discussions were conducted as part of the community workshop. Respondents were assigned to one of five focus groups according to the neighbourhood precinct in which they lived. Three questions concerning existing and future character of their neighbourhood were addressed and each group had a facilitator who simulated. Responses were recorded at the time and later transcribed and are presented in this appendix.

PRECINCT ONE

1. What features of the precinct positively contribute to its character?

- Cliff walk
- Gully
- Beaches
- Natural cliff top vegetation
- View to light house
- Relatively few street lights
- Unsealed roads (not unanimous)
- Bird life, including Bristle bird
- Single storey houses
- Wind blown vegetation
- Access to views
- Cliffs
- Street setbacks
- Vegetation along verges
- Low density development
- Gully pedestrian crossings
- General store
- Indigenous vegetation throughout
- Lookouts and views
- Dog friendly beaches

2. What features of the precinct detract from its character?

- Overhead powerlines/transformers
- Houses dominating cliff views
- Visually dominating houses generally
- Weak planning scheme and enforcement
- Excessive subdivision
- Lack of pedestrian pathways to beach
- Unsealed roads (not unanimous)
- Light pollution (public and private)
- Garage bins along streets
- Overdeveloped blocks – height and site cover
- Lack of walking paths generally
- Parking problems at Sandy Gully
- Lack of safety lighting
- Air conditioning noise from neighbours

3. How would you like to see the precinct develop into the future, ie. what is the preferred character?

- Indigenous planting
- No more high density development
- Pedestrian access improved – pathways
- Restrict traffic volumes
- Preserve natural views/vistas
- Maintain village character
- No multi-storey development on Eagle Rock Parade
- No multi-storey development generally (not unanimous)
- Containment of domestic pets
- Minimal fences
- No paling, brick or solid fences
- No individual blocks less than 800sqm within subdivision and no averaging

PRECINCT TWO

1. What features of the precinct positively contribute to its character?

- Lighthouse
- View from Split Point, including Eagle Rock outwards and along coastline
- Steppe Beach
- Hilly terrain
- Historic value of buildings – particularly close to lighthouse
- Predominantly low rise buildings with exception of one or two houses
- Birdlife
- Indigenous vegetation cover
- Sanctuary

2. What features of the precinct detract from its character?

- Couple of large multi-storey houses, including 12 Federal Street when viewed from Split Point
- Light colour of house that is prominent on the hillside. If subdued colour, would be less prominent
- Poor standard of Lighthouse Road
- Lack of pedestrian friendliness
- Large bulky houses on crest of hill – overpowering
- Cypress Pine trees

3. How would you like to see the precinct develop into the future, ie. what is the preferred character?

- Encourage planting of indigenous plants to encourage birds
- Avoid environmental weeds
- Keep building height below the tree canopy (low rise)
- Bird sanctuary – develop access so people can enjoy a bit easier
- Building colours should reflect natural environment (ie. not purple)

- Building materials to reflect natural environment - avoid brick veneer building
- Better maintenance of foreshore vegetation – removal/control of environmental weeds
- More signage to acknowledge history of area/lighthouse and cottages
- Seal high traffic areas – although concern about how this affects the character
- Avoid street lights on Federal Street where they would detract from lighthouse area

PRECINCT THREE

1. What features of the precinct positively contribute to its character?

- Views of lighthouse, Painkalac Valley, hills, ocean, sky, sunrise/sunset
- Absence of development across valley and hillside
- Open spaces
- Privacy – space between houses
- Fresh air
- Vegetated landscape
- Birds and animals
- Peace and quiet
- Screening of development by vegetation
- Larger allotments – allowing for vegetation
- Density – should be lower
- Different character between north and south
- Dirt roads
- State Park
- Walking access is important
- Flat length of Bambra Road
- Accessibility to shops, beach
- Absence of fences – informal fencing and open wire
- Bush feel (particularly in the north)

2. What features of the precinct detract from its character?

- Increase in size of 'top shops' – size and quantity
- Tourist development in Environmental Rural Zone
- Style of housing, including bright colours (not unanimous), height, large area of driveway visible from street – often due to small lot size, dominance of carports/garages, lack of vegetation
- Street lighting and exterior lighting of housing (need baffled external lighting) – problem often with type, design and direction, tennis courts good example
- Development clusters
- Environmental weeds
- Inappropriate planting (need more education from Shire)
- Excessive clearing of understorey
- People don't understand their environment (need education about indigenous vegetation)
- Housing development in the Painkalac Valley

3. How would you like to see the precinct develop into the future, ie. what is the preferred character?

- Low rise (height more important than number of storeys)
- Context in terms of surrounding vegetation and views from surrounding houses
- Maintain large lots (keeping out cluster development)
- Need to reduce building site coverage and hard surface areas (sliding scale)
- Need to tighten plot ratio controls – size of house compared to block
- Strategy to prevent tourist accommodation in environmentally sensitive areas
- Encourage post and wire fencing
- Prohibit enclosed fencing
- Sensitive mix of materials in keeping with surrounding houses
- Avoid suburban looking housing
- Large front setbacks to allow screen planting
- Space around house very important on all sides to allow screening
- Planners to understand neighbourhood
- More prescriptive and tighter controls
- Community support from officers
- Enforcement

PRECINCT FOUR

1. What features of the precinct positively contribute to its character?

- Proximity to beach and bush
- Sound of surf, birds and nature
- View of the sea, lighthouse and creek by day and the sky at night
- Native animals
- Lack of solid boundary fences
- Roads as natural as possible
- Provision of underground power
- Preservation of natural vegetation
- Small building footprints on large blocks
- Natural walking access to Forest Park
- Planting of indigenous native gardens
- Current limits on subdivision
- Lack of commercial development

2. What features of the precinct detract from its character?

- Forest park development
- Power poles
- Street lights and private spot lights

- Unsuitable building colours
- Environmental weeds
- Narrowing of roads from erosion
- Uncontrolled domestic animals
- Foxes and rabbits and feral cats
- Wash from stormwater onto Fairhaven Beach
- Fishermans litter along the creek, cliffs and beach
- Gravel dump near water standpipe
- Weed invasion near water standpipe and neighbouring wetlands
- Presence of Mad Max structure
- Rubbish bins tipped over in street
- Inappropriate large buildings

3. How would you like to see the precinct develop into the future, ie. what is the preferred character?

- Retain natural/rural atmosphere
- Village character rather than suburban
- Underground power/phone/cable lines
- Adequate roadside drainage
- Adequate and effective baffling of outdoor lighting on public and private land
- Maintain minimum block sizes
- Single residences
- Height limits
- Maintain building setbacks
- Unambiguous building/planning policy
- No more subdivisions
- Limitations of sewage scheme
- Development pressure not to over rule limitations of infrastructure
- Removal of environmental weeds
- Restrictions/banning of recreational vehicles on forest tracks
- Appropriate fire management program for safety of both CFA and private owners

PRECINCT FIVE

1. What features of the precinct positively contribute to its character?

- Abundance of natural (indigenous) vegetation
- Absence of commercial infrastructure
- Views and vistas
- Native fauna
- Near absence of fencing
- Low density development
- Unsealed roads
- Absence of street lighting

- Beach – close proximity, bush and beach, indigenous vegetation and dunes
- Limited public infrastructure on beachfront
- Lack of noise pollution ie. from trail bikes, jet skis etc.

2. What features of the precinct detract from its character?

- Power lines and poles
- Coast tree and environmental weeds, including cypress pines
- Development above ridge line
- Garden rubbish on dunes, roadside and creek
- Over-development of blocks – size of houses, colour incompatibility
- Inappropriate clearing of indigenous vegetation – planting of exotics
- Excess of road signage
- Lack of proper speed zone around turnoff
- Cleanliness of beach – horse and dog droppings, fishing leftovers

3. How would you like to see the precinct develop into the future, ie. what is the preferred character?






- Retention of hamlet character – no additional land development
- Removal of power lines – underground
- Removal of environmental weeds and no planting of invasive species
- No commercial development
- Enforcement of colours overlay
- Enforcement of two storey limit – measure from proposed grade of block
- No multi-unit development
- Maintenance of significant view corridors
- Maintenance of existing car parks only at beachfront
- No additional public infrastructure ie. toilets
- Tree lined streets
- Implementation of speed zone (60kph) to cover Moggs Creek hamlet
- Reduction of road signage on Great Ocean Road
- Balance and sensitive approach to fire-fuel reduction






Appendix E






Focus Group Two results


Focus Group Two discussions involved the community reference group being shown results from the photo rating exercise from community workshop. Respondents (N=10) viewed all the stimuli photographs along with associated rating scores (mean and standard deviation character compatibility values). Results were presented to respondents via a PowerPoint presentation from most to least compatible for each neighbourhood precinct.





Focus Group Comments, Photos and Rating Values






Neighbourhood One		
Positive Attribute	Negative Attribute	Photographs / Rating Values
<ul style="list-style-type: none"> ♥ Warm earthy colours ♥ Indigenous landscaping ♥ Front setback and partially screened by vegetation ♥ Curved roof – not straight lines ♥ Light and airy ♥ Retention of natural bush 		 <p>Number 7 (M = 2.50, SD = 1.25)</p>
<ul style="list-style-type: none"> ♥ Built below tree line ♥ Openness around building ♥ Screened by vegetation ♥ Blue/green colours ♥ Hedge along front ♥ Boundary - characteristic of older development ♥ No fencing 		 <p>Number 47 (M = 3.00, SD = 1.33)</p>
<ul style="list-style-type: none"> ♥ Not distinctive but familiar building ♥ Sense of village (ie. General store) ♥ Social quality 		 <p>Number 43 (M = 3.16, SD = 1.94)</p>
<ul style="list-style-type: none"> ♥ Partially screened by mature vegetation ♥ Colours recessive ♥ No fences ♥ Not obvious that it is a large development 		 <p>Number 25 (M = 3.27, SD = 1.98)</p>
<ul style="list-style-type: none"> ♥ Recessive warm/earthy colours ♥ Partially screened ♥ Articulated walls 		 <p>Number 84 (M = 3.42, SD = 1.62)</p>

Neighbourhood One		
Positive Attribute	Negative Attribute	Photographs / Rating Values
<ul style="list-style-type: none"> ♥ Raised on stilts ♥ Typical of houses in Aireys Inlet 	<ul style="list-style-type: none"> ♣ Bright blue roof obvious when viewed from a distance 	 <p>Number 80 (M = 3.91, SD = 1.60)</p>
<ul style="list-style-type: none"> ♥ Some screening vegetation at front of house ♥ Gravel roads 	<ul style="list-style-type: none"> ♣ Fences ♣ Dominating driveway ♣ Dense development 	 <p>Number 56 (M = 3.98, SD = 1.41)</p>
<ul style="list-style-type: none"> ♥ Mature trees integrated with dwellings ♥ Unobtrusive colours ♥ Simple designs 	<ul style="list-style-type: none"> ♣ No setback ♣ Dense development ♣ Not much glass in walls 	 <p>Number 62 (M = 4.84, SD = 1.81)</p>
<ul style="list-style-type: none"> ♥ Natural materials (timber, glass) ♥ Natural vegetation ♥ Replication of lighthouse ♥ Natural colours ♥ Unique design ♥ Vegetation on nature strip ♥ Gravel road 	<ul style="list-style-type: none"> ♣ Too big – three storeys ♣ Lack of setback 	 <p>Number 68 (M = 4.84, SD = 2.10)</p>
	<ul style="list-style-type: none"> ♣ Urban fencing ♣ 'Boxy' type of design ♣ High site coverage ♣ Red & blue colours on trims ♣ Suburban feel ♣ Monolithic building compared to size of block making it to dominant ♣ Lack of setbacks 	 <p>Number 79 (M = 5.35, SD = 1.40)</p>






Neighbourhood One		
Positive Attribute	Negative Attribute	Photographs / Rating Values
	<ul style="list-style-type: none"> ♣ People may not have wanted development there – contrary to village feel of the town ♣ Repetition of design ♣ Signage on right hand shops 	 <p>Number 82 (M = 5.49, SD = 1.74)</p>
♥ Vegetation around building	<ul style="list-style-type: none"> ♣ Defensive looking building ♣ Ugly ♣ Black colour against skyline behind ♣ Monolithic ♣ Roof hidden behind parapet wall 	 <p>Number 63 (M = 5.63, SD = 1.83)</p>
	<ul style="list-style-type: none"> ♣ Tall building – well above tree canopy ♣ Monolithic size ♣ Light colour 	 <p>Number 33 (M = 5.72, SD = 1.50)</p>
♥ Small buildings	<ul style="list-style-type: none"> ♣ Repetitive style throughout development ♣ Small areas of windows in the walls ♣ Two types of colours on walls to obvious 	 <p>Number 64 (M = 5.88, SD = 1.31)</p>
♥ Open use of glazing ♥ Limited articulation of walls	<ul style="list-style-type: none"> ♣ Colour too 'out there' ♣ Stark looking building ♣ Lack of vegetation screening ♣ Fencing ♣ Squareness of design ♣ Concrete driveway ♣ No roof visible 	 <p>Number 83 (M = 6.00, SD = 1.63)</p>


Neighbourhood One		
Positive Attribute	Negative Attribute	Photographs / Rating Values
♥ Curved roof design	<ul style="list-style-type: none"> ♣ Hotch potch of colours/materials/designs ♣ Use of concrete on front wall imposing ♣ No vegetation ♣ Highly visible from road ♣ Minimal street setback 	 <p>Number 11 (M = 6.07, SD = 1.19)</p>





Neighbourhood Two		
Positive Attribute	Negative Attribute	Photographs / Rating Values
♥ Associated with history of Aireys Inlet. If built new would not rate highly	<ul style="list-style-type: none"> ♣ Large house ♣ No vegetation screening ♣ Stark ♣ Dominant roof 	 <p>Number 32 (M = 1.60, SD = 1.00)</p>
	<ul style="list-style-type: none"> ♣ Starkness – white ♣ Road design at front 	 <p>Number 5 (M = 1.84, SD = 1.17)</p>
	<ul style="list-style-type: none"> ♣ Not enough glazing ♣ Chimney not consistent 	 <p>Number 61 (M = 2.23, S.D = 1.91)</p>
<ul style="list-style-type: none"> ♥ Affection for older house ♥ Low key ♥ Single storey ♥ Unobtrusive ♥ Horizontal – below tree canopy 	<ul style="list-style-type: none"> ♣ Fencing 	 <p>Number 44 (M = 2.53, SD = 1.01)</p>







Neighbourhood Two		
Positive Attribute	Negative Attribute	Photographs / Rating Values
<ul style="list-style-type: none"> ♥ Affection for older house ♥ Low key ♥ Single storey ♥ Unobtrusive ♥ Vegetation around building 	<ul style="list-style-type: none"> ♣ Cypress trees – important to character of immediate locality but would be inconsistent with character broadly. 	 <p>Number 14 (M = 2.98, SD = 1.37)</p>
<ul style="list-style-type: none"> ♥ Single storey 	<ul style="list-style-type: none"> ♣ Visually prominent ♣ White, bright colour – not recessive 	 <p>Number 34 (M = 3.37, SD = 1.83)</p>
<ul style="list-style-type: none"> ♥ Colours blend in ♥ Simple forms ♥ Setback ♥ Low profile – single storey 	<ul style="list-style-type: none"> ♣ Manicured lawn ♣ Lack of screening 	 <p>Number 65 (M = 3.81, SD = 1.42)</p>
	<ul style="list-style-type: none"> ♣ Height ♣ Colour not recessive ♣ Above vegetation canopy ♣ Suburban ♣ Protrudes ridgeline ♣ Distracts from the lighthouse in the background ♣ Building volume ♣ Boxy/rectangular in form 	 <p>Number 28 (M = 4.86, SD = 1.61)</p>
<ul style="list-style-type: none"> ♥ Materials good 	<ul style="list-style-type: none"> ♣ Massive/blocky building ♣ Mix of building styles ♣ Use of masonry for large building – heavy and not lightweight regular roof 	 <p>Number 30 (M = 5.52, SD = 1.69)</p>





Neighbourhood Three		
Positive Attribute	Negative Attribute	Photographs / Rating Values
<ul style="list-style-type: none"> ♥ Well setback ♥ Lots of mature trees ♥ Colours recessive ♥ Indigenous vegetation ♥ Lack of fencing/too open ♥ Lack of weeds 		 <p>Number 4 (M = 1.42, SD = 1.47)</p>
<ul style="list-style-type: none"> ♥ Well screened by mature vegetation ♥ No fencing ♥ Natural ground cover ♥ Older building 	<ul style="list-style-type: none"> ♣ House being in the bush ♣ Two storey 	 <p>Number 1 (M = 3.16, SD = 1.31)</p>
<ul style="list-style-type: none"> ♥ Buildings spaced apart ♥ Small ♥ Fit in sloping landscape ♥ Both buildings not visible in same photo ♥ Recessive colours ♥ Lack of fencing 	<ul style="list-style-type: none"> ♣ Repetition of building design ♣ Lack of vegetation in foreground 	 <p>Number 23 (M = 3.36, SD = 1.33)</p>
<ul style="list-style-type: none"> ♥ Spacing between buildings allowing vegetation between houses 		 <p>Number 74 (M = 3.50, SD = 1.74)</p>
<ul style="list-style-type: none"> ♥ Affection for shops – social attachments ♥ Has some articulation of facades 	<ul style="list-style-type: none"> ♣ Lawn ♣ 'Architecturally destitute' 	 <p>Number 71 (M = 3.86, SD = 1.70)</p>





Neighbourhood Three		
Positive Attribute	Negative Attribute	Photographs / Rating Values
♥ Great view	♣ Large gravel car park	 <p>Number 58 (M = 4.00, SD = 1.84)</p>
♥ Screening vegetation frames building	<ul style="list-style-type: none"> ♣ Asphalt road ♣ No roof showing/rectangular ♣ Small windows in walls ♣ Intrusive garage ♣ Contrast in colours 	 <p>Number 76 (M = 4.02, SD = 1.93)</p>
<ul style="list-style-type: none"> ♥ Style not offensive ♥ River flats area different to rest of towns – green grass more appropriate here than elsewhere 	<ul style="list-style-type: none"> ♣ Rural looking design ♣ Cottage garden ♣ Lack of trees/canopy 	 <p>Number 77 (M = 4.19, SD = 1.67)</p>
	<ul style="list-style-type: none"> ♣ Obvious front fence ♣ Filled in underneath house ♣ Red roof and white ♣ Suburban garden – no trees 	 <p>Number 51 (M = 5.00, SD = 1.69)</p>
	<ul style="list-style-type: none"> ♣ Dense development ♣ Repetitive buildings within development ♣ Concrete curbs, driveway ♣ Paling fence ♣ Suburban feel ♣ Colour contrasting 	 <p>Number 13 (M = 5.35, SD = 1.81)</p>






Neighbourhood Three		
Positive Attribute	Negative Attribute	Photographs / Rating Values
<ul style="list-style-type: none"> ♥ Indigenous vegetation used ♥ Good use of materials – rendering 	<ul style="list-style-type: none"> ♣ Lack of landscaping ♣ Bulky second storey ♣ Too vertical in context of dune landscape 	 <p>Number 57 (M = 5.60, SD = 1.52)</p>


Neighbourhood Four		
Positive Attribute	Negative Attribute	Photograph / Rating Values
<ul style="list-style-type: none"> ♥ Recessive colours ♥ Vegetation cover between buildings ♥ Large blocks 	<ul style="list-style-type: none"> ♣ TV Ariel ♣ Building didn't have recesses in facade 	 <p>Number 59 (M = 2.81, SD = 1.61)</p>
<ul style="list-style-type: none"> ♥ Lightened by glass ♥ Light and airy ♥ Good landscaping ♥ Transparency ♥ Light and shade 	<ul style="list-style-type: none"> ♣ Lack of trees – bare ♣ Large area of driveway ♣ Only ground level landscaping 	 <p>Number 8 (M = 3.76, SD = 1.65)</p>
<ul style="list-style-type: none"> ♥ Well screened by trees ♥ Curved driveway ♥ Muted colours 	<ul style="list-style-type: none"> ♣ Concrete driveway ♣ Tan bark in garden 	 <p>Number 12 (M = 3.80, SD = 1.73)</p>
<ul style="list-style-type: none"> ♥ Within tree line ♥ No fences ♥ Gravel driveway 	<ul style="list-style-type: none"> ♣ Garage dominates appearance ♣ Large area of driveway/parking ♣ Lack of landscaping at front ♣ Mixture of rooflines ♣ Colour 'in your face'- needs to be a more muted colour 	 <p>Number 78 (M = 3.86, SD = 1.39)</p>


Neighbourhood Four		
<ul style="list-style-type: none"> ♥ Landscape adjoining is good ♥ Building below tree line ♥ No fencing 	<ul style="list-style-type: none"> ♣ Straight, concrete driveway ♣ Lawn in front of house ♣ Front balcony dominates length ♣ Lack of articulation ♣ Ugly ♣ Colour makes building stand out 	 <p>Number 60 (M = 4.19, SD = 1.35)</p>
<ul style="list-style-type: none"> ♥ Building sits under tree line ♥ Sits low in landscape although two storey 	<ul style="list-style-type: none"> ♣ Concrete driveway ♣ Square/blocky/monolithic ♣ Lack of vegetation at front ♣ Mix of roof styles 	 <p>Number 37 (M = 4.23, SD = 1.73)</p>
	<ul style="list-style-type: none"> ♣ Dominant colour ♣ Massive looking building ♣ Fills site from boundary to boundary ♣ Protudes into skyline – makes it look too dominant ♣ Large area of concrete driveway 	 <p>Number 66 (M = 4.37, SD = 1.84)</p>
<ul style="list-style-type: none"> ♥ Mix of building forms – breaks up appearance ♥ Vegetation around building 	<ul style="list-style-type: none"> ♣ Light blue ♣ Vertical emphasis to design – against landscape ♣ Concrete planning 	 <p>Number 55 (M = 4.58, SD = 1.48)</p>
<ul style="list-style-type: none"> ♥ Wooded Backdrop 	<ul style="list-style-type: none"> ♣ Lack of vegetation along road verges ♣ Straight bitumen road 	 <p>Number 6 (M = 5.21, SD = 1.84)</p>
	<ul style="list-style-type: none"> ♣ Lack of landscaping ♣ Contrasting colours ♣ No front door/entry – disjointed ♣ Lack of articulation 	 <p>Number 2 (M = 5.33, SD = 1.58)</p>

Neighbourhood Four		
Positive Attribute	Negative Attribute	Photographs / Rating Values
	<ul style="list-style-type: none"> ♣ White colour ♣ Two tones of colour – solid base to dark ♣ Monolithic building ♣ Lack of landscaping ♣ Pitched roofs ♣ Lack of eaves to roof 	 <p>Number 27 (M = 5.41, SD = 1.60)</p>
	<ul style="list-style-type: none"> ♣ Size too big – dominant ♣ Dominates the block ♣ Lawn ♣ No trees ♣ Looks like a motel 	 <p>Number 73 (M = 5.44, SD = 1.61)</p>
<ul style="list-style-type: none"> ♣ Ironic structure ♣ Weathered colour ♣ Small footprint in landscape 	<ul style="list-style-type: none"> ♣ Affront to the character of area ♣ Shouldn't be reproduced 	 <p>Number 49 (M = 5.47, SD = 2.09)</p>
<ul style="list-style-type: none"> ♣ No front fence 	<ul style="list-style-type: none"> ♣ Paling fence ♣ Colour intrusive ♣ Lack of landscaping ♣ Curved patio ♣ Boxy ♣ Roof forms disjointed ♣ Upstairs windows too small 	 <p>Number 37 (M = 5.49, SD = 1.45)</p>

Neighbourhood Four		
Positive Attribute	Negative Attribute	Photographs / Rating Values
	<ul style="list-style-type: none"> ♣ Bulky, vertical building ♣ Colour ♣ Lack of landscaping ♣ Agapanthus ♣ Pitched roofs 	 <p>Number 15 (M = 5.58, SD = 1.42)</p>
	<ul style="list-style-type: none"> ♣ Lack of landscaping ♣ Dominant garage/doors ♣ Bright colours intrusive ♣ Contrast of colours 	 <p>Number 75 (M = 5.86, SD = 1.25)</p>
	<ul style="list-style-type: none"> ♣ Building thrusting away from cliff face ♣ Building sits on skyline/ridge ♣ Off kilter 	 <p>Number 45 (M = 5.95, SD = 1.79)</p>
<ul style="list-style-type: none"> ♣ Vegetation around building 	<ul style="list-style-type: none"> ♣ Colour makes building prominent ♣ Visually dominant ♣ Vertical bulk – above skyline ♣ Blank walls 	 <p>Number 26 (M = 5.98, SD = 1.66)</p>

Neighbourhood Five		
Positive Attribute	Negative Attribute	Photographs / Rating Values
		 <p>Number 29 (M = 2.40, SD = 1.73)</p>
<ul style="list-style-type: none"> ♥ Well screened amongst trees ♥ Earthy colours ♥ Brick, but blends into landscape ♥ Space around buildings ♥ Lack of fencing ♥ Bracken/ground vegetation 	<ul style="list-style-type: none"> ♣ Building stands out amongst vegetation due to low density development ♣ Blank walls ♣ Boxy 	 <p>Number 41 (M = 3.86, SD = 1.82)</p>
<ul style="list-style-type: none"> ♥ Sits in hillside amongst vegetation ♥ Strong horizontal lines ♥ Incorporates curves ♥ Intact vegetation around building 	<ul style="list-style-type: none"> ♣ Big house 	 <p>Number 31 (M = 3.98, SD = 1.92)</p>
	<ul style="list-style-type: none"> ♣ Pointed deck not consistent with curved roofs ♣ Domination of driveway ♣ Lack surrounding vegetation ♣ Height dominant ♣ Sits above ridgeline 	 <p>Number 18 (M = 4.93, SD = 1.66)</p>
	<ul style="list-style-type: none"> ♣ Building bulk – two close together ♣ Very bright colours – white; very reflective and not recessive ♣ Building sits above vegetation – appearance of 3 storeys 	 <p>Number 38 (M = 5.31, SD = 1.65)</p>

Neighbourhood Five		
Positive Attribute	Negative Attribute	Photographs / Rating Values
<ul style="list-style-type: none"> ♥ Design sits in landscape ♥ Space around house ♥ Horizontal building 	<ul style="list-style-type: none"> ♣ Large building ♣ Colour- too bright ♣ Too dominant – could be lower 	 <p>Number 35 (M = 5.88, SD = 1.42)</p>
<ul style="list-style-type: none"> ♥ Colour fits in 	<ul style="list-style-type: none"> ♣ Lack of landscaping ♣ Bulky/Boxy ♣ Dominant ♣ Out of character 	 <p>Number 16 (M = 5.91, SD = 1.46)</p>
	<ul style="list-style-type: none"> ♣ Very imposing/dominant ♣ Large/bulky/dense ♣ Squashed in with small setbacks to existing dwellings ♣ High site coverage 	 <p>Number 53 (M = 5.93, SD = 1.17)</p>
	<ul style="list-style-type: none"> ♣ Colour ♣ Bulk/dominant ♣ Parts of the building 'hanging out' ♣ Out of place ♣ Sits outside landscape 	 <p>Number 48 (M = 6.00, SD = 1.56)</p>
	<ul style="list-style-type: none"> ♣ 3 different types of windows ♣ appears 3 storeys ♣ lawn ♣ bitumen driveway ♣ disjointed articulation ♣ hotch potch of materials 	 <p>Number 50 (M = 6.02, SD = 1.49)</p>

Neighbourhood Five		
Positive Attribute	Negative Attribute	Photographs / Rating Values
	<ul style="list-style-type: none"> ♣ concrete power poles ♣ lack of vegetation on b/ground 	 <p>Number 9 (M = 6.57, SD = 1.11)</p>

Appendix F

Focus Group Two: Aggregate content analysis results

Comments about development and the attributes that contribute to the character compatibility (and incompatibility) of the developments presented in the tables in Appendix E were content analysed and ordered from most to least frequency of mention. The results are presented in this appendix.

Attributes associated with character incompatibility of development

Attribute	Frequency of Mention
Colour to 'out there' (contrasting), Bright blue or red,	20
Too Big - Monolithic size of building compared to site	19
'Boxy' bulky type of design	16
Too tall – two/three storeys	13
Highly visible from road, visually dominant	13
Too light (bright white) colour (Stands out)	12
Lacks landscaping	12
Hotch potch of colours/materials/designs/roof types/window types	12
Lacks vegetation screening	11
Limited setbacks	10
Building above treeline	9
Concrete/Asphalt driveway	9
Stark looking building/ Lacks articulation	8
Lacks mature vegetation	8
Fences (Urban) or too much, paling fence	6
Too dense development	6
High site coverage	6
Lawn	6
Too vertical	4
Dominating driveway/too large	4
Repetition of design	3
Hidden behind parapet wall	3
Too small windows	3
Straight driveway	3
Not enough glazing	3
Intrusive garage	3
No roof showing (lack of eaves)	3
Ugly building/ Defensive looking building	3
Pitched roof	3
Suburban feel	2
Interferes with views	2
Cypress trees / Agapanthus (except in historic areas)	2

Attributes associated with character compatibility of development

Attribute	Frequency of Mention
Screened by vegetation	26
Indigenous landscaping and retention of natural bush	23
Colours that recede, or warm, earthy, blues and greens, muted, natural colours and colours than blend with surroundings	22
Setback (Large)	10
No fencing	8
Gravel roads/driveways	7
Small and single storey buildings	6
Historic, iconic structures and that are typical of the area	6
Light, airy and transparent looking	6
Large blocks	5
Good landscape design	5
Not obvious from road	5
Structure is not higher than tree line	4
Simple architectural designs	4
Fits in sloping landscape	4
Curved roof – not straight lines in architecture and driveway	4
Open use of glazing	3
Strong horizontal lines	3
Quality materials and natural materials (timber, glass)	3
Articulated walls/facades	2
Sense of village – social dimension	2
Good views	2
Lack of weeds	1
Mix of building forms	1
Unique design	1

Appendix G

Photo rating exercise: Neighbourhood features rated by character compatibility from most to least compatible

The photographs displayed in the following A3 sheets illustrate all features, general and vegetation, used as stimuli in the photo rating exercise. Mean and standard deviation values reflecting perceived character compatibility derived from the community workshop photo rating exercise are also given.

General Neighbourhood Features Rated by Character Compatibility From Most to Least Compatible.

 <p>Photo 20, Painkalac Creek and Valley - N-4 (M = 1.00, SD = .00).</p>	 <p>Photo 21, Inlet - N2 (M = 1.00, SD = 0.00).</p>	 <p>Photo 36, View of Beach to Lighthouse - N-4 (M = 1.00, SD = 0.00).</p>	 <p>Photo 39, Cliffs and Beach - N-2 (M = 1.00, SD = 0.00).</p>	 <p>Photo 3, Cliffs, Beach and Sea - N-1 (M = 1.02, SD = 1.52).</p>
 <p>Photo 42, Forested Hills - N-3 (M = 1.02, SD = 0.15).</p>	 <p>Photo 40, Kangaroos Grazing - N-3 (M = 1.02, SD = 1.52).</p>	 <p>Photo 19, Beach and Coastline - N-1 (M = 1.27, SD = 1.26).</p>	 <p>Photo 70, Eagle Rock - N-2 (M = 1.28, SD = 1.28).</p>	 <p>Photo 24, Coastal Track - N-2 (M = 1.36, SD = 1.20).</p>
 <p>Photo 54, Painkalac Creek - N-3 (M = 1.42, SD = 1.47).</p>	 <p>Photo 22, Picnic area - N-5 (M = 1.48, SD = 1.09).</p>	 <p>Photo 17, Sanctuary - N-2 (M = 1.53, SD = 1.55).</p>	 <p>Photo 10, Lighthouse - N-2 (M = 1.55, SD = 1.58).</p>	 <p>Photo 32, Lighthouse Keeper's house - N-2 (M = 1.60, SD = 1.00).</p>











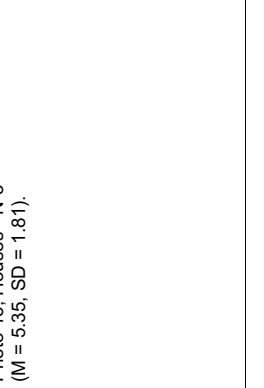
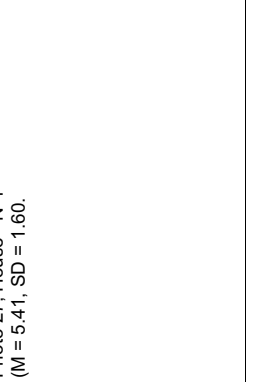
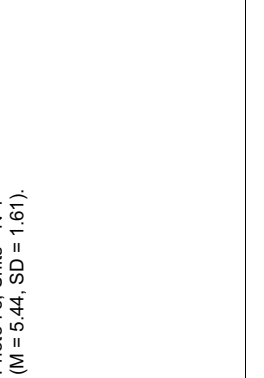

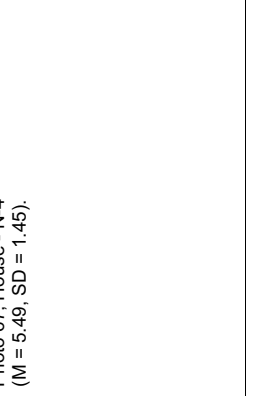
General Neighbourhood Features Rated by Character Compatibility From Most to Least Compatible (Continued).

				
Photo 81, Sandy Gully Bridge - N-1 (M = 1.63, SD = 1.62).	Photo 69, Unsealed road - N-1 (M = 1.81, SD = 1.52).	Photo 5, Lighthouse Cafe - N-2 (M = 1.84, SD = 1.17).	Photo 46, Bridge over Mogg's Creek - N-5 (M = 2.14, SD = 1.60).	Photo 52, Arch over Great Ocean Road - N-5 (M = 2.14, SD = 1.58).
				
Photo 4, House - N-3 (M = 2.23, SD = 1.36).	Photo 61, Bark Hut - N-2 (M = 2.23, SD = 1.91).	Photo 29, House - N-5 (M = 2.40, SD = 1.73).	Photo 7, Art Gallery - N-1 (M = 2.50, SD = 1.25).	Photo 44, House - N-2 (M = 2.53, SD = 1.01).
				
Photo 59, Houses - N-4 (M = 2.81, SD = 1.61).	Photo 14, House - N-2 (M = 2.98, SD = 1.37).	Photo 47, House - N-1 (M = 3.00, SD = 1.33).	Photo 1, House - N-3 (M = 3.16, SD = 1.31).	Photo 43, General Store - N-1 (M = 3.16, SD = 1.94).
				
Photo 25, Units - N-1 (M = 3.27, SD = 1.98).	Photo 23, Houses - N-3 (M = 3.36, SD = 1.33).	Photo 34, B & B - N-2 (M = 3.37, SD = 1.83).	Photo 84, House - N-1 (M = 3.42, SD = 1.62).	Photo 74, Houses on hillside - N-3 (M = 3.50, SD = 1.74).

General Neighbourhood Features Rated by Character Compatibility From Most to Least Compatible (Continued).

				
Photo 8, House - N-4 (M = 3.76, SD = 1.65).	Photo 12, House - N-4 (M = 3.80, SD = 1.73).	Photo 65, House - N-2 (M = 3.81, SD = 1.42).	Photo 41, House - N-5 (M = 3.86, SD = 1.82).	Photo 71, Shops - N-3 (M = 3.86, SD = 1.70).
				
Photo 78, House - N-5 (M = 3.86, SD = 1.39).	Photo 80, House and view - N-1 (M = 3.91, SD = 1.60).	Photo 56, Houses - N-1 (M = 3.98, SD = 1.41).	Photo 31, House - N-5 (M = 3.98, SD = 1.92).	Photo 68, Pub - N-3 (M = 4.00, SD = 1.84).
				
Photo 76, Pub - N-3 (M = 4.02, SD = 1.93).	Photo 77, House - N-3 (M = 4.19, SD = 1.67).	Photo 60, House - N-4 (M = 4.19, SD = 1.35).	Photo 37, House - N-4 (M = 4.23, SD = 1.73).	Photo 66, House - N-4 (M = 4.37, SD = 1.84).
				
Photo 55, House - N-4 (M = 4.56, SD = 1.48).	Photo 62, Units - N-1 (M = 4.84, SD = 1.82).	Photo 68, House - N-1 (M = 4.84, SD = 2.10).	Photo 28, House - N-2 (M = 4.86, SD = 1.61).	Photo 18, House - N-5 (M = 4.93, SD = 1.66).
















General Neighbourhood Features Rated by Character Compatibility From most to Least Compatible (Continued).

 <p>Photo 51, House - N-3 (M = 5.00, SD = 1.69).</p>	 <p>Photo 6, Forest Drive - N-4 (M = 5.21, SD = 1.85).</p>	 <p>Photo 38, House - N-5 (M = 5.31, SD = 1.65).</p>	 <p>Photo 2, House - N-4 (M = 5.33, SD = 1.58).</p>	 <p>Photo 79, House - N-1 (M = 5.35, SD = 1.40).</p>
 <p>Photo 13, Houses - N-3 (M = 5.35, SD = 1.81).</p>	 <p>Photo 27, House - N-4 (M = 5.41, SD = 1.60).</p>	 <p>Photo 73, Units - N-4 (M = 5.44, SD = 1.61).</p>	 <p>Photo 49, House - N-4 (M = 5.47, SD = 2.09).</p>	 <p>Photo 67, House - N-4 (M = 5.49, SD = 1.45).</p>
 <p>Photo 82, New development - N-1 (M = 5.49, SD = 1.74).</p>	 <p>Photo 30, House - N-2 (M = 5.52, SD = 1.69).</p>	 <p>Photo 15, House - N-4 (M = 5.58, SD = 1.42).</p>	 <p>Photo 57, House - N-3 (M = 5.60, SD = 1.52).</p>	 <p>Photo 63, House - N-1 (M = 5.63, SD = 1.83).</p>

General Neighbourhood Features Rated by Character Compatibility From most to Least Compatible (Continued).

 <p>Photo 75, House - N-4 (M = 5.86, SD = 1.25).</p>	 <p>Photo 35, House - N5 (M = 5.88, SD = 1.42).</p>	 <p>Photo 64, Units - N1 (M = 5.88, SD = 1.31).</p>	 <p>Photo 16, House - N5 (M = 5.91, SD = 1.46).</p>	 <p>Photo 53, Unfinished house - N5 (M = 5.93, SD = 1.17).</p>
 <p>Photo 45, House - N4 (M = 5.95, SD = 1.79).</p>	 <p>Photo 26, House - N4 (M = 5.98, SD = 1.66).</p>	 <p>Photo 48, House - N-5 (M = 6.00, SD = 1.56).</p>	 <p>Photo 83, House - N-1 (M = 6.00, SD = 1.63).</p>	 <p>Photo 50, House - N-5 (M = 6.02, SD = 1.49).</p>
 <p>Photo 11, House - N-1 (M = 6.07, SD = 1.19).</p>	 <p>Photo 9, Power Poles - N-5 (M = 6.57, SD = 1.11).</p>			

Vegetation Features Rated by Character Compatibility From Most to Least Compatible.

 <p>Photo 12, Grass Trees - N-3 (M = 1.10, SD = 0.37).</p>	 <p>Photo 1, Messmate Stringybark Woodland, healthy understorey - N-3 (M = 1.10, SD = 0.38).</p>	 <p>Photo 11, Coast tussock grass grassland/riparian complex - N-3 (M = 1.27, SD = 1.12).</p>	 <p>Photo 13, Hyacinth Orchid - N-5 (M = 1.41, SD = 1.22).</p>	 <p>Photo 9, Heathland and forested background - N-5 (M = 1.44, SD = 1.38).</p>
 <p>Photo 5, Drooping Sheoak - N-5 (M = 1.63, SD = 1.61).</p>	 <p>Photo 16, Coastal Vegetation Complex - N-2 (M = 1.66, SD = 1.67).</p>	 <p>Photo 15, Indigenous coastal vegetation - N-2 (M = 1.73, SD = 1.58).</p>	 <p>Photo 8, Messmate Stringybark - N-3 (M = 1.77, SD = 1.75).</p>	 <p>Photo 21, Sandy Gully vegetation - mix of indigenous and exotic species - N-1 (M = 1.77, SD = 1.75).</p>
 <p>Photo 3, Ironbark woodland, Varnish Wattle understorey - N-4 (M = 1.88, SD = 1.21).</p>	 <p>Photo 17, Moonah Woodland - N-1 (M = 1.88, SD = 1.91).</p>	 <p>Photo 10, Messmate Stringybark Woodland, Prickly Tea-tree understorey - N-3 (M = 1.95, SD = 1.60).</p>	 <p>Photo 18, Mixed Eucalyptus Woodland with Swamp Gum and Manna Gum - N-3 (M = 2.00, SD = 2.07).</p>	 <p>Photo 19, Buffalo Grass in Riparian complex - N-2 (M = 2.66, SD = 2.05).</p>

Vegetation Features Rated by Character Compatibility From Most to Least Compatible.

 <p>Photo 4, Ironbark with Dodder Laurel - N-1 (M = 2.88, SD = 1.78).</p>	 <p>Photo 2, Monterey Cypress - N-2 (M = 4.33, SD = 2.14).</p>	 <p>Photo 14, Agapanthus in road reserve - N-2 (M = 5.93, SD = 1.78).</p>
 <p>Photo 6, Willow, Norfolk Island Pines - N-2 (M = 5.05, SD = 1.88).</p>	 <p>Photo 20, Norfolk Island Pines in Park - N-2 (M = 4.71, SD = 2.22).</p>	 <p>Photo 7, Pampas Grass in creek reserve - N2 (M = 5.29, SD = 2.29).</p>

Appendix 2

***Copy of “Aireys Inlet to Eastern View Neighbourhood
Character Study - Vegetation Report” (Mark Trengove,
September 2003)***

**Aireys Inlet to Eastern View
Neighbourhood Character Study**

Vegetation Report

prepared by Mark Trengove*

prepared for the Surfcoast Shire

October 2003

CONTENTS

INTRODUCTION	2
METHODS	2
RESULTS	2
SIGNIFICANCE	3
VEGETATION COMMUNITIES	3
MANAGEMENT GUIDELINES	11
REFERENCES	13
Table 1 LOCATION, QUALITY AND SIGNIFICANCE OF VEGETATION UNITS	10
Appendix 1 PHOTOGRAPH DESCRIPTIONS	14
Map 1 DISTRIBUTION OF VEGETATION UNITS	End

***PO Box 1502 Geelong 3220**

INTRODUCTION

The Surfcoast Shire is undertaking a Neighbourhood Character Study for the residential areas from Aireys Inlet to Eastern View. This Vegetation Report was commissioned as a component of that study. The Report provides the following information-

- Mapping and description of the extant indigenous vegetation communities
- Assessment of the quality and significance of those vegetation communities
- Broad management guidelines for those vegetation communities
- Mapping and description of any culturally, visually or biologically significant areas of exotic vegetation .

In addition to this photographs are provided of examples of the vegetation communities to inform the public participation components of the Study.

METHODS

Vegetation data collection, mapping and photography was undertaken on the 10th and 11th of February. Data collected included vegetation community data (dominant species) and vegetation quality (ie degree of intactness). All vegetation mapping data was collected utilizing Global Positioning System technology. Notes were made recording vegetation quality, vegetation management methods, and significant species. Records were also made detailing areas of exotic vegetation which exhibited potential cultural, visual or biological values.

This report was first presented in draft form in February of this year as a component of the community consultation process. This final form includes additional information that was gathered during consultation.

RESULTS

A total of six indigenous vegetation communities were recorded within the study area. These vegetation communities are described below. The quality of the vegetation communities varied considerably, often in relation to land use and tenure.

These communities were rated for quality utilizing a five point rating, 1 being the least intact (least significant) to 5 being the most intact (most significant). These variations in vegetation quality and land tenure are described as vegetation units. The vegetation units and quality ratings are given below in Table 1.

In addition to the above two types of exotic vegetation were recorded.

Notes are provided below on the description, distribution and significance of each vegetation unit. The location and distribution of these vegetation units is provided in Map 1.

SIGNIFICANCE

Vegetation Communities are assessed in terms of their significance for flora conservation. Typically communities are described as being significant on a National, State, Regional or Local level. This significance is determined by assessing current conservation status. State or regional significant communities are those which are relatively intact (high quality), rare, uncommon or of limited distribution, or those which contains plant species which are taxonomically, biogeographically or ecologically rare or interesting, or those which are not regenerating in sufficient numbers to maintain healthy population numbers.

VEGETATION COMMUNITIES

Eucalyptus Woodland

Community Description

Open woodland dominated by a mixture of Messmate Stringybark (*Eucalyptus obliqua*) and Ironbark (*Eucalyptus tricarpa*) with scattered occurrences of other Gums, ie Manna Gum (*Eucalyptus viminalis*), Swamp Gum (*Eucalyptus ovata*) and Narrow-leaf Peppermint (*Eucalyptus radiata*). In some areas one Eucalypt species will become the dominant tree and can thus be classes as a sub-community. These sub-communities can be described as follows:-

- Messmate Stringybark dominated Heathy Woodland. This community is described as Ecological Vegetation Class (EVC) 48 “Heathy Woodland” (RFA 1999). The understorey is dominated by a range of small heathland shrubs with Austral Grass Tree (*Xanthorrhoea australis*), some grasses, sedges and herbaceous species.
- Ironbark dominated Woodland. This community is described as EVC 21 “Shrubby Dry Forest”(RFA 1999). The understorey is dominated by similar species as Messmate Stringybark Heathy Woodland but generally has more grasses and some heathy species such as the Austral Grass Tree are absent. This community is at its most dominant in the vicinity of the Primary School and Jumbunna.

Nearer the coast the Eucalyptus woodland community merges with Moonah (*Melaleuca lanceolata ssp lanceolata*), Drooping Sheoke (*Allocasuarina verticillata*) and Shrub Everlasting (*Ozothamnus ferrugineus*).

Distribution

This is the most widespread community within the study area, the distribution covers the majority of the study area with the exception of sections of the coastal fringe where Moonah and Coastal Scrub Complex become dominant and the wetland or tidal areas. 17 out of the 25 units that were recorded supporting indigenous vegetation were of this community.

This vegetation community is also dominant in the immediate hinterland. Large tracts of State significant Heathy Woodland occurs adjacent to the study area on private property and within the Angahook-Lorne State Park.

Significance

The most intact examples of this community were located at Jumbunna (Vegetation Unit #3) and Boundary Rd/Bambra Rd North (#10). These sites are of high (State) conservation significance and are rated of 5.

Relatively intact examples of this community include the Anderson Roadknight Reserve (#4), Bimbadeen Drive (#13) and the Great Ocean Road (#20). These sites are of high (State) conservation significance and are rated 4.

Moderately intact examples of this community include Catalan Rd/Spence Ave (#9), North-east Great Ocean Road (#25), Boundary Rd/Bambra Rd South (#11), Ridge Rd North (#14), Forest Drive (#15), Old Coach Rd (#16) and View Rd/Golf Links Rd (#19). These sites are generally of moderate (Regional) conservation significance and are rated 3.

Partially intact to scattered examples of this community include Hartley St (#1), Pearse Rd/Taroona Rd (#7), Wybellenna Dve/Lialeeta Rd/Banool Rd (#12), East Moggs Ck (#17) and West Moggs Ck (#18). These sites are generally of Local to High Local conservation significance and are rated 1 to 2.

Scattered examples of this community are at Eagle Rock Pde South/Beach Rd (#5). This site is of local conservation significance and is rated 1.

Unit Descriptions

Jumbunna (#3)

Mostly intact vegetation, dominated by Ironbark and Messmate with Narrow-leaf Peppermint and Swamp Gum. Significant species include Paper Flower (*Thomasia petalocalyx*) and Anglesea Slender Sun Orchid (*Thelymitra* aff *pauciflora*).

Boundary Rd/Bambra Rd North (#10)

Mostly intact vegetation, dominated by Ironbark and Messmate with Narrow-leaf Peppermint and Swamp Gum. Significant species include Paper Flower.

Anderson Roadknight Reserve (#4)

Mostly intact vegetation, dominated by Ironbark, diverse understorey. Most dominant environmental weed is Sallow Wattle (*Acacia longifolia*).

Bimbadeen Drive (#13)

Mostly intact vegetation, dominated by Ironbark and Messmate with Narrow-leaf Peppermint and Swamp Gum. Significant species include Paper Flower. Most dominant environmental weed is Bluebell Creeper (*Sollya heterophylla*).

Great Ocean Road Reserve (#20)

Mostly intact vegetation, dominated by Ironbark with some Messmate. Vegetation partially modified by vehicle access (driveways) and fuel reduction works (slashing). Some exotic species have been planted. Weeds include Sweet Pittosporum (*Pittosporum undulatum*), Bluebell Creeper and Agapanthus (*Agapanthus praecox*).

Catalan Rd/Spence Ave (#9)

Mosaic of relatively intact vegetation dominated by Ironbark and Messmate and cleared areas. Numerous plantings of non-indigenous native plants.

North-east Great Ocean Road (#25)

Mosaic of relatively intact vegetation dominated by Messmate with some Ironbark, as well as some cleared areas. Areas of species poor Prickly Tea-tree dominated regeneration. Numerous plantings of non-indigenous native plants

Boundary Rd/Bambra Rd South (#11)

Mosaic of relatively intact vegetation dominated by Ironbark, Manna Gum and Messmate and cleared areas. Numerous plantings of non-indigenous native plants. Understorey vegetation contains indigenous species and is mostly slashed.

Ridge Rd North (#14)

Mosaic of relatively intact vegetation dominated by Ironbark and Messmate and cleared areas. Numerous plantings of non-indigenous native plants. Most dominant environmental weed is Bluebell Creeper.

Forest Drive (#15)

Mosaic of relatively intact vegetation dominated by Ironbark and Messmate and cleared areas. Vegetation actively being cleared for new houses.

Old Coach Rd (#16)

Mosaic of relatively intact vegetation dominated by Messmate. Plantings of non-indigenous natives and exotics. Most dominant environmental weed is Coast Tea-tree (*Leptospermum laevigatum*).

View Rd/Golf Links Rd (#19)

Mosaic of relatively intact vegetation dominated by Messmate with Drooping Sheoke, Boobialla, Moonah and Shrub Everlasting nearer the Coast. Plantings of non-indigenous natives and exotics.

Hartley St (#1)

Mosaic of populations or individual trees of Ironbark and Messmate with plantings of non-indigenous natives and exotics. Understorey mostly modified with some small areas of indigenous species remaining.

Pearse Rd/Taroona Rd (#7)

Mosaic of populations or individual trees of Manna Gum and Blackwood with plantings of non-indigenous natives and exotics. Understorey mostly modified with some small areas of indigenous species remaining.

Wybellenna Dve/Lialeeta Rd/Banool Rd (#12)

Mosaic of populations or individual trees of Ironbark and Messmate with plantings of non-indigenous natives and exotics. Understorey mostly modified with some small areas of indigenous species remaining. Weeds include Coast Tea-tree and Bluebell Creeper.

East Moggs Ck (#17)

Mosaic of populations or individual trees of Swamp Gum, Ironbark and Messmate with plantings of non-indigenous natives and exotics. Understorey mostly modified with some small areas of indigenous species remaining. Weeds include Coast Tea-tree, Giant Honey-myrtle, Red Honey-myrtle (*Melaleuca hypericifolia*) and Bluebell Creeper.

West Moggs Ck (#18)

Mosaic of populations or individual trees of Swamp Gum and Messmate with plantings of non-indigenous natives and exotics. Understorey mostly modified with some small areas of indigenous species remaining. Weeds include Coast Tea-tree and Bluebell Creeper.

Eagle Rock Pde South/Beach Rd (#5)

Non-indigenous natives dominant, ie Melaleuca sp, Hakea sp and Coast Tea-tree. Plantings of exotic species. Small populations or individual trees of Messmate, Ironbark, Drooping Sheoke, Boobialla and Golden Wattle (*Acacia pycnantha*). Understorey mostly exotic. Isolated mature exotic Monterey Cypress and Stone Pine (*Pinus pinaster*).

Freshwater Wetland**Community Description**

Freshwater body with emergent macrophytes - Tall Spike-rush (*Eleocharis sphacelata*) and riparian vegetation - Water Ribbons (*Triglochin procerum*), Rush (*Juncus* sp), Water Milfoil (*Myriophyllum* sp), Running Marsh-flower (*Villarsia reniformis*) and Swamp Crassula (*Crassula helmsii*). This community is described as EVC 74 'Wetland Formation' (RFA 1999). Weeds include Willow (*Salix* sp).

Distribution

Confined to Allen Noble Sanctuary at Great Ocean Rd/Inlet Crescent.

Significance

Relatively intact vegetation, but possibly modified due to altered drainage characteristics. This site is of Regional conservation significance.

Unit Descriptions**Allen Noble Sanctuary (#21)**

Mosaic of wetland and riparian vegetation. Weeds include Willow (*Salix* sp). Some exotic species planted on margins.

Moonah Coastal Woodland

Community Description

Open to closed woodland or shrubland dominated by Moonah. Associated trees are Drooping Sheoke. Associated shrubs include Boobiolla (*Myoporum insulare*) and Coast Rice-flower (*Pimelea serpyllifolia*). The understorey consists of succulent shrubs and climbers such as Sea-berry Saltbush (*Rhagodia candolleana*) and Bower Spinach (*Tetragonia implexicoma*) and moss beds.

Coastal Moonah Woodlands are a listed vegetation community under Schedule 2 of the State Flora and Fauna Guarantee Act (1988). As such all remnants of this community are of conservation significance.

Distribution

Confined to the coastal fringe at Aireys Inlet. Moonah also occurs along the coastal fringe at Fairhaven and Moggs Creek, but occurrences at those locations are treated as part of the Coastal Complex community.

Significance

Partially intact examples of this vegetation community are at Eagle Rock Pde North (#2). This site is of High Local conservation significance and is rated 2.

Unit Descriptions

Eagle Rock Pde North (#2)

Mosaic of small populations or individual trees of Moonah and Messmate and non-indigenous natives dominant, ie Melaleuca sp, Hakea sp and Coast Tea-tree. Plantings of exotic species. Understorey mostly exotic with some remnants of Sea-berry Saltbush and Bower Spinach.

Coastal Complex

Community Description

Comprised of a mosaic of open to closed shrubland to woodland, grassland and heathland. Dominant species include Moonah, Drooping Sheoke, Common Boobiolla (*Myoporum insulare*), Coast Pomaderris (*Pomaderris paniculosa ssp paralia*), Coast Beard-heath (*Leucopogon parviflorus*), Coast Tussock-grass, Seaberry Saltbush and Bower Spinach . This community is described as EVC 1 'Coastal Dune Mosaic' (RFA 1999). Weeds include Coast Tea-tree, Spanish Heath (*Erica lusitanica*) and, Giant Honey Myrtle (*Melaleuca armillaris*).

Distribution

Coastal reserve and coastal cliffs along most of the study area.

Significance

Coastal complex is mostly intact throughout its distribution and is of State conservation significance.

Unit Descriptions**Coastal Reserve and Coastal Cliffs (#23)**

Mosaic of vegetation complexes. Indigenous plants dominant. Weeds include Coast Tea-tree, Spanish Heath and Giant Honey Myrtle.

Coastal Dune Shrubland**Community Description**

Open to closed shrubland giving way to prostrate herbs and grasses on the coastal fringe. Dominant species include Moonah, Coast Daisy-bush (*Olearia axillaris*), Coast Rice-flower, Coast Beard-heath, Coast Wattle (*Acacia sophorae*), Coast Sword-sedge (*Lepidosperma gladiatum*), Coast Tussock-grass, Coast Pig-face (*Carpobrotus rossii*) and Cushion Bush (*Leucophyta brownii*).

This community is described as EVC 1 'Coastal Dune Mosaic' (RFA 1999).

Weeds include Coast Tea Tree, Cape Leeuwin Wattle (*Paraserianthes lophantha*) and Marram Grass (*Ammophila arenaria*).

Distribution

Coastal Reserve from mouth of Painkalac Creek west to Fairhaven..

Significance

Coastal dune shrubland is mostly intact throughout its distribution and is of State conservation significance.

Unit Descriptions**Coastal Dune Shrubland (#24)**

Mosaic of shrubland to prostrate herbs and grassland vegetation. Indigenous plants dominant. Weeds include Coast Tea Tree, Cape Leeuwin Wattle and Marram Grass.

Coastal Tussock Grassland**Community Description**

Complex of Tussock Grassland dominated by Coast Tussock-grass, Chaffy Saw-sedge (*Gahnia filum*) and Sea Rush (*Juncus kraussii*) and saline herbfield dominated by Beaded Glasswort (*Sarcocornia cinqueflora* ssp *cinqueflora*), Creeping Brookweed (*Samolus repens*) and Salt Lawrenzia (*Lawrenzia spicata*). Vegetation gives way to tidally inundated mudflats at Painkalac Creek. This community is described as EVC 163 'Coastal Tussock Grassland' (RFA 1999). Weeds include Kikuya (*Pennisetum clandestinum*).

Distribution

Confined to tidal flats of Painkalac Creek on either side of the Great Ocean Road.

Significance

This vegetation is mostly intact and relatively diverse through its distribution and is of State conservation significance.

Unit Descriptions**Coastal Tussock Grassland (# 22)**

Complex of Tussock Grassland and saline herbfield. Indigenous plants dominant. Weeds include Kikuya.

Exotic and Non-indigenous Vegetation**Description**

Residential areas comprised entirely of exotic and non-indigenous native vegetation, ie no remnant vegetation. Exotic Pasture grass grazing land.

Distribution

Painkalac Creek Flats at River Rd. Painkalac Creek Flats west of Bamba Rd.

Significance

Examples of exotic vegetation are River Rd/Great Ocean Rd (#6) and Painkalac Ck/Bamba Rd (#8). These sites are of no conservation significance.

Table 1**LOCATION, QUALITY AND SIGNIFICANCE OF VEGETATION UNITS**

NAME	QUALITY	SIGNIFICANCE	VEGETATION UNIT/ MAP REFERENCE #
Mixed Eucalyptus Woodland			
Jumbunna	5	State	03
Boundary Rd/Bambra Rd Nth	5	State	10
Anderson Roadknight Reserve	4	State	04
Bimbadeen Dve	4	State	13
Great Ocean Road Reserve	4	State	20
Catalin Rd/Spense Ave	3	Regional	09
Boundary Rd/Bambra Rd South	3	Regional	11
Ridge Rd North	3	Regional	14
Forest Drive	3	Regional	15
Old Coach Rd	3	Regional	16
View Rd/Golf Links Rd	3	Regional	19
North-east of Great Ocean Rd	3	Regional	25
Hartley St	2	High Local	01
Pearse Rd/Taroona Rd	2	High Local	07
Wybellenna Dve/Lialeeta/Banool Rd	2	High Local	12
East Moggs Ck	2	High Local	17
West Moggs Ck	2	High Local	18
Eagle Rock Pde South/Beach Rd	1	Local	05
Freshwater Wetland			
Allen Noble Sanctuary	3	Regional	21
Moonah Coastal Woodland			
Eagle Rock Pde North	2	High Local	02
Coastal Complex			
Coastal Reserve & cliffs	5	State	23
Coastal Dune Shrubland			
Coastal Dune Shrubland	4	State	24
Coastal Tussock Grassland			
Coastal Tussock Grassland	5	State	22
Exotic and Non-indigenous Vegetation			
River Rd/Great Ocean Rd	0	Nil	06
Painkalac Ck/Bambra Rd	0	Nil	08

QUALITY	1 - Isolated indigenous trees, substantially exotic understorey
	2 - Scattered indigenous trees, substantially exotic understorey
	3 - Scattered indigenous trees, relatively intact understorey/Relatively intact indigenous tree canopy, substantially exotic understorey
	4 - Scattered areas of relatively intact vegetation/substantial areas of relatively intact vegetation with localized disturbance
	5 - Substantial areas of relatively intact vegetation

MANAGEMENT GUIDELINES

Discussion

In 'natural' or pre-european conditions, vegetation communities such as those present in the study area were subjected to disturbance regimes. These disturbance regimes typically included fire and grazing. Over time the vegetation has adapted to, and become dependent upon, disturbance regimes. Given the current altered conditions it is not always possible or desirable to replicate the pre-european conditions, however it is often the case that some type of vegetation management is required to maintain biodiversity values. In general terms the most important vegetation management requirements are to:

- Provide an appropriate disturbance regime (ie biomass reduction) to maintain biodiversity values
- Limit inappropriate activities or disturbances that lead to either an immediate or ongoing threat to biodiversity values.

Biomass Reduction

The type and frequency of biomass reduction (usually fire) requirements varies between vegetation communities. In some communities (ie Heathlands) research has been undertaken to determine appropriate regimes, while in others (ie Moonah Woodlands) less is known. In addition the requirements for biomass reduction may vary depending upon the specific management aims (such as ground flora diversity or habitat protection) or constraints (such as proximity of housing or sensitivity to erosion). While it is not known exactly what the pre-european fire frequency was in Moonah Woodlands, it now appears that current biodiversity values are being maintained without fire, consequently it may be appropriate to limit fire in that community.

Broad management guidelines and recommendations are provided below for areas of remnant indigenous vegetation. These are presented in four groupings, ie 1- General Guidelines, 2- Vegetation Community Specific Guidelines, 3- Land Tenure Specific Guidelines and 4- Vegetation clearance issues (potential sub-divisions, additional dwelling etc) on Private Property.

General Guidelines

- Retain existing remnant vegetation wherever possible
- Manage remnant vegetation to maintain and enhance biodiversity values where ever possible
- Limit activities that are likely to cause direct loss or degradation to biodiversity values
- In conjunction with the community, develop appropriate guidelines for managing remnant vegetation

Vegetation Community Specific Guidelines

Mixed Eucalyptus Woodland

- ❑ Limit disturbance to the ground layer
- ❑ Limit the movement and introduction of foreign soils or other matters
- ❑ Remove environmental weeds, especially Coast Tea-tree , Sweet Pittosporum and Bluebell Creeper
- ❑ Where appropriate implement and appropriate ground layer biomass reduction regime (ie fire at approximately 7-10 year intervals)
- ❑ Retain existing trees, in particular any that are hollow bearing
- ❑ Monitor health of Ironbark canopy, monitor growth of Dodder Laurel (*Cassytha melantha*).

Moonah Coastal Woodland

- ❑ Limit disturbance to the ground layer, especially disturbance to moss beds by humans and domestic animals
- ❑ Limit the movement and introduction of foreign soils or other matters
- ❑ Remove environmental weeds
- ❑ Limit biomass reduction (burning).

Land Tenure Specific Guidelines

Public Reserves

- Prevent or limit activities that cause degradation of biodiversity values
- Limit access and activities to areas that are already degraded
- Educate surrounding land holders and enforce bans on the dumping of garden or other refuse into public reserves
- Divert storm water away from sensitive areas
- Maintain populations of significant species
- Maintain populations of species that have limited or declining populations
- Remove environmental weeds
- Maintain habitat values
- Signpost Reserves designating environmental values

Private Property

- Encourage and provide assistance for land holders to remove known or potential environmental weeds
- Encourage land holders to plant indigenous species
- Limit activities that will have direct impact on biodiversity values to areas that are already degraded, such activities include building, car parking and intense recreation
- Limit activities that are likely to cause longer term disturbance and degradation, such activities include - altered hydrological regimes (ie storm water run-off) and increased nutrient regimes (ie garden fertilizer run-off)
- Encourage land holders to adopt horticultural practices that are not overly reliant upon fertilizers and pesticides and the introduction of foreign soil
- Encourage land holders to strike an appropriate balance between 'tidying up' areas of remnant vegetation for fire protection purposes and preserving and promoting indigenous vegetation
- Educate land holders about the benefits of living in a semi natural area.

REFERENCES

Anon: '*Angahook-Lorne State Park Resources Inventory*' Department of Conservation Forests and Lands. Victoria, 1987.

Commonwealth Forests Taskforce: '*West Victoria Comprehensive Regional Assessment*' Department of Natural Resources and Environment. Victoria, 1999.

Ross, J H & Walsh N G: '*A census of the Vascular Plants of Victoria 7th Edition*' Royal Botanic Gardens. Melbourne, 2003.

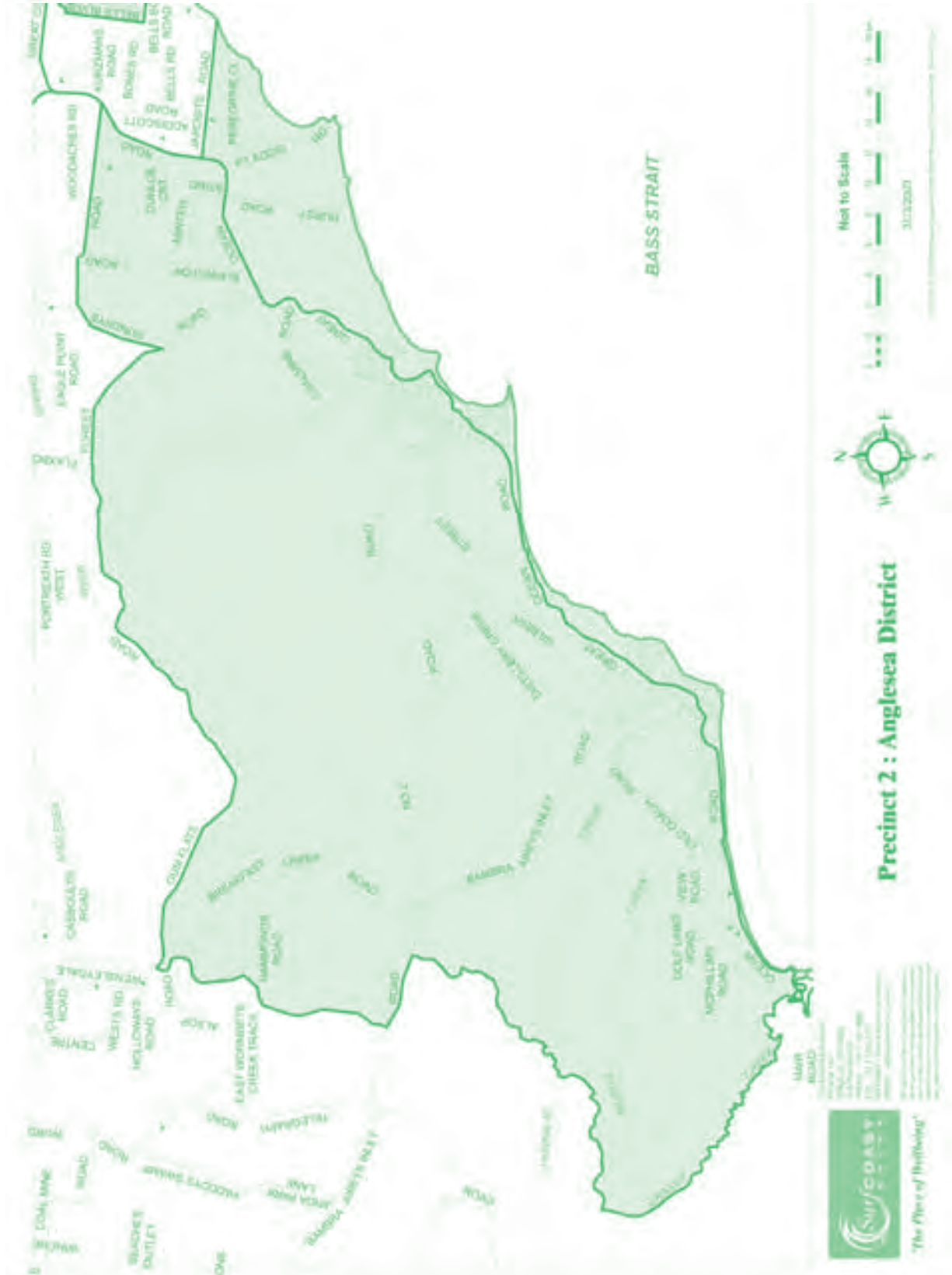
Appendix 1 Photograph Information

1	Eastern View	<i>Allocasuarina verticillata</i> - Drooping Sheoke with housing
2	Eastern View	<i>Eucalyptus obliqua</i> - Coastal shrubland with housing
3	Eastern View	<i>Eucalyptus obliqua</i> - Coastal shrubland with housing
4	Eastern View	<i>Eucalyptus obliqua</i> - Coastal shrubland with housing
5	Eastern View	<i>Cupressus macrocarpus</i> - Monterey Cypress Plantation
6	Eastern View	<i>Cupressus macrocarpus</i> - Monterey Cypress Naturalized Weed
7	Eastern View	<i>Eucalyptus obliqua</i> - Coastal shrubland, <i>Agapanthus</i> plantings
8	Yarringa Rd	<i>Melaleuca lanceolata</i> -Moonah with housing
9	Yarringa Rd	<i>Eucalyptus tricarpa</i> - Ironbark, cleared understorey
10	Forest Dve	Intact <i>Eucalyptus obliqua</i> - Messmate woodland healthy understorey
11	Orchid Gve	Clearing for new house, Messmate woodland removed
12	Ridge Rd	Exotic lawn
13	Ironbark Ave	Ironbark woodland <i>Acacia verniciflua</i> - Varnish Wattle understorey (post fire)
14	Painkalac Ck	Intact <i>Poa poiformis</i> - Coast Tussock-grass Grassland/Riparian vegetation
15	Painkalac Ck	Exotic <i>Stenotaphrum secundatum</i> - Buffalo Grass, slashed and invading indigenous riparian vegetation
16	Split Point	Intact Coastal shrubland vegetation
17	Inlet Cres	Exotic <i>Salix</i> sp- Willow and <i>Araucaria heterophylla</i> -Norfolk Island Pine
18	Inlet Cres	Exotic <i>Cupressus macrocarpus</i> -Monterey Cypress
19	Reserve Rd	Exotic <i>Agapanthus</i> amongst indigenous <i>Leucopogon parviflorus</i> -Coast Beard Heath and <i>Myoporum insulare</i> - Boobialla
20	Split Point	walking path through intact Coastal vegetation
21	Split Point	Intact Coastal vegetation
22	Split Point	<i>Leptospermum laevigatum</i> -Coast Tea-tree, invading intact Coastal vegetation
23	Bambra Rd	<i>Eucalyptus viminalis</i> -Manna Gum, understorey slashed
24	Bambra Rd	<i>Eucalyptus ovata</i> -Swamp Gum, understorey slashed

25	Bambra Rd	<i>Eucalyptus ovata</i> , <i>Eucalyptus viminalis</i> , understorey slashed
26	Gilbert St	<i>Eucalyptus obliqua</i> woodland, thick indigenous understorey, dominated by <i>Leptospermum continentale</i> - Prickly Tea-tree
27	Gilbert St	<i>Eucalyptus obliqua</i> woodland, understorey slashed
28	Jumbunna	<i>Eucalyptus obliqua</i> woodland, understorey slashed, <i>Xanthorrhoea australis</i> - Grass Tree, retained
29	Gilbert St	<i>Eucalyptus obliqua</i> woodland, track with Parks Victoria infrastructure
30	Gilbert St	Intact <i>Eucalyptus obliqua</i> woodland, heathy understorey
31	Gilbert St	Intact <i>Eucalyptus obliqua</i> woodland, heathy understorey
32	Gilbert St	Intact <i>Eucalyptus obliqua</i> woodland, heathy understorey with track
33	Great Ocean Rd	<i>Eucalyptus tricarpa</i> -Ironbark, canopy stress
34	Near Aireys St	Gully vegetation, mix of indigenous and exotic
35	Near Anderson St	Gully vegetation, mix of indigenous and exotic, with bridge
36	Near Anderson St	Gully vegetation, mix of indigenous and exotic, with bridge
37	Near Marion St	Gully vegetation, mix of indigenous and exotic

Appendix 3

**Copy of *'Indigenous Planting Guide'*
(Surf Coast Shire, 2003)**



precinct 2 anglesea district



The Anglesea District includes the townships of Anglesea, Aireys Inlet, Fairhaven, Moggs Creek and Eastern View. The area includes a large proportion of Crown Land: Anglesea Heath (ALCOA lease), the Angahook-Lorne State park and various nature reserves.

The major vegetation communities in the district are Coastal Heathland, Heathy Woodland, Lowland Forest, Shrubby Foothill Forest and Shrubby Dry Forest. Although many species may be common in each community, they grow differently depending upon the aspect, soil and climatic conditions of the site.

Coastal Heathlands in the Anglesea District are restricted to areas close to the coastal fringe. The majority of these heathlands are treeless and support a wide range of heathland shrubs, groundcovers, grasses, sedges and rushes. The community is dominated by Prickly and Silky Tea-tree, with other common species being Dwarf She-oak and Thatch Saw-sedge.

Heathy Woodland overstorey is dominated by Messmate and Brown Stringybark with scattered occurrences of other gums such as Manna Gums, Swamp Gums, Shining Peppermint and Narrow-leaf Peppermint. The understorey is

dominated by a wide range of heathland shrubs, including Silver Banksia, Common Heath, Common Beard Heath, Myrtle Wattle and Guinea Flowers. A diversity of grasses, sedges, rushes and herbaceous species make up the ground layer.

Lowland Forest occurs on gentle to moderate slopes on sandy loams and silty clay loams. The overstorey includes Narrow-leaf Peppermint and Messmate. The shrub layer includes Common Heath, Honey-pots, Common Aotus, with a ground layer of Trailing Goodenia and Flax-lily. Sedges are also common with Wattle Mat-rush and Spiny-headed Mat-rush being found in most areas.

Shrubby Foothill Forest occurs on sites with clay loams over medium to heavy clays or, closer to the coast, on shallow clay loams over rock. The deep soils allow higher growth of canopy trees. As a result the overstorey is dominated by Messmate. Mountain Grey Gum, Brown Stringybark, Southern Blue Gum, Swamp Gum, Narrow-leaf Peppermint, and Manna Gum are occasional. Shrubs include Hop Goodenia, Prickly Moses, Snow Daisy Bush, Prickly Currant-bush, Narrow-leaf Wattle, Prickly Tea-tree and Large-leaf Bush-pea. The ground stratum often lacks diversity and is dominated

by Austral Bracken and Forest Wire-grass.

Shrubby Dry Forest is characterised by an overstorey of Red Ironbark, Messmate and Southern Blue Gum, with a shrub layer of Large-leaf Bush-pea, Common Heath and Prickly Moses. The ground stratum includes a number of grasses such as Tussock Grass and Wallaby-grass. Sedges are strongly represented by Wattle Mat-rush and Spiny-headed Mat-rush. Other common species are Trailing Goodenia and Honey-pots.



Anglesea Grevillea

precinct 2 anglesea district

20

Tall Trees

BOTANICAL NAME *Eucalyptus cypellocarpa*
COMMON NAME Mountain Grey Gum
ENVIRONMENTAL CONDITIONS Adaptable to most conditions.
HEIGHT/SPREAD 10-40m/10-15m
COMMENTS Upright tree with dense canopy but growth is stunted in drier soils.

BOTANICAL NAME *Eucalyptus* aff. *cypellocarpa* (Anglesea)
COMMON NAME Otway Grey Gum
ENVIRONMENTAL CONDITIONS This species is isolated in distribution to some areas of Anglesea and Aireys Inlet.
HEIGHT/SPREAD 5-7m/5-6m
COMMENTS Vulnerable in Victoria. Small tree to 7m with rough fibrous bark on the lower part of the trunk, and smooth bark on the upper trunk and branches. Endemic to Anglesea

BOTANICAL NAME *Eucalyptus baxteri*
COMMON NAME Brown Stringybark
ENVIRONMENTAL CONDITIONS Well drained damp soils.
HEIGHT/SPREAD 15-40m/4-20m
COMMENTS Good shade and shelter tree.

BOTANICAL NAME *Eucalyptus globulus* ssp *globulus*
COMMON NAME Southern Blue Gum
ENVIRONMENTAL CONDITIONS Prefers deeper, well drained soils.
HEIGHT/SPREAD 25-40m/10-15m
COMMENTS Fast growing tall tree with large crown. Long, dark green leaves with eucalyptus aroma.

BOTANICAL NAME *Eucalyptus obliqua*
COMMON NAME Messmate Stringybark
ENVIRONMENTAL CONDITIONS Moist well drained soils, tolerating short dry periods.
HEIGHT/SPREAD 5-30m/6-20m
COMMENTS Excellent shade and shelter tree for larger areas.

BOTANICAL NAME *Eucalyptus ovata*
COMMON NAME Swamp Gum
ENVIRONMENTAL CONDITIONS Prefers moist soils, tolerates inundation during winter and dryness in summer.
HEIGHT/SPREAD 6-20m/6-10m
COMMENTS Fast growing densely crowned tree. Good for providing shade.

BOTANICAL NAME *Eucalyptus radiata*
COMMON NAME Narrow-leaf Peppermint
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 6-40m/6-20m
COMMENTS Fine textured bark and narrow leaves.

BOTANICAL NAME *Eucalyptus tricarpa*
COMMON NAME Red Ironbark
ENVIRONMENTAL CONDITIONS Poor shallow soils including clays and gravels.
HEIGHT/SPREAD 10-30m/10-20m
COMMENTS Attractive upright to spreading tree with rough dark bark. Cream or pink flowers.

BOTANICAL NAME *Eucalyptus viminalis*
COMMON NAME Manna Gum
ENVIRONMENTAL CONDITIONS Adaptable to a wide range of soils, but will grow better on deeper soils.
HEIGHT/SPREAD 10-40m/8-15m
COMMENTS Fast growing tree used as a food source by koalas.

BOTANICAL NAME *Eucalyptus willisii*
COMMON NAME Shining Peppermint
ENVIRONMENTAL CONDITIONS Prefers drier conditions.
HEIGHT/SPREAD 2-10m/4m
COMMENTS Small tree with fibrous bark on lower trunk. Masses of small cream flowers in spring.



Golden Wattle

Trees

BOTANICAL NAME *Acacia dealbata*
COMMON NAME Silver Wattle
ENVIRONMENTAL CONDITIONS Prefers deep, moist soils. Full to shaded sun.
HEIGHT/SPREAD 2-30m/5-10m
COMMENTS Fast growing open tree with bluish green feathery-like leaves flowering in profuse yellow balls July-Oct.

BOTANICAL NAME *Acacia mearnsii*
COMMON NAME Black Wattle
ENVIRONMENTAL CONDITIONS Prefers well drained soils. Will grow under harsh conditions.
HEIGHT/SPREAD 5-15m/6-10m
COMMENTS Fast growing, short lived (15yrs) wattle with dark green feathery-like foliage and strongly scented pale yellow flowers Sept-Dec.

BOTANICAL NAME *Acacia melanoxylon*
COMMON NAME Blackwood
ENVIRONMENTAL CONDITIONS Tolerates a wide range of soils, but prefers deep, moist soils.
HEIGHT/SPREAD 6-30m/4-15m
COMMENTS Long lived wattle suited to screening and wind breaks. Dense green foliage and pale creamy flowers July-Oct.

BOTANICAL NAME *Acacia pycnantha*
COMMON NAME Golden Wattle
ENVIRONMENTAL CONDITIONS Grows well on heavy and light soils, prefers well drained soils.
HEIGHT/SPREAD 3-8m/2-5m
COMMENTS Hardy, quick growing, large, leathery dark green leaves. Good for screening, windbreaks and erosion control. Large golden yellow flowers July-Oct

precinct 2 anglesea district



2 1

BOTANICAL NAME Allocasuarina littoralis

COMMON NAME Black Sheoak

ENVIRONMENTAL CONDITIONS

Adaptable to a range of positions in well drained soil.

HEIGHT/SPREAD 4-8m/2-5m

COMMENTS Small upright tree with fine branchlets. Rose coloured flowers on female plants in autumn.

BOTANICAL NAME Allocasuarina verticillata

COMMON NAME Drooping Sheoak

ENVIRONMENTAL CONDITIONS Well drained soils.

HEIGHT/SPREAD 4-10m/3-6m

COMMENTS Hardy tree with drooping greyish-green branchlets. Good for wind break.

BOTANICAL NAME Pomaderris aspera

COMMON NAME Hazel Pomaderris

ENVIRONMENTAL CONDITIONS Moist well drained soil.

HEIGHT/SPREAD 3-8m/2-4m

COMMENTS Slender leafy shrub or small tree. Creamy green flowers in summer.

BOTANICAL NAME Prostanthera lasianthos

COMMON NAME Christmas Bush

ENVIRONMENTAL CONDITIONS Moist well drained loamy soils.

HEIGHT/SPREAD 2-8m/2-5m

COMMENTS Compact small tree. Dark green toothed leaves with minty aroma when crushed. White flowers spotted with orange and purple Nov-Jan. Useful screen plant.

Tall Shrubs

2.5 - 6 metres

BOTANICAL NAME Acacia mucronata

COMMON NAME Narrow-leaf Wattle

ENVIRONMENTAL CONDITIONS Moist well drained soils.

HEIGHT/SPREAD 2-6m/2-5m

COMMENTS Good screen plant, requires pruning. Drought resistant.

BOTANICAL NAME Acacia paradoxa

COMMON NAME Hedge Wattle

ENVIRONMENTAL CONDITIONS Will adapt to most soils.

HEIGHT/SPREAD 2-4m/2-5m

COMMENTS Fast growing dense and spreading shrub covered with thorns. Excellent small bird habitat. Golden yellow flowers.

BOTANICAL NAME Acacia stricta

COMMON NAME Hop Wattle

ENVIRONMENTAL CONDITIONS Reliable in most soils.

HEIGHT/SPREAD 2-5m/2-4m

COMMENTS Quick growing medium plant. Drought hardy. Yellow flowers.

BOTANICAL NAME Acacia verniciflua

COMMON NAME Varnish Wattle

ENVIRONMENTAL CONDITIONS Tolerates wet and dry soils.

HEIGHT/SPREAD 1-4m/3-5m

COMMENTS Quick growing light screening plant with profuse golden balls in spring.

BOTANICAL NAME Acacia verticillata

COMMON NAME Prickly Moses

ENVIRONMENTAL CONDITIONS Tolerates most conditions and withstands periods of waterlogging.

HEIGHT/SPREAD 1-5m/3-5m

COMMENTS Low shrub to open tree with prickly leaves. Excellent bird habitat. Bright yellow flowers June-Dec.

BOTANICAL NAME Banksia marginata

COMMON NAME Silver Banksia

ENVIRONMENTAL CONDITIONS

Common on a wide variety of sites and soils, but prefers good drainage. Tolerates soils wet in winter and dry in summer.

HEIGHT/SPREAD 2.5-6m/1-5m

COMMENTS Low shrub in heathlands to small tree in open forests. Excellent screening plant. Stiff dark green leaves. Honey coloured flowers Oct-June. Attractive to birds.

BOTANICAL NAME Bursaria spinosa

COMMON NAME Sweet Bursaria

ENVIRONMENTAL CONDITIONS Prefers well drained soils.

HEIGHT/SPREAD 1-6m/2-3m

COMMENTS Prickly shrub with creamy fragrant flowers Dec-March. Important nectar source for birds and insects. Bundles of brown seed pods in autumn.

BOTANICAL NAME Cassinia aculeata

COMMON NAME Common Cassinia

ENVIRONMENTAL CONDITIONS Easily grown in a range of well drained soils and positions.

HEIGHT/SPREAD 2-4m/1-2m

COMMENTS Bushy shrub with a spreading habit. Small white flower heads borne in large, dense clusters at the end of branchlets Nov-March.

BOTANICAL NAME Cassinia longifolia

COMMON NAME Shiny Cassinia

ENVIRONMENTAL CONDITIONS Adaptable to most conditions.

HEIGHT/SPREAD 2-4m/2-3m

COMMENTS Dense terminal clusters of small white flowers in summer.

BOTANICAL NAME Coprosma quadrifida

COMMON NAME Prickly Currant-bush

ENVIRONMENTAL CONDITIONS Moist well drained soil.

HEIGHT/SPREAD 2-4m/1-1.5m

COMMENTS Open, upright spiny shrub. Small green leaves and reddish-orange berries.

BOTANICAL NAME Gynatrix pulchella

COMMON NAME Hemp Bush

ENVIRONMENTAL CONDITIONS Well drained moist soil.

HEIGHT/SPREAD 2-4m/1.5-3m

COMMENTS Soft leaved small shrub with hairy heart shaped leaves. Panicles of fragrant small greenish-white flowers Aug-Oct.

BOTANICAL NAME Leptospermum continentale

COMMON NAME Prickly Tea-tree

ENVIRONMENTAL CONDITIONS

Adaptable, tolerates moisture.

HEIGHT/SPREAD 1-4m/1-2m

COMMENTS Hardy prickly shrub great for screening. Masses of white flowers Oct-March.

BOTANICAL NAME Leptospermum lanigerum

COMMON NAME Woolly Tea tree

ENVIRONMENTAL CONDITIONS Grown in a range of positions in moist soils.

HEIGHT/SPREAD 2-5m/1-3m

COMMENTS Robust shrub with a dense bushy habit. Prominent white flowers Sept-Jan.

BOTANICAL NAME Leucopogon parviflorus

COMMON NAME Coast Beard Heath

ENVIRONMENTAL CONDITIONS Well drained sandy soils.

HEIGHT/SPREAD 1-4m/2-3m

COMMENTS Shrub to small tree with masses of densely bearded white flowers July-Nov. Berries bird attracting. Slow growing.

precinct 2 anglesea district

2 2

BOTANICAL NAME Melaleuca lanceolata

COMMON NAME Moonah

ENVIRONMENTAL CONDITIONS

Tolerates a wide range of soils, wet and dry, but prefers well drained soils.

HEIGHT/SPREAD 2.5-5m/3-6m

COMMENTS Hardy shrub to small tree which provides excellent shelter/screening. Cream flowers in cylindrical spikes Oct-Dec.

BOTANICAL NAME Melaleuca squarrosa

COMMON NAME Scented paperbark

ENVIRONMENTAL CONDITIONS Moist to wet soils, exposed to some sun.

HEIGHT/SPREAD 2-5m/1-2m

COMMENTS Attractive salt tolerant shrub. Papery bark. Cream to yellow fragrant flowers Sept-Feb.

BOTANICAL NAME Myoporum insulare

COMMON NAME Common Boobialla

ENVIRONMENTAL CONDITIONS Highly adaptable plant, although prefers sun and well drained soils.

HEIGHT/SPREAD 2.5-6m/3m

COMMENTS Fire retardant. Large rounded shrub, dense foliage, smooth, thick dark green leaves, white flowers with purple spots in spring. Good screening and hedging plant, salt tolerant.

BOTANICAL NAME Olearia argophylla

COMMON NAME Musk Daisy-bush

ENVIRONMENTAL CONDITIONS Enjoys a sheltered position on moist well drained soils.

HEIGHT/SPREAD 3-6m/3-5m

COMMENTS Fast growing shrub or small tree with gnarled trunk covered with ribbon grey bark. Large leaves.

BOTANICAL NAME Ozothamnus ferrugineus

COMMON NAME Tree Everlasting

ENVIRONMENTAL CONDITIONS Prefers moist, well drained soils.

HEIGHT/SPREAD 2-6m/1-3m

COMMENTS Shrub to small tree. Narrow dark green leaves and white flower clusters Nov-Feb.

BOTANICAL NAME Pomaderris ferruginea

COMMON NAME Rusty Pomaderris

ENVIRONMENTAL CONDITIONS Moist well drained soils.

HEIGHT/SPREAD 1-4m/1-1.5m

COMMENTS Beautiful flowering shrub with rusty red young growth.

BOTANICAL NAME Viminaria juncea

COMMON NAME Golden Spray

ENVIRONMENTAL CONDITIONS

Adaptable to poorly drained soils, tolerating salt and lime.

HEIGHT/SPREAD 2.5-5m/2m

COMMENTS Fast growing slender, erect leafless shrub with long, flexible needle-like branches. Long drooping sprays of yellow pea flowers Oct-Feb.



Silver Banksia

Medium Shrubs 1 - 3 metres

BOTANICAL NAME Acacia acinacea

COMMON NAME Gold-dust Wattle

ENVIRONMENTAL CONDITIONS

Adaptable to well drained soils.

HEIGHT/SPREAD 0.5-2.5m/2-4m

COMMENTS Hardy plant good for low screening, profuse bright yellow balls Aug-Nov.

BOTANICAL NAME Acacia genistifolia

COMMON NAME Spreading Wattle

ENVIRONMENTAL CONDITIONS

Tolerates wet or dry soil

HEIGHT/SPREAD 1-3m/1-3m

COMMENTS Fast growing open spreading shrub with narrow prickly leaves, perfumed lemon to cream balls. Flowering autumn to spring.

BOTANICAL NAME Acacia myrtifolia

COMMON NAME Myrtle Wattle

ENVIRONMENTAL CONDITIONS Suits most soils.

HEIGHT/SPREAD 1-3m/1-2m

COMMENTS Fast growing ornamental bush with reddish stems, good for low screening. Profuse flowering in spring.

BOTANICAL NAME Acacia suaveolens

COMMON NAME Sweet Wattle

ENVIRONMENTAL CONDITIONS Well drained soils.

HEIGHT/SPREAD 1-3m/2-5m

COMMENTS Fast growing ornamental low screen or windbreak. Bluish green narrow leaves. Perfumed cream flowers April-Oct.

BOTANICAL NAME Allocasuarina

paludosa

COMMON NAME Scrub Sheoak

ENVIRONMENTAL CONDITIONS Moist well drained clay or sandy soils.

HEIGHT/SPREAD 0.5-2m/1-2m

COMMENTS Slow growing open or dense grey-green shrub. Male flowers bronze, female reddish purple.

BOTANICAL NAME Alyxia buxifolia

COMMON NAME Sea Box

ENVIRONMENTAL CONDITIONS Well drained soils.

HEIGHT/SPREAD 1-2m/1-3m

COMMENTS Dark green hard leaved low shrub. Produces white flowers Oct-Feb followed by red fruit.

BOTANICAL NAME Aotus ericoides

COMMON NAME Common Aotus

ENVIRONMENTAL CONDITIONS

Adaptable to well drained soils, tolerating both wet or dry periods.

HEIGHT/SPREAD 0.5-1.5m/0.5-1.5m

COMMENTS Fast growing bushy upright shrub with clusters of small yellow and red pea flowers Aug-Dec.

BOTANICAL NAME Bossiaea cinerea

COMMON NAME Showy Bossiaea

ENVIRONMENTAL CONDITIONS Adapts to most well drained soils.

HEIGHT/SPREAD 1-2m/1-2m

COMMENTS Dense low rounded shrub tolerating some coastal exposure. Attractive foliage and yellow pea flowers.

BOTANICAL NAME Correa alba

COMMON NAME White Correa

ENVIRONMENTAL CONDITIONS Well drained soils, tolerating moisture or extended dry periods.

HEIGHT/SPREAD 0.5-2m/1-3m

COMMENTS A useful plant for soil binding or as a low screen. Waxy white star shaped flowers most of the year.

BOTANICAL NAME Correa reflexa

COMMON NAME Common Correa

ENVIRONMENTAL CONDITIONS Well drained soil.

HEIGHT/SPREAD 0.3-2m/1-2m

COMMENTS Medium sized shrub with light green or green/red bells March-Sept. Excellent plant for dry shady positions.

precinct 2 anglesea district



2 3

BOTANICAL NAME *Daviesia latifolia*
COMMON NAME Hop Bitter-pea
ENVIRONMENTAL CONDITIONS Adaptable to most soils.
HEIGHT/SPREAD 1-3m/1-2m
COMMENTS Useful in massed plantings for screening or hedges. Attractive yellow pea flowers.

BOTANICAL NAME *Goodenia ovata*
COMMON NAME Hop Goodenia
ENVIRONMENTAL CONDITIONS Grows in any situation. Tolerates waterlogging.
HEIGHT/SPREAD 1-2.5m/1-3m
COMMENTS Green leaves, bright yellow flowers spring to summer.

BOTANICAL NAME *Goodia lotifolia*
COMMON NAME Golden-tip
ENVIRONMENTAL CONDITIONS Well drained soils, intolerant of alkaline soils.
HEIGHT/SPREAD 1-3m/1-5m
COMMENTS Fast growing open shrub producing profuse golden yellow pea flowers Sept-Dec.

BOTANICAL NAME *Hakea decurrens*
COMMON NAME Needle Hakea
ENVIRONMENTAL CONDITIONS Adaptable to any conditions.
HEIGHT/SPREAD 1-2m/1-2m
COMMENTS Prickly shrub with sharp needle-like leaves. White scented flowers in spring.

BOTANICAL NAME *Hakea repullans*
COMMON NAME Western Furze Hakea
ENVIRONMENTAL CONDITIONS Well drained soil.
HEIGHT/SPREAD 1-2m/1-2m
COMMENTS Prickly shrub covered with creamy flowers in spring.

BOTANICAL NAME *Hakea ulicina*
COMMON NAME Furze Hakea
ENVIRONMENTAL CONDITIONS Well drained dry to moist soils.
HEIGHT/SPREAD 1-3m/1-2m
COMMENTS Stiff, narrow upright shrub with narrow sharp pointed leaves. Small clusters of white to cream flowers July-Nov.

BOTANICAL NAME *Indigofera australis*
COMMON NAME Austral Indigo
ENVIRONMENTAL CONDITIONS Grows rapidly in a moist, sheltered position.
HEIGHT/SPREAD 0.5-2m
COMMENTS Open shrub with long slender branches with soft bluish green feather-like leaves. Attractive pink to mauve pea flowers in racemes Sept-Dec.

BOTANICAL NAME *Myoporum sp*
COMMON NAME Sticky Boobialla
ENVIRONMENTAL CONDITIONS Well drained dry soils.
HEIGHT/SPREAD 0.5-2m/1.5-2m
COMMENTS Coastal or dry areas, tolerating exposed or salty conditions.

BOTANICAL NAME *Olearia axillaris*
COMMON NAME Coast Daisy Bush
ENVIRONMENTAL CONDITIONS Well drained dry sandy soil. Full sun.
HEIGHT/SPREAD 1-2m/1-2m
COMMENTS Attractive flowering plant with aromatic leaves and yellow daisy flowers Feb-April.

BOTANICAL NAME *Olearia lirata*
COMMON NAME Snow Daisy-bush
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 1-2m/1m
COMMENTS Snowy white daisy flowers in Spring.

BOTANICAL NAME *Olearia phlogopappa*
COMMON NAME Dusty Daisy-bush
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-3m/1-2m
COMMENTS Shrub with an open to dense habit, masses of white daisy flower heads in large clusters.

BOTANICAL NAME *Ozothamnus rosmarinifolius*
COMMON NAME Rosemary Everlasting
ENVIRONMENTAL CONDITIONS Well drained, moist soils.
HEIGHT/SPREAD 1.5-3m/1-2m
COMMENTS Upright shrub with clusters of whitish flowers Dec-March.

BOTANICAL NAME *Ozothamnus turbinatus*
COMMON NAME Coast Everlasting
ENVIRONMENTAL CONDITIONS Sandy well drained soil.
HEIGHT/SPREAD 1-3m/1.5m
COMMENTS Shrub with bushy rounded habit. Small cream to yellowish flower-heads Feb-May. Tolerates salt spray.

BOTANICAL NAME *Pomaderris ssp paralia*
COMMON NAME Coast Pomaderris
ENVIRONMENTAL CONDITIONS Well drained, dry soils.
HEIGHT/SPREAD 1-2.5m high
COMMENTS Hardy coastal plant with leaves dark green above and whitish beneath – small cream flowers in spring.

BOTANICAL NAME *Prostanthera nivea*
COMMON NAME Snowy Mint bush
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 1-2m/1-2m
COMMENTS Fine light green leaves. Flowers white to mauve with yellow spots in throat Sept-Dec.

BOTANICAL NAME *Pultenaea daphnoides*
COMMON NAME Large leaf Bush
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-3m/0.5-2m
COMMENTS Attractive shrub with large yellow and red pea flowers Aug-Nov.

BOTANICAL NAME *Pultenaea mollis*
COMMON NAME Soft Bush-pea
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-2.5m
COMMENTS A bushy heathland/ woodland shrub with soft green foliage bearing masses of yellow pea flowers in early Spring.

BOTANICAL NAME *Pultenaea scabra*
COMMON NAME Rough Bush-pea
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 1-2m/0.5-1.5m
COMMENTS Erect or rounded shrub. Masses of orange-yellow flowers Sept-Nov.

BOTANICAL NAME *Solanum laciniatum*
COMMON NAME Kangaroo Apple
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-3m/1-3m
COMMENTS Bluish to purple flowers Sept-March. Orange-yellow fruit when ripe. Fruit may be poisonous if eaten when green.

BOTANICAL NAME *Spyridium parvifolium*
COMMON NAME Dusty Miller
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1-3m/1-2m
COMMENTS Shrub good for providing screen in dry, shady areas. Small white flowers are surrounded by dusty-white floral leaves July-Nov.

precinct 2 anglesea district

24

Low Plants to 1 metre high

BOTANICAL NAME Allocasuarina misera

COMMON NAME Dwarf Sheoak

ENVIRONMENTAL CONDITIONS Moist well drained sandy soil.

HEIGHT/SPREAD 0.5-1m/1-2m

COMMENTS Ornamental, slow growing shrub. Male plant has bronze flowers, female reddish purple flowers.

BOTANICAL NAME Amperea xiphodada

COMMON NAME Broom Spurge

ENVIRONMENTAL CONDITIONS Moist well drained soils.

HEIGHT/SPREAD 0.3-0.8m/0.4-0.5m

COMMENTS Wiry shrub with rigid stems arising from a woody rootstock. Smooth dark green narrow leaves.

BOTANICAL NAME Argentipallium obtusifolium

COMMON NAME Blunt Everlasting

ENVIRONMENTAL CONDITIONS Well drained soils.

HEIGHT/SPREAD 0.3-0.5m/0.3-0.5m

COMMENTS A white everlasting flower in late winter/early spring. Leaves re blunt and whitish underneath.

BOTANICAL NAME Brunonia australis

COMMON NAME Blue Pincushion

ENVIRONMENTAL CONDITIONS Moist well drained soil.

HEIGHT/SPREAD 0.1-0.5m/0.1-0.15m

COMMENTS Perennial herb with a rosette of spoon shaped leaves and dense blue pincushion-like flowerheads on stems Oct-Jan.

BOTANICAL NAME Calytrix tetragona

COMMON NAME Fringe Myrtle

ENVIRONMENTAL CONDITIONS Well drained soils, tolerating extended dry periods and occasional inundation.

HEIGHT/SPREAD 1m/1-2m

COMMENTS Fine green aromatic leaves. Very attractive dense heads of white and pink flowers Aug-Nov.

BOTANICAL NAME Chrysocephalum semipapposum

COMMON NAME Clustered

Everlasting

ENVIRONMENTAL CONDITIONS

Variable, from moist to dry soils.

HEIGHT/SPREAD 0.3m-0.5m

COMMENTS Dense perennial herb with grey foliage and dense terminal clusters of yellow flowerheads Oct- May.

BOTANICAL NAME Cynoglossum suaveolens

COMMON NAME Sweet Hound's-tongue

ENVIRONMENTAL CONDITIONS Well drained heavy soil.

HEIGHT/SPREAD 0.1-0.3m

COMMENTS Erect to spreading perennial herb, highly fragrant.

BOTANICAL NAME Dillwynia cinerascens

COMMON NAME Grey Parrot Pea

ENVIRONMENTAL CONDITIONS Prefers dry soils, although can tolerate a wide range of well drained soil types.

HEIGHT/SPREAD 0.6-1m/0.5-1.5m

COMMENTS Open, erect or spreading understory shrub with clusters of yellow and orange pea flowers July-Nov.

BOTANICAL NAME Dillwynia glaberrima

COMMON NAME Heath/Smooth Parrot Pea

ENVIRONMENTAL CONDITIONS Can tolerate a wide range of well drained soil types.

HEIGHT/SPREAD 1m/1-2m

COMMENTS Bright yellow and red flowers Aug-Dec.

BOTANICAL NAME Epacris impressa

COMMON NAME Common Heath

ENVIRONMENTAL CONDITIONS Moist well drained soil, tolerating limited wet or dry periods once established.

HEIGHT/SPREAD 0.5-1m/0.2-0.6m

COMMENTS Floral emblem of Victoria. Open, wiry shrub with attractive pink or white flowers March-Nov. Good rockery plant, particularly when planted in groups.

BOTANICAL NAME Grevillea infecunda

COMMON NAME Anglesea Grevillea

ENVIRONMENTAL CONDITIONS Well drained soils.

HEIGHT/SPREAD 1m/1m

COMMENTS Scrambling semi-erect shrub with large, coarsely toothed prickly leaves and red flowers Oct-Dec. Endemic to Anglesea.

BOTANICAL NAME Helichrysum scorpioides

COMMON NAME Button Everlasting

ENVIRONMENTAL CONDITIONS Well drained soils.

HEIGHT/SPREAD 0.3m/0.2-0.3m

COMMENTS Large yellow buttons spring-autumn. Attractive rockery plant which dies back after flowering.

BOTANICAL NAME Hibbertia fasciculata

COMMON NAME Bundled Guinea-flower

ENVIRONMENTAL CONDITIONS Moist well drained sandy soil.

HEIGHT/SPREAD 0.3-0.6m/0.3

COMMENTS Low, erect plant with soft hairy needle like leaves and clusters of yellow flowers for a long period.

BOTANICAL NAME Hibbertia riparia

COMMON NAME Erect Guinea-flower

ENVIRONMENTAL CONDITIONS Moist well drained soil.

HEIGHT/SPREAD 0.3-1m/0.6

COMMENTS Open erect shrub with yellow flowers spring and summer.

BOTANICAL NAME Hibbertia sericea

COMMON NAME Silky Guinea-flower

ENVIRONMENTAL CONDITIONS Well drained soil.

HEIGHT/SPREAD 0.3-1m/0.6

COMMENTS Small erect shrub covered in silky hairs. Profuse terminal clusters of yellow flowers Oct-Dec.

BOTANICAL NAME Hovea heterophylla

COMMON NAME Common Hovea

ENVIRONMENTAL CONDITIONS Dry well drained soil.

HEIGHT/SPREAD 0.3-0.6m/0.3m

COMMENTS Olive green leaves and small mauve pea flowers along the stems Aug-Oct.

BOTANICAL NAME Isopogon ceratophyllus

COMMON NAME Horny Cone-bush

ENVIRONMENTAL CONDITIONS Requires excellent drainage.

HEIGHT/SPREAD 0.2-0.6m/0.5-1.2m

COMMENTS Small shrub to 50cm tall with woody rootstock and a compact mound of stiff, rigid, prickly light green leaves. Small bright yellow flowers Sept-Nov.

precinct 2 anglesea district



2 5

BOTANICAL NAME *Lasiopetalum baueri*
COMMON NAME Velvet Bush
ENVIRONMENTAL CONDITIONS Dry, well drained soil.
HEIGHT/SPREAD 1-1m/1m
COMMENTS Attractive plant with small drooping clusters of hairy greyish-pink to white flowers.

BOTANICAL NAME *Leptorhynchos squamatus*
COMMON NAME Scaly Buttons
ENVIRONMENTAL CONDITIONS Well drained moist soils.
HEIGHT/SPREAD 0.15-0.3m/0.4m
COMMENTS Small yellow flowerheads on long scaly stalks Sept-Jan.

BOTANICAL NAME *Leptorhynchos tenuifolius*
COMMON NAME Wiry Buttons
ENVIRONMENTAL CONDITIONS Prefers well drained situations.
HEIGHT/SPREAD 0.1-0.3m/0.3m
COMMENTS Single yellow flowerheads Sept-Jan.

BOTANICAL NAME *Leptospermum myrsinoides*
COMMON NAME Heath (silky) Tea-tree
ENVIRONMENTAL CONDITIONS Adaptable, prefers good drainage, but can tolerate poor drainage once established.
HEIGHT/SPREAD 0.5-1m/1m
COMMENTS Attractive shrub with white or pink flowers in spring and summer.

BOTANICAL NAME *Leucophyta brownii*
COMMON NAME Cushion Bush
ENVIRONMENTAL CONDITIONS Well drained dry conditions. Full sun.
HEIGHT/SPREAD 0.2-1m/0.5-2m
COMMENTS Attractive rounded silvery/grey shrub which withstands coastal spray and salt. Foliage reflects available light at night time, making it an ideal plant for defining pathways.

BOTANICAL NAME *Microseris lanceolata*
COMMON NAME Yam Daisy
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.4m/0.15-0.25m
COMMENTS Herb with single bright yellow daisy flowerhead on stalk July-Nov.

BOTANICAL NAME *Olearia ramulosa*
COMMON NAME Twiggy Daisy Bush
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.5-1m/1m
COMMENTS Attractive garden plant with white or mauve flowerheads Sept-May. Fast growing.

BOTANICAL NAME *Olearia teretifolia*
COMMON NAME Cypress Daisy-bush
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD To 1m high
COMMENTS Small erect cypress-like green shrub with masses of tiny white daisy flowers.

BOTANICAL NAME *Persoonia juniperina*
COMMON NAME Prickly Geebung
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-1m/0.6-0.8m
COMMENTS Erect or rounded small shrub with fine prickly leaves and single yellow tubular flowers Dec-March.

BOTANICAL NAME *Phyllanthus hirtellus*
COMMON NAME Thyme Spurge
ENVIRONMENTAL CONDITIONS Sandy or gravelly soils.
HEIGHT/SPREAD To 0.8m
COMMENTS Sparse shrub with green hairy leaves and small pale yellow flowers in winter/spring.

BOTANICAL NAME *Pimelea glauca*
COMMON NAME Smooth Rice-flower
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-0.6m/0.6m
COMMENTS Small ovate bluish-green leaves, creamy-white flowers July-Feb.

BOTANICAL NAME *Pimelea humilis*
COMMON NAME Common Rice-flower
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 0.1-0.5m/0.3-1m
COMMENTS Small perennial plant with a suckering habit. Heads of white flowers spring/summer

BOTANICAL NAME *Pimelea linifolia*
COMMON NAME Slender Rice-flower
ENVIRONMENTAL CONDITIONS Well drained soil.
HEIGHT/SPREAD 0.2-0.5m
COMMENTS Erect or clump forming prostrate plant with terminal clusters of hairy white flowers in spring.

BOTANICAL NAME *Pimelea octophylla*
COMMON NAME Woolly Rice-flower
ENVIRONMENTAL CONDITIONS Well drained sandy soils.
HEIGHT/SPREAD 0.4-1m/0.5m
COMMENTS Masses of perfumed, woolly, creamy yellow flowers Oct-Dec. Foliage and flowers soft to touch.

BOTANICAL NAME *Pimelea serpyllifolia*
COMMON NAME Thyme Rice-flower
ENVIRONMENTAL CONDITIONS Well drained sandy soil.
HEIGHT/SPREAD To 1m
COMMENTS Shrub with small clusters of tiny yellow flowers at branch tips winter to spring.

BOTANICAL NAME *Podolepis jaceoides*
COMMON NAME Showy Podolepis
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-0.6m/0.3m
COMMENTS Erect perennial herb with bright yellow daisy flowerheads borne singly on long stems. Spectacular plant in flower Oct-Dec.

BOTANICAL NAME *Rhagodia candolleana*
COMMON NAME Seaberry Saltbush
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 1m/1m
COMMENTS Semi-succulent scrambling shrub. Small white flowers Dec-Apr. Small red berries in autumn.


BOTANICAL NAME *Sphaerolobium vimineum*
COMMON NAME Leafless Globe-pea
ENVIRONMENTAL CONDITIONS Moist well drained soil.
HEIGHT/SPREAD 0.3-0.5m/0.3-0.6m
COMMENTS Attractive in a rockery or planted with other small shrubs. Small yellow pea flowers Sept- Jan.

BOTANICAL NAME *Spyridium vexilliferum*
COMMON NAME Propeller Plant
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-0.5m
COMMENTS Coastal heathland plant with tiny creamy propeller-like flower heads Sep-Jan.

BOTANICAL NAME *Stackhousia monogyna*
COMMON NAME Creamy Candles
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 0.1-0.3m/0.1-0.3m
COMMENTS Usually grows in patches, creating a massed display. Many tiny cream tubular flowers at the end of each stem Aug-Jan.

precinct 2 anglesea district

26



BOTANICAL NAME Stylidium graminifolium
COMMON NAME Grass Trigger Plant
ENVIRONMENTAL CONDITIONS Moist well drained soils, tolerating wet and dry periods once established.
HEIGHT/SPREAD 0.2-0.6m/0.2-0.3m
COMMENTS Perennial herb with long narrow grass like leaves and a slender stem bearing a narrow spike of pink flowers spring and summer.

BOTANICAL NAME Tetratheca ciliata
COMMON NAME Common Pink Bells
ENVIRONMENTAL CONDITIONS Well drained soil, responding to extra moisture in summer.
HEIGHT/SPREAD 0.3-0.5m/0.3-0.6m
COMMENTS Profuse fragrant pink or mauve flowers July-Dec.

BOTANICAL NAME Thomasia petalocalyx
COMMON NAME Paper Flower
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-0.5m
COMMENTS Bears mauve flowers in summer. Useful in regeneration projects.

BOTANICAL NAME Wahlenbergia multicaulis
COMMON NAME Bluebells
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.3-0.5m/0.3-0.4m
COMMENTS Erect slender plants bearing pale blue bell shaped flowers in early spring.

Groundcovers

BOTANICAL NAME Acrotriche serrulata
COMMON NAME Honey pots
ENVIRONMENTAL CONDITIONS Moist well drained soils tolerating dry periods.
HEIGHT/SPREAD 0.1-0.3m/0.5-1m
COMMENTS Slow growing, dense ground covering plant. Translucent tubular flowers with a honey fragrance in winter.

BOTANICAL NAME Bossiaea prostrata
COMMON NAME Creeping Bossiaea
ENVIRONMENTAL CONDITIONS Well drained soils. Suitable in sun or shade.
HEIGHT/SPREAD Prostrate/0.5-1.5m
COMMENTS Prostrate, lightly spreading, showy yellow pea flowers in Spring.

BOTANICAL NAME Brachyscome multifida
COMMON NAME Cut-leaf Daisy
ENVIRONMENTAL CONDITIONS Moist clay soils.
HEIGHT/SPREAD 0.1-0.4m/0.2-1m
COMMENTS Fast growing low spreading perennial. Profuse lilac-blue or mauve flowers in summer/autumn. Useful soil binder.

BOTANICAL NAME Calocephalus lacteus
COMMON NAME Milky Beauty-heads
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.15-0.3m/0.1-0.3m
COMMENTS Small sprawling plant with soft grey foliage and white globular flowerheads Sep-Feb.

BOTANICAL NAME Carpobrotus rossii
COMMON NAME Karkalla
ENVIRONMENTAL CONDITIONS Sandy soil. Full sun required for flowers.
HEIGHT/SPREAD Prostrate/2-3m
COMMENTS Prostrate succulent perennial herb with thick fleshy leaves and pale purple to pink flowers on short stalks. Good soil binding plant. Flowers most of the year.

BOTANICAL NAME Chrysocephalum apiculatum
COMMON NAME Common Everlasting
ENVIRONMENTAL CONDITIONS Widespread and variable in a variety of habitats.
HEIGHT/SPREAD 0.3m/1-2m
COMMENTS Perennial of the daisy family. Silvery foliage and golden flower heads which occur most of the year. Excellent rockery plant.

BOTANICAL NAME Dichondra repens
COMMON NAME Kidney Weed
ENVIRONMENTAL CONDITIONS Moist well drained soils. Shade.
HEIGHT/SPREAD Prostrate, creeping.
COMMENTS Matting, prostrate herb. Lawn substitute. Kidney shaped leaves with tiny cream flowers Sep-Dec..

BOTANICAL NAME Disphyma crassifolium
COMMON NAME Rounded Noon-flower
ENVIRONMENTAL CONDITIONS Adaptable to any conditions.
HEIGHT/SPREAD Prostrate/1-2m
COMMENTS Spreading perennial herb with succulent cylindrical leafy spikes of yellow and red, apricot or orange flowers Aug-Dec.

BOTANICAL NAME Enchylaena tomentosa
COMMON NAME Ruby Saltbush
ENVIRONMENTAL CONDITIONS Adaptable to any conditions.
HEIGHT/SPREAD Prostrate-1m/0.5-1m
COMMENTS Low spreading or upright woody shrub with succulent leaves. Attractive plant useful as an undershrub. Greenish flowers in spring – yellow to red berries.

BOTANICAL NAME Geranium solanderi
COMMON NAME Austral Crane's-bill
ENVIRONMENTAL CONDITIONS Well drained soils, tolerating moisture.
HEIGHT/SPREAD Prostrate 0.5m/0.6-1.5m
COMMENTS Hairy creeping perennial herb with pink flowers in spring/summer.

BOTANICAL NAME Gompholobium ecostatum
COMMON NAME Dwarf Wedge-pea
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD Prostrate to 0.1m
COMMENTS Red, yellow or apricot peas in spring/summer with narrow bluish leaves.

BOTANICAL NAME Goodenia geniculata
COMMON NAME Bent Goodenia
ENVIRONMENTAL CONDITIONS Moist soils.
HEIGHT/SPREAD 0.1-0.5m/0.1-0.5m
COMMENTS Perennial suckering matting herb. Long flowering. Yellow flowers. Excellent rockery plant.

BOTANICAL NAME Goodenia lanata
COMMON NAME Trailing Goodenia
ENVIRONMENTAL CONDITIONS Tolerates extended dry periods once established.
HEIGHT/SPREAD Prostrate/0.5-1.5m
COMMENTS Attractive solitary yellow flowers on long stalks Oct-Dec. Trailing stems.

precinct 2 anglesea district



27

BOTANICAL NAME Kennedia prostrata
COMMON NAME Running Postman
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD Prostrate/1-2.5m
COMMENTS Fast growing prostrate with very showy red pea flowers most of the year.

BOTANICAL NAME Lagenophera stipitata
COMMON NAME Blue-bottle Daisy
ENVIRONMENTAL CONDITIONS Adaptable to moist well drained soils.
HEIGHT/SPREAD 0.05-0.25m high
COMMENTS Small perennial herb with a slender hairy flower stalks upon which mauve flowerheads grow in summer.

BOTANICAL NAME Mazus pumilio
COMMON NAME Swamp Mazus
ENVIRONMENTAL CONDITIONS Moist to wet soil.
HEIGHT/SPREAD Prostrate/0.5-1m
COMMENTS Suckering mat plant with glossy leaves and solitary white or mauve flowers Oct-March.

BOTANICAL NAME Pelargonium australe
COMMON NAME Austral Stork's-bill
ENVIRONMENTAL CONDITIONS Well drained soils, tolerating dryness once established.
HEIGHT/SPREAD 0.3-0.6m/0.3-1m
COMMENTS Interesting rockery plant useful as a soil or sand binder. Attractive cluster of pink or white flowers Oct-Feb.

BOTANICAL NAME Platylodium obtusangulum
COMMON NAME Common Flat-pea
ENVIRONMENTAL CONDITIONS Prefers well drained soil.
HEIGHT/SPREAD 0.3-0.5m/1m
COMMENTS Triangular leaves and small attractive yellow and red pea flowers in spring.

BOTANICAL NAME Scaevola albida
COMMON NAME Coast Fan-flower
ENVIRONMENTAL CONDITIONS Well drained soil.
HEIGHT/SPREAD 0.15-0.15m/0.5-0.75m
COMMENTS Mat plant with white or bluish fan-shaped flowers most seasons.

BOTANICAL NAME Scutellaria humilis
COMMON NAME Dwarf Skullcap
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 0.15m/1m
COMMENTS Matting plant with small mauve to pink flowers on slender stalks Oct-Feb.

BOTANICAL NAME Selliera radicans
COMMON NAME Swampweed
ENVIRONMENTAL CONDITIONS Moist to wet soils.
HEIGHT/SPREAD Prostrate/0.5-1m
COMMENTS Mat forming herb with shiny green leaves and fan shaped off white flowers in summer.

BOTANICAL NAME Swainsona lessertiifolia
COMMON NAME Coast Swainson-pea
ENVIRONMENTAL CONDITIONS Well drained sandy soil.
HEIGHT/SPREAD 0.1-0.3m/0.4-1m
COMMENTS Scrambling perennial herb with spikes of bright purple pea flowers June-Oct.

BOTANICAL NAME Threlkeldia diffusa
COMMON NAME Coast Bonefruit
ENVIRONMENTAL CONDITIONS Moist saline soils.
HEIGHT/SPREAD Prostrate-0.3m/1m
COMMENTS Spreading succulent perennial herb. Matting plant for coastal conditions.

BOTANICAL NAME Veronica gracilis
COMMON NAME Slender Speedwell
ENVIRONMENTAL CONDITIONS Moist well drained soils.
HEIGHT/SPREAD 0.15-0.3m/1m
COMMENTS Mauve to pale blue cup flowers Sept-Dec.

BOTANICAL NAME Viola hederacea
COMMON NAME Ivy-leaf Violet
ENVIRONMENTAL CONDITIONS Moist to wet soils.
HEIGHT/SPREAD Prostrate, creeping.
COMMENTS Fast growing herb which creates a dense mat with small white flowers most of the year.



Dwarf She-oak



Blunt Everlasting

Grasses, Sedges, Lilies, Irises & Grasstrees

BOTANICAL NAME Agrostis aemula
COMMON NAME Blown Grass
ENVIRONMENTAL CONDITIONS Heavy clay and basalt soils.
HEIGHT/SPREAD To 0.1m high.
COMMENTS Compact annual tuft.

BOTANICAL NAME Arthropodium milleflorum
COMMON NAME Pale Vanilla-lily
ENVIRONMENTAL CONDITIONS Deep loamy soils.
HEIGHT/SPREAD 0.3-1m/0.3m
COMMENTS Slender perennial herb with narrow grass-like leaves and pale purple or pink flowers in summer. Crushed flowers smell like vanilla.

BOTANICAL NAME Arthropodium strictum
COMMON NAME Chocolate Lily
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.2-1m/0.2-0.8m
COMMENTS Attractive and adaptable perennial shrub. Chocolate scented violet coloured flowers in spring.

BOTANICAL NAME Austrodanthonia geniculata
COMMON NAME Knead Wallaby Grass
ENVIRONMENTAL CONDITIONS Requires full sun or semi shaded positions with well drained soil.
HEIGHT/SPREAD 10-40cm high
COMMENTS Excellent contrast plant in landscaping.

precinct 2

anglesea district

28

BOTANICAL NAME *Austrodanthonia racemosa*

COMMON NAME Stiped Wallaby Grass

ENVIRONMENTAL CONDITIONS

Requires full sun or semi shaded positions with well drained soil.

HEIGHT/SPREAD 10-40cm high

COMMENTS Excellent contrast plant in landscaping.

BOTANICAL NAME *Bulbine bulbosa*

COMMON NAME Bulbine Lily

ENVIRONMENTAL CONDITIONS Grows well in moist well drained soils.

HEIGHT/SPREAD 0.2-0.4m

COMMENTS Densely tufted perennial herb with green-grey green succulent rush-like leaves. Yellow star like flowers Sept-Jan.

BOTANICAL NAME *Carex appressa*

COMMON NAME Tall sedge

ENVIRONMENTAL CONDITIONS

Requires ample moisture, tolerating periods of inundation.

HEIGHT/SPREAD 0.5-1.2m/0.5-1m

COMMENTS Suitable for wet areas, stabilising soil, or as an aquatic or bog garden plant.

BOTANICAL NAME *Carex breviculmis*

COMMON NAME Common Grass-sedge

ENVIRONMENTAL CONDITIONS Very adaptable, from exposed slopes to moist depressions.

HEIGHT/SPREAD To 15cm high

COMMENTS Small densely tufted sedge with triangular stems.

BOTANICAL NAME *Chamaescilla corymbosa*

COMMON NAME Blue Squill

ENVIRONMENTAL CONDITIONS Moist soils.

HEIGHT/SPREAD 0.2m/0.2m

COMMENTS Tiny perennial herb with terminal clusters of bright blue flowers Aug-Nov. Flowers short lived.

BOTANICAL NAME *Dianella revoluta*

COMMON NAME Black-anther Flax - lily

ENVIRONMENTAL CONDITIONS Well drained soils. Tolerates dry soils in shade.

HEIGHT/SPREAD 0.3-1m/0.5-2.5m

COMMENTS Perennial with dark green leaves and blue flowers on branched stems in spring/summer.

BOTANICAL NAME *Dichelachne crinita*

COMMON NAME Long-hair Plume-grass

ENVIRONMENTAL CONDITIONS Well drained soils.

HEIGHT/SPREAD To 10cm high.

COMMENTS Ornamental grass.

BOTANICAL NAME *Gahnia filum*

COMMON NAME Chaffy Saw-sedge

ENVIRONMENTAL CONDITIONS Mostly sandy soils.

HEIGHT/SPREAD 1-2m high.

COMMENTS Perennial leafy tussock. Brown and chaffy flower heads.

BOTANICAL NAME *Gahnia sieberiana*

COMMON NAME Red-fruited Saw - sedge

ENVIRONMENTAL CONDITIONS

Tolerates moist soils for most of the year.

HEIGHT/SPREAD 1.5-3m/2-3m

COMMENTS Perennial sedge forming tussocks. Attractive strap like leaves and flower head. Important butterfly food source and habitat for small birds.

BOTANICAL NAME *Isolepis nodosa*

COMMON NAME Knobby Club-rush

ENVIRONMENTAL CONDITIONS Moist soils, tolerates dry and wet conditions when established.

HEIGHT/SPREAD 0.5-1.5m/0.6-2m

COMMENTS Hardy plant providing interesting contrast in landscapes. Ideal for wet areas.

BOTANICAL NAME *Juncus kraussii*

COMMON NAME Sea Rush

ENVIRONMENTAL CONDITIONS

Brackish to saline areas.

HEIGHT/SPREAD 0.6-2m/0.5-1.5m

COMMENTS Perennial rush with round stems.

BOTANICAL NAME *Juncus procerus*

COMMON NAME Tall Rush

ENVIRONMENTAL CONDITIONS Damp well drained soils.

HEIGHT/SPREAD 1-2m/0.6-1.5m

COMMENTS Soft, thick rounded hollow stems.

BOTANICAL NAME *Lepidosperma filiforme*

COMMON NAME Common Rapier-sedge

ENVIRONMENTAL CONDITIONS

Tolerates moist soils with full sun or dry soils in partial sun.

HEIGHT/SPREAD 0.5-1.5m high

COMMENTS Attractive erect foliage and decorative flowers

BOTANICAL NAME *Lepidosperma gladiatum*

COMMON NAME Coast Sword-sedge

ENVIRONMENTAL CONDITIONS Grows well in moist sites, heavy soils in full or part sun.

HEIGHT/SPREAD 1-1.5m high

COMMENTS Attractive strappy plant ideal for feature planting.

BOTANICAL NAME *Lepidosperma semiteres*

COMMON NAME Wire Rapier-sedge

ENVIRONMENTAL CONDITIONS Grows well in moist sites, heavy soils in full or part sun.

HEIGHT/SPREAD 0.3-1m high

COMMENTS Attractive strappy plant ideal for feature planting.

BOTANICAL NAME *Lomandra filiformis*

COMMON NAME Wattle Mat-rush

ENVIRONMENTAL CONDITIONS Moist, well drained clays or sands tolerating dry shady conditions once established.

HEIGHT/SPREAD 0.15-0.3m/0.15-0.2m

COMMENTS Hardy perennial forming rush-like tufts. Flowers like tiny wattle buds in spring.

BOTANICAL NAME *Lomandra longifolia*

COMMON NAME Spiny-headed Mat-rush

ENVIRONMENTAL CONDITIONS Well drained soils tolerating dry shade.

HEIGHT/SPREAD 0.5-1m/0.5-1.2m

COMMENTS Hardy perennial, smooth bright green strappy leaves, scented yellowish flowers Sept-Dec.

BOTANICAL NAME *Lomandra multiflora*

COMMON NAME Many-flowered Mat-rush

ENVIRONMENTAL CONDITIONS Well drained soils.

HEIGHT/SPREAD 0.2-0.5m/0.15-0.2m

COMMENTS Stiff heathland plant, strap like leaves. Attractive purple/yellow flowers in spring.

BOTANICAL NAME *Microlaena stipoides*

COMMON NAME Weeping Grass

ENVIRONMENTAL CONDITIONS Moist well drained soils.

HEIGHT/SPREAD 0.3m/0.6m

COMMENTS Native grass with delicate arching form. Good for a lawn substitute in shady areas.

precinct 2 anglesea district



29

BOTANICAL NAME Patersonia fragilis
COMMON NAME Short Purple flag
ENVIRONMENTAL CONDITIONS
Tolerates inundation for short periods.
HEIGHT/SPREAD 0.1-0.2m/0.4m
COMMENTS Attractive plant in rocky landscape. Purple flowers on short stems in spring/summer.

BOTANICAL NAME Patersonia occidentalis
COMMON NAME Long Purple-flag
ENVIRONMENTAL CONDITIONS
Tolerates inundation in winter and drying out in summer.
HEIGHT/SPREAD 0.2-0.4m/0.3-0.6m
COMMENTS Attractive plant suitable for bog gardens or pond edges but also tolerant of dry positions in late spring/summer.

BOTANICAL NAME Poa labillardierei
COMMON NAME Common Tussock Grass
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.2-0.9m/0.7-1m
COMMENTS Densely forming perennial tussock grasses with soft graceful form suiting many landscape styles.

BOTANICAL NAME Poa poiiformis
COMMON NAME Blue Tussock Grass
ENVIRONMENTAL CONDITIONS Well drained soils.
HEIGHT/SPREAD 0.2-0.9m/0.7-1m
COMMENTS Densely forming perennial tussock grasses with soft graceful form suiting many landscape styles.

BOTANICAL NAME Spinifex sericeus
COMMON NAME Spinifex
ENVIRONMENTAL CONDITIONS
Excellent drainage in sandy soil.
HEIGHT/SPREAD To 50cm high.
COMMENTS Strong perennial grass with long creeping stolons. Ideal for stabilising sandy soil.

BOTANICAL NAME Thelionema caespitosum
COMMON NAME Tufted Blue Lily
ENVIRONMENTAL CONDITIONS Moist soils.
HEIGHT/SPREAD 0.2-0.6m/0.3-0.6m
COMMENTS Herbaceous perennial, blue but usually white star shaped flowers on wiry stems Sept-Jan.

BOTANICAL NAME Themeda triandra
COMMON NAME Kangaroo Grass
ENVIRONMENTAL CONDITIONS
Adaptable to most soils which do not remain wet.
HEIGHT/SPREAD 0.4-0.9m/0.7m
COMMENTS Perennial tussock with attractive green/purple foliage and drooping "paw" like flower heads.

BOTANICAL NAME Xanthorrhoea australis
COMMON NAME Austral Grass-tree
ENVIRONMENTAL CONDITIONS Well drained soils, tolerating dry conditions once established.
HEIGHT/SPREAD 1-3m
COMMENTS Attractive slow growing perennial plant with thick woody trunk surrounded by grassy tuft of leaves. Usually flowers only after fire.

BOTANICAL NAME Xanthorrhoea minor
COMMON NAME Small Grass-tree
ENVIRONMENTAL CONDITIONS Well drained soils, tolerating dry conditions once established.
HEIGHT/SPREAD 0.6m/1m
COMMENTS Attractive slow growing perennial with a subterranean woody trunk. Cream flowers in spring.

Climbers & Scramblers

BOTANICAL NAME Billardiera scandens
COMMON NAME Climbing/Common Appleberry
ENVIRONMENTAL CONDITIONS Well drained dry to moist soil.
HEIGHT/SPREAD Climber
COMMENTS Soft climber with greenish-yellow tubular flowers throughout the year.

BOTANICAL NAME Clematis aristata
COMMON NAME Mountain Clematis
ENVIRONMENTAL CONDITIONS Moist soil with shade.
HEIGHT/SPREAD Climber
COMMENTS Vigorous climber, masses of creamy white starry flowers Aug-March.

BOTANICAL NAME Clematis microphylla
COMMON NAME Small-leaved Clematis
ENVIRONMENTAL CONDITIONS Well drained soil.
HEIGHT/SPREAD Climber
COMMENTS Climber with dull green leaves and masses of creamy starry flowers July-Nov.

BOTANICAL NAME Glycine clandestina
COMMON NAME Twining Glycine
ENVIRONMENTAL CONDITIONS Moist well drained soil, tolerating dry conditions once established.
HEIGHT/SPREAD Twining 0.3-2m tall
COMMENTS Slender open twiner with delicate bluish-mauve pea flowers Oct-Jan.

BOTANICAL NAME Muehlenbeckia adpressa
COMMON NAME Climbing Lignum
ENVIRONMENTAL CONDITIONS Well drained sandy soil.
HEIGHT/SPREAD Climber
COMMENTS Perennial with small greenish-yellow flowers Sept-Dec. Good for fences and retaining walls, tolerates salt exposure and dryness.

BOTANICAL NAME Tetragonia implexicoma
COMMON NAME Bower Spinach
ENVIRONMENTAL CONDITIONS Well drained sandy soil. Tolerates dry soil with shade.
HEIGHT/SPREAD 0.3/2m
COMMENTS Succulent plant suitable for sandy soils/dunes.

BOTANICAL NAME Zygophyllum billardieri
COMMON NAME Coast Twin-leaf
ENVIRONMENTAL CONDITIONS Sandy well drained soil tolerating dry periods.
HEIGHT/SPREAD 0.3-0.6/1m
COMMENTS Fire retardant. Suitable for exposed coastal conditions. Attractive bright yellow flowers most of year.



Blue Squill

anglesea district summary

30

Botanical Name

Acacia acinacea
Acacia dealbata
Acacia genistifolia
Acacia mearnsii
Acacia melanoxylon
Acacia mucronata
Acacia myrtifolia
Acacia paradoxa
Acacia pycnantha
Acacia stricta
Acacia suaveolens
Acacia verniciflua
Acacia verticillata
Acrotriche serrulata
Agrostis aemula
Allocasuarina littoralis
Allocasuarina misera
Allocasuarina paludosa
Allocasuarina verticillata
Alyxia buxifolia
Amperea xiphoclada
Aotus ericoides
Argentipallium obtusifolium
Arthropodium milleflorum
Arthropodium strictum
Austrodanthonia geniculata
Austrodanthonia racemosa
Banksia marginata
Billardiera scandens
Bossiaea cinerea
Bossiaea prostrata
Brachyscome multifida
Brunonia australis
Bulbine bulbosa
Bursaria spinosa
Calocephalus lacteus
Calytrix tetragona
Carex appressa
Carex breviculmis
Carpobrotus rossii
Cassinia aculeata
Cassinia longifolia
Chamaescilla corymbosa
Chrysocephalum apiculatum

Common Name

Gold-dust Wattle
Silver Wattle
Spreading Wattle
Black Wattle
Blackwood
Narrow-leaf Wattle
Myrtle Wattle
Hedge Wattle
Golden Wattle
Hop Wattle
Sweet Wattle
Varnish Wattle
Prickly Moses
Honey pots
Blown Grass
Black Sheoak
Dwarf Sheoak
Scrub Sheoak
Drooping Sheoak
Sea Box
Broom Spurge
Common Aotus
Blunt Everlasting
Pale Vanilla-lily
Chocolate Lily
Kneed Wallaby Grass
Stiped Wallaby Grass
Silver Banksia
Climbing/Common Appleberry
Showy Bossiaea
Creeping Bossiaea
Cut-leaf Daisy
Blue Pincushion
Bulbine Lily
Sweet Bursaria
Milky Beauty-heads
Fringe Myrtle
Tall sedge
Common Grass-sedge
Karkalla
Common Cassinia
Shiny Cassinia
Blue Squill
Common Everlasting

Chrysocephalum semipapposum
Clematis aristata
Clematis microphylla
Coprosma quadrifida
Correa alba
Correa reflexa
Cynoglossum suaveolens
Daviesia latifolia
Dianella revoluta
Dichelachne crinita
Dichondra repens
Dillwynia cinerascens
Dillwynia glaberrima
Disphyma crassifolium
Enchylaena tomentosa
Epacris impressa
Eucalyptus aff. cypellocarpa
(Anglesea)
Eucalyptus baxteri
Eucalyptus cypellocarpa
Eucalyptus globulus ssp globulus
Eucalyptus obliqua
Eucalyptus ovata
Eucalyptus radiata
Eucalyptus tricarpa
Eucalyptus viminalis
Eucalyptus willisii
Gahnia filum
Gahnia sieberiana
Geranium solanderi
Glycine clandestina
Gompholobium ecostatum
Goodenia geniculata
Goodenia lanata
Goodenia ovata
Goodia lotifolia
Grevillea infecunda
Gynatrix pulchella
Hakea decurrens
Hakea repullans
Hakea ulicina
Helichrysum scorpioides
Hibbertia fasciculata
Hibbertia riparia
Hibbertia sericea
Clustered Everlasting
Mountain Clematis
Small-leaved Clematis
Prickly Currant-bush
White Correa
Common Correa
Sweet Hound's-tongue
Hop Bitter-pea
Black-anther Flax -lily
Long-hair Plume-grass
Kidney Weed
Grey Parrot Pea
Heath/Smooth Parrot Pea
Rounded Noon-flower
Ruby Saltbush
Common Heath

Otway Grey Gum
Brown Stringybark
Mountain Grey Gum
Southern Blue Gum
Messmate Stringybark
Swamp Gum
Narrow-leaf Peppermint
Red Ironbark
Manna Gum
Shining Peppermint
Chaffy Saw-sedge
Red-fruited Saw -sedge
Austral Crane's-bill
Twining Glycine
Dwarf Wedge-pea
Bent Goodenia
Trailing Goodenia
Hop Goodenia
Golden-tip
Anglesea Grevillea
Hemp Bush
Needle Hakea
Western Furze Hakea
Furze Hakea
Button Everlasting
Bundled Guinea-flower
Erect Guinea-flower
Silky Guinea-flower

anglesea district summary



31

Hovea heterophylla	Common Hovea	Pimelea humilis	Common Rice-flower
Indigofera australis	Austral Indigo	Pimelea linifolia	Slender Rice-flower
Isolepis nodosa	Knobby Club-rush	Pimelea octophylla	Woolly Rice-flower
Isopogon ceratophyllus	Horny Cone-bush	Pimelea serpyllifolia	Thyme Rice-flower
Juncus kraussii	Sea Rush	Platylobium obtusangulum	Common Flat-pea
Juncus procerus	Tall Rush	Poa labillardierei	Common Tussock Grass
Kennedia prostrata	Running Postman	Poa poiformis	Blue Tussock Grass
Lagenophera stipitata	Blue-bottle Daisy	Podolepis jaceoides	Showy Podolepis
Lasiopetalum baueri	Velvet Bush	Pomaderris aspera	Hazel Pomaderris
Lepidosperma filiforme	Common Rapier-sedge	Pomaderris ferruginea	Rusty Pomaderris
Lepidosperma gladiatum	Coast Sword-sedge	Pomaderris ssp paralia	Coast Pomaderris
Lepidosperma semiteres	Wire Rapier-sedge	Prostanthera lasianthos	Christmas Bush
Leptorhynchos squamatus	Scaly Buttons	Prostanthera nivea	Snowy Mint bush
Leptorhynchos tenuifolius	Wiry Buttons	Pultenaea daphnoides	Large leaf Bush pea
Leptospermum continentale	Prickly Tea-tree	Pultenaea mollis	Soft Bush-pea
Leptospermum lanigerum	Woolly Tea tree	Pultenaea scabra	Rough Bush-pea
Leptospermum myrsinoides	Heath (silky) Tea-tree	Rhagodia candolleana	Seaberry Saltbush
Leucophyta brownii	Cushion Bush	Scaevola albida	Coast Fan-flower
Leucopogon parviflorus	Coast Beard Heath	Scutellaria humilis	Dwarf Skullcap
Lomandra filiformis	Wattle Mat-rush	Selliera radicans	Swampweed
Lomandra longifolia	Spiny-headed Mat-rush	Solanum laciniatum	Kangaroo Apple
Lomandra multiflora	Many-flowered Mat-rush	Sphaerolobium vimineum	Leafless Globe-pea
Mazus pumilio	Swamp Mazus	Spinifex sericeus	Spinifex
Melaleuca lanceolata	Moonah	Spyridium parvifolium	Dusty Miller
Melaleuca squarrosa	Scented paperbark	Spyridium vexilliferum	Propeller Plant
Microlaena stipoides	Weeping Grass	Stackhousia monogyna	Creamy Candles
Microseris lanceolata	Yam Daisy	Stylidium graminifolium	Grass Trigger Plant
Muehlenbeckia adpressa	Climbing Lignum	Swainsona lessertiifolia	Coast Swainson-pea
Myoporum insulare	Common Boobialla	Tetragonia implexicoma	Bower Spinach
Myoporum sp	Sticky Boobialla	Tetratheca ciliata	Common Pink Bells
Olearia argophylla	Musk Daisy-bush	Thelionema caespitosum	Tufted Blue Lily
Olearia axillaris	Coast Daisy Bush	Themeda triandra	Kangaroo Grass
Olearia lirata	Snow Daisy-bush	Thomasia petalocalyx	Paper Flower
Olearia phlogopappa	Dusty Daisy-bush	Threlkeldia diffusa	Coast Bonefruit
Olearia ramulosa	Twiggy Daisy Bush	Veronica gracilis	Slender Speedwell
Olearia teretifolia	Cypress Daisy-bush	Viminaria juncea	Golden Spray
Ozothamnus ferrugineus	Tree Everlasting	Viola hederacea	Ivy-leaf Violet
Ozothamnus rosmarinifolius	Rosemary Everlasting	Wahlenbergia multicaulis	Bluebells
Ozothamnus turbinatus	Coast Everlasting	Xanthorrhoea australis	Austral Grass-tree
Patersonia fragilis	Short Purple flag	Xanthorrhoea minor	Small Grass-tree
Patersonia occidentalis	Long Purple-flag	Zygophyllum billardieri	Coast Twin-leaf
Pelargonium australe	Austral Stork's-bill		
Persoonia juniperina	Prickly Geebung		
Phyllanthus hirtellus	Thyme Spurge		
Pimelea glauca	Smooth Rice-flower		

Appendix 4

**Data Collected from Physical Survey
(Surf Coast Shire, 2003)**

Physical Assessment Categories

Street Character

- V = Vegetation dominates - buildings mostly screened.
- VB = Vegetation, but buildings visible.
- M = Mixture of vegetation and bare naturestrip.
- O = Open naturestrip and front yards

Predominant Front Setback of Buildings

- A = 0-5m
- B = 6-9m
- C = More than 9m
- D = Varied setbacks

Street construction

- G = Gravel
- GB = Bitumen with unsealed shoulders
- B = All bitumen
 - 1 = kerb & channel
 - a = on-street parking

Footpaths

- 0 = No footpaths
- 1 = one side of street only
- 2 = both sides of street
 - a = sealed
 - b = unsealed

Services

- U = underground/disguised
- V = clearly visible from the street

Building Height

- S = Single storey
- T = Two storey
- M = Mixture of heights

Wall Materials

- W = Weatherboard/Fibro
- BV = Brick veneer walls
- B = Blockwork/rendered brick
- MF = Modern forms of cladding eg Harditex, shadow clad, corrugated iron
- M = Mixture of materials

Roof Material

- T = Tiles
- C = Colourbond/zincalume
- M = Mixture of roof materials
 - 1 = flat roof
 - 2 = pitched roof
 - 3 = mix of roof forms

Building Colours

- S = Subdued
- B = Bright
- M = Mixture

Views

- H = High
- M = Medium Low
- N = None

Site treatment

- N = little/no site cut/fill
- M = moderate site cut/fill
- E = Excessive site cut/fill

Extent of Vegetation Cover

- L = Low
- M = Medium
- H = High
- V = Varied

Front Fences

- N = None
- L = Low
- H = High
- V = Varied

Side Fences

- N = None
- PW = Post and wire
- P = Paling
- M = Mixture

Building Age

- A = Prior to 1970
- B = 1970-1990
- C = 1990-today
- D = Mixture of ages

Building bulk

- B = visually bulky
- M = moderately bulky
- L = light and well integrated

Carports/garages

- H = highly visible from the street
- P = partially visible, well integrated
- N = not visible

Topography

- 1 = minimal slope
 - 2 = moderate slope
 - 3 = steep slope
-

Data from Physical Assessment by Shire Officers

AIREYS INLET	Street Char.	Front Setback	Street Const.	F/paths	Services	Bldg Height	Wall Mat.	Bldg Colour	Site treat.	Views	Vegt Cover	Front Fence	Side Fence	Bldg Age	Bldg Bulk	Roof Mat.	Vehicle	Topography	Other comments
Boundary Rd (east GOR)	V	C	G	O	U	S	W	S	N	N	H	N	N-PW	B	L	C2	P	1	Opposite ERZ
Hartley Street	V	C	G	O	U	M	W	S	N	N	H	N	N-PW	B	L	C2	P	1	
Eagle Rock Parade (North)	V	C	G	O	V	M	W	S	N	M	H	L	PW	B	L	C3	P	1	Views from properties at south end toward lighthouse
Hopkins Street (east GOR)	V	C	G	O	V	S	M	S	N	N	H	L	N-PW	B	L	C2	P	1	
Berthon Street	VB	B	G	O	U	M	M	S	N	N	H	L	N-PW	D	M	M3	P	1	
Amaroo Crescent	VB	B	B1	O	V	M	W	S	L	N	H	L	N-PW	B	M	C3	P	1	
Aireys Street (east of GOR)	VB	D	G	O	V	M	M	S	M	M	M	N	N	D	M	M3	P	1 to 2	Views from properties at east end toward lighthouse & coast
Roadknight Street	VB	V	G	O	V	M	M	S	N	M	M	N	N	B	M	M3	P	1 to 2	Some views of coastline
Inlet Crescent (south)	VB	A-B	G	O	V	S	M	M	N	M	M	L	PW	D	M	M3	P	1	Views over Painkalac Crk & river mouth
Reserve Road	V	C	G	O	V	T	W	S	N	H	H	N	N	B	L	C	N	2	Opposite cliff top
Federal Street	VB	C	GB	O	V	M	M	M	M	H	L-M	L	PW	D	M	M3	P	1	Historic lighthouse buildings are dominant element in street, some houses highly visible from cliff top walking tracks
Lighthouse Road	V	C	B1	O	V	M	W	S	M	M	M	N-L	N-PW	D	L	C2	P	2 to 3	New buildings generally two storey at least, opposite public land and cliff top walk track
Eagle Rock Parade (south)	VB	D	G	O	V	M	W-MF	S	N	H	M	L	PW	D	L-B	M3	P	1 to 2	
Philip Street (east)	VB	D	G	O	V	M	W	S	N	M	L-M	L	PW	D	M	C3	P	1	
Kerrie Court	VB	B	B1	O	V	M	M-MF	M	N	M	L-M	V	M	B-C	M	C3	P	1 to 2	
Beach Road (east)	VB	B-C	G	O	V	M	M	M	N	M	L-M	V	M	B-C	M	C3	P	1	
Alice Road	M	B-C	G	O	V	M	M	M	N	N-M	L-M	V	M	B-C	M	C3	P	1	
Anderson Street	M	B-C	G	O	V	M	M	S	N	N	L-M	V	M	B-C	M	C3	P	1 to 2	
Inlet Crescent (b/w Reserve & Lighthouse Rds)	V	C	G	O	V	S	W	S	N-M	M	M	N-L	N-PW	D	L	C2	P	2	Pine trees on east side of street dominant streetscape, wetland is a feature of the street
Beach Road (west)	M	D	G	O	V	M	M	M	N	H	L-M	N-L	N-PW	B	M	M3	P	2 to 3	Views of Painkalac Creek & beyond
Brent Avenue	VB	D	B1a	O	V	M	M	S	M	H	M	N-L	N-PW	B	M	M3	P	2 to 3	Views of Painkalac Creek & beyond

Data from Physical Assessment by Shire Officers

AIREYS INLET cont.	Street Char.	Front Setback	Street Const.	F/Paths	Services	Bldg Height	Wall Mat.	Bldg Colour	Site treat.	Views	Vegt Cover	Front Fence	Side Fence	Bldg Age	Bulk	Roof Mat.	Vehicles	Topography	Other comments	
Bambra Road (south of Philip St)	VB	C	GB	O	V	S	M	S	N	N	M	L	PW	A	L	M3	P	1		
River Road	VB	B	G	O	V	S	M	S	N	H	L-M	N-L	N-PW	B	L	M3	P	1		
River Reserve Road & Coastal Court	M	A	G	O	U	M	M-F	S	N	M-H	L-M	N-L	N-PW	C	L-M	C3	P	1	Views of Painkalac Creek & beyond	
Bambra Road (north of Philip St)	VB	C	GB	O	V	T	W	M	M	H	M	N-L	N-PW	A-B	L-M	C3	P-N	2	Some views of Painkalac Creek & beyond	
Aireys Street (west of GOR)	VB	BC	G	O	V	M	W	S	M	M-N	M-H	N-L	N-PW	B-C	L-M	C3	P	2 to 3	Some views of Painkalac Creek & beyond	
Pearse Road	VB-M	B-C	G	O	V	M	M-MF	M	N-M	M	L-M	N-L	N-PW	B-C	M	C3	P	1 to 2	Some views of Painkalac Creek & beyond	
Taroona Road	VB	BC	B1	O	U	M	M	M	N	M-N	L-M	N-L	N-PW	B-C	M	C2	P	1		
Bambra, Boundary, Luggs, Government & Hopkins Road & Gilbert Street	V	C	G	O	U	M	W	S	N	N	H	N-L	N-PW	A-B	L	C3	N	2	Land in the ERZ	
FAIRHAVEN																				
Yandannah, Werona & Banool Roads	VB	B-C	G	O	V	M	MF-M	S	M	N-H	M	N	N	B-C	M	C3	H-P	2 to 3	Generally two storey using light weight materials	
Forest Drive	VB-M	A-B	B1A	O	U	M	M-MF	M	N-M	N	L-M	N	N	C	B	M3	P	2	Considerable vegetation removed for subdivision	
Lialeeta Road	V-VB	D	G	O	V	M	M-MF	S	M	M-H	M	N	N	B-C	M-B	C3	P	2 to 3		
Ridge Rd, Kalbaru & Wybellena Dve	V-VB	B-C	B1	O	V	M	M-MF	M	M	N-H	M	N	M	B-C	B-L	C3	H-P	2 to 3	More two storey houses than single storey, subdued colours, side fences generally post and wire	

Data from Physical Assessment by Shire Officers

MOGGS CREEK	Street Char.	Front Setback	Street Const.	F/Paths	Services	Bldg Height	Wall Mat.	Bldg Colour	Site treat.	Views	Vegt Cover	Front Fence	Side Fence	Bldg Age	Bldg Bulk	Roof Mat.	Vehicles	Topography	Other comments	
	V	C	G	O	V	M	W	S	N	H-M	H	N	N	B-C	L	C3	P-N	1	Some properties also have frontage to GOR	
Boyd Avenue - west	VB	B-C	G	O	V	T	MF	S	M	H-M	M	N	N-PW	C	B-M	C3	P	2	Views of coastline, many properties visible from GOR	
Boyd Avenue - east	V	C	G	O	V	M	MF	S	M	H	M	N	N-PW	C	L	C3	P	1 to 2		
Old Neuk Road	VB	D	GB	O	V	M	M-MF	M	N-E	H-N	L-H	N	N-PW	B-C	B-L	C3	P	1 to 3		
Stephen Avenue	V	B-C	G	O	V	S	M	S	N	N	M-H	N	N-PW	B-C	L	C3	P-N	1 to 2		
Old Coach Road	V	B-C	G	O	V	M	M-MF	S	N-M	M-H	M-H	N	N-PW	B-C	L-M	C3	P-N	1 to 3	Views of coastline, some properties visible from GOR	
																				Setbacks difficult to determine. Buildings generally exceed two storeys & are visible along GOR.
EASTERN VIEW	VB	C	G	O	V	M	MF-M	S	M-E	H	M-H	N	N-PW	B-C	B	M3	N	3		

Appendix 5

Precinct Descriptions

Precinct 1 - Aireys Inlet North

This precinct is located on the northern fringe of Aireys Inlet abutting the Angahook Lorne State Park, and frames the northern entrance to Aireys Inlet. The precinct is divided by the Great Ocean Road and extends from the cliffs in the east to Bambra Road in the west. Boundary Road provides the southern boundary and the northern boundary is defined by public land. The precinct comprises large rural living sized lots. The area has a high coverage of indigenous vegetation ranging from regional to state significance. Most of the lots comprise houses nestled amongst established vegetation and are barely visible, if at all from beyond the property boundaries.

Existing Character

- ❑ Large rural living sized lots.
- ❑ Vegetation dominates the environs and buildings are generally not visible from beyond property boundaries
- ❑ Mostly intact vegetation of State and Regional conservation significance dominated by Ironbark, Manna Gum and Messmate with Narrow-leaf Peppermint and Swamp Gum. Significant species include Paper Flower (*Thomasia petalocalyx*) and Anglesea Slender Sun Orchid (*Thelymitra aff pauciflora*) – Jumbunna area.
- ❑ Relatively low incidence of exotic vegetation except around Catalan Road and Spence Avenue
- ❑ Boundaries are either unfenced or fenced with post and wire
- ❑ Roads and driveways are predominantly unsealed
- ❑ The land is undulating, allowing ocean views
- ❑ Infrastructure services are above ground and visible along the roads

Preferred Character

- ❑ Retention and enhancement of the existing indigenous vegetation cover.
- ❑ Low scale buildings that are generally contained within the tree canopy and are sited and designed to minimise visibility from beyond the site.
- ❑ Buildings sited in areas of highest disturbance and lowest vegetation quality.
- ❑ Roof materials to be non-reflective subdued tones that blend with the natural environment
- ❑ No boundary fencing or limited to post and wire if required
- ❑ Retention of unsealed roads where possible
- ❑ Retention of unsealed driveways





Precinct 2 - Aireys Inlet North-West

This precinct is located immediately to the north-west of the Aireys Inlet residential area and extends from the Great Ocean Road in the east to Bambra Road in the west. The precinct has a rural bushland character characterised by houses on low density residential sized lots. The area has a high coverage of indigenous vegetation of regional conservation significance. Houses are generally nestled amongst established vegetation and barely visible from beyond property boundaries.

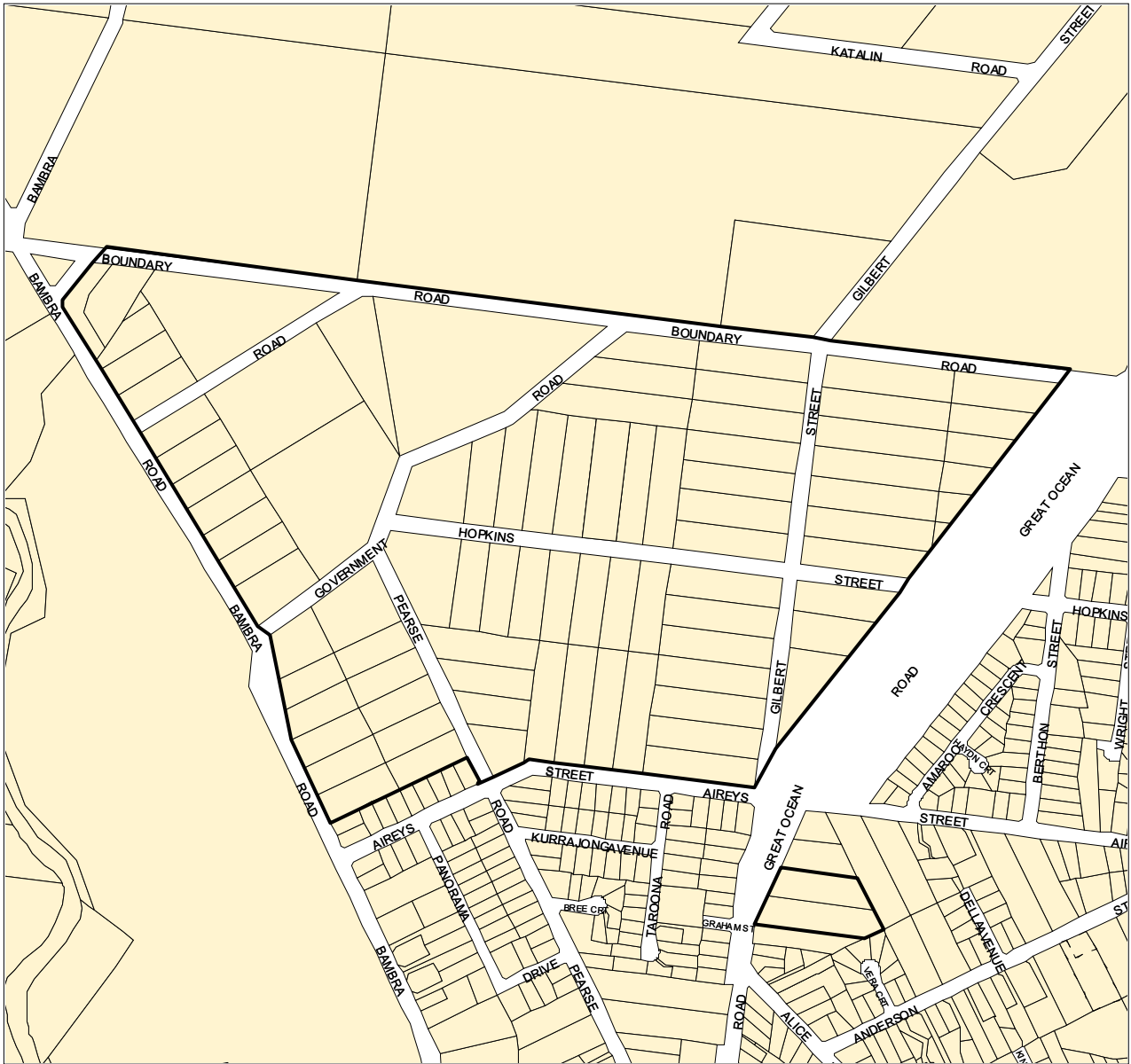
Existing Character

- ❑ Low density residential sized lots
- ❑ Vegetation dominates the streetscape and buildings are only partially visible from beyond property boundaries
- ❑ Mostly intact vegetation dominated by Ironbark, Manna Gum and Messmate of Regional conservation significance. The understorey vegetation contains indigenous species and is mostly slashed for wildfire protection.
- ❑ Buildings are generally single storey and retained below tree canopy level
- ❑ Properties along Bambra Road enjoy filtered views over the Painkalac Creek Valley
- ❑ Buildings are finished in natural colours that blend with the surrounding environment, although the roofs of some buildings are visible from the Painkalac Creek valley.
- ❑ Boundary fencing is limited to post and wire
- ❑ Buildings have large setbacks from all boundaries and are surrounded by vegetation
- ❑ Roads and driveways are predominantly unsealed
- ❑ The land is undulating
- ❑ Infrastructure services are above ground and visible along the streets

Preferred Character

- ❑ Retention and enhancement of the existing indigenous vegetation cover, including canopy trees and understorey
- ❑ Low scale buildings that are contained within the tree canopy.
- ❑ Buildings sited to avoid disturbance to indigenous vegetation and which are screened from the street.
- ❑ External building finishes in subdued tones, with non-reflective roofs.
- ❑ No boundary fencing or limited to post and wire if required
- ❑ Retention of unsealed roads where possible, or maintenance of informal appearance of streetscape if roads are sealed.
- ❑ Retention of unsealed driveways





Precinct 3 - Aireys Inlet North-East

This precinct is located at the northern entrance to Aireys Inlet, between the Great Ocean Road and the cliffs. The area has been settled for residential development for many years however many houses were lost during the 1983 Ash Wednesday bush fires. The precinct comprises low scale housing that is nestled amongst indigenous vegetation. The area has undergone little re-subdivision and has very few multi-dwelling developments. Some of the properties to the south enjoy coastal views to the lighthouse and along the cliff top. The precinct includes Sandy Gully which creates a number of no-through roads.

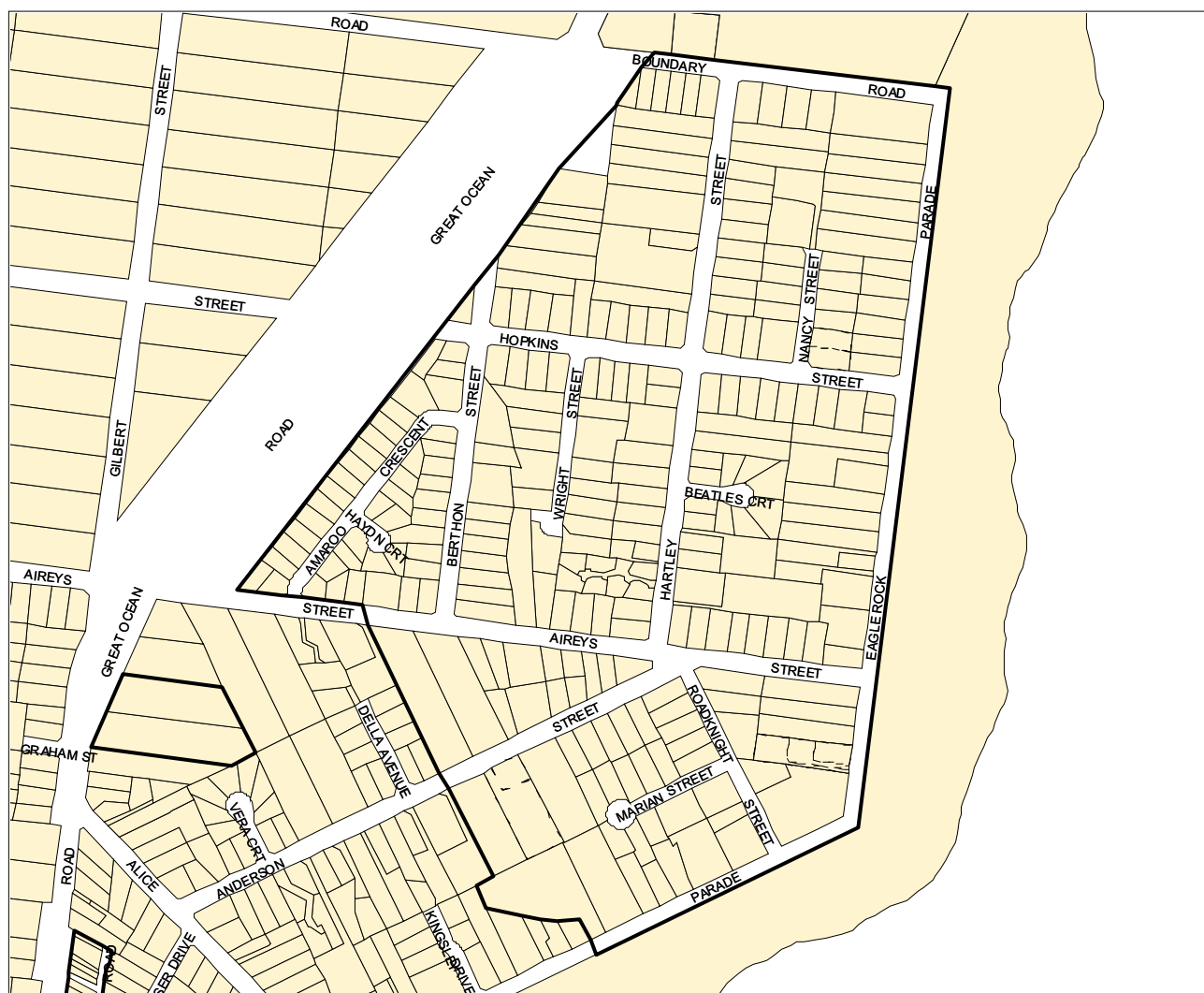
Existing Character

- ❑ Lot sizes range between 800m² and 2000m² with a small pocket of lots less than 800m² in Amaroo Crescent. There are a number of vacant lots throughout the precinct.
- ❑ Vegetation dominates the streetscape with buildings well screened from the street
- ❑ Along Eagle Rock Parade is a mosaic of Moonah and Messmate Stringybark trees of high local conservation significance and non-indigenous natives (ie. Melaleuca sp, Hakea sp, Coast Tea-tree). The understorey is mostly exotic.
- ❑ Remaining areas comprise a mosaic of Ironbark and Messmate Stringybark trees of high local conservation significance, with plantings of non-indigenous natives and exotic species. The understorey is mostly modified with some small areas of indigenous species remaining.
- ❑ Building materials are generally lightweight, including timber and fibro sheeting with colorbond or corrugated iron roofs. There is limited use of masonry and tiles.
- ❑ External building finishes are generally subdued and blend with the natural environment.
- ❑ Building setbacks from front boundaries mostly exceed 9m, with vegetation screening development from view.
- ❑ Building setbacks from side and rear boundaries are generous.
- ❑ Building heights remain below the mature tree canopy level with a mix of single and two storey structures
- ❑ Building footprints are generally small with minimal hard surface areas
- ❑ Fencing is limited to post and wire or none at all
- ❑ Views of the bushland are a feature for most properties, with views of the coastline available to houses at the south-eastern edge of the precinct.
- ❑ Gravel roads and driveways predominate with no formal foot paths along streets
- ❑ The land has a gentle slope that increases at the south-eastern edge.
- ❑ Infrastructure services are generally above ground.



Preferred Character

- ❑ Retention and enhancement of the existing native vegetation cover, including canopy trees and understorey, with emphasis on protection of indigenous species, and use of these species in new landscaping.
- ❑ Emphasis given to protection of the Coastal Moonah Woodland vegetation along Eaglerock Parade.
- ❑ Low scale buildings that are contained within the tree canopy, or where the tree canopy is lower, that have minimum protrusion above the canopy.
- ❑ Buildings constructed to accord with the principles of Surf Coast Style, with use of lightweight external materials finished in warm, earthy, natural tones that blend with the surroundings. Roof materials to have subdued, non-reflective tones.
- ❑ Buildings to have generous setbacks from boundaries and small building footprints with minimal hard surface areas that provide for maintenance of a vegetated character.
- ❑ Reasonable sharing of views where views are available.
- ❑ No boundary fencing or limited to post and wire if fencing is required.
- ❑ Retention of unsealed roads where possible, or maintenance of an informal streetscape appearance if roads are sealed.
- ❑ Retention of unsealed driveways and discrete car parking areas
- ❑ Lot sizes in new subdivision that facilitate retention of the low density vegetated character.



Precinct 4 – Central Aireys Inlet

This precinct comprises a mix of early beach houses and more recent development and surrounds the commercial centre of town, extending from the cliffs in the east to Bambra Road in the west. There is a low-moderate cover of vegetation, with most development in the precinct visible from elevated areas of Fairhaven.

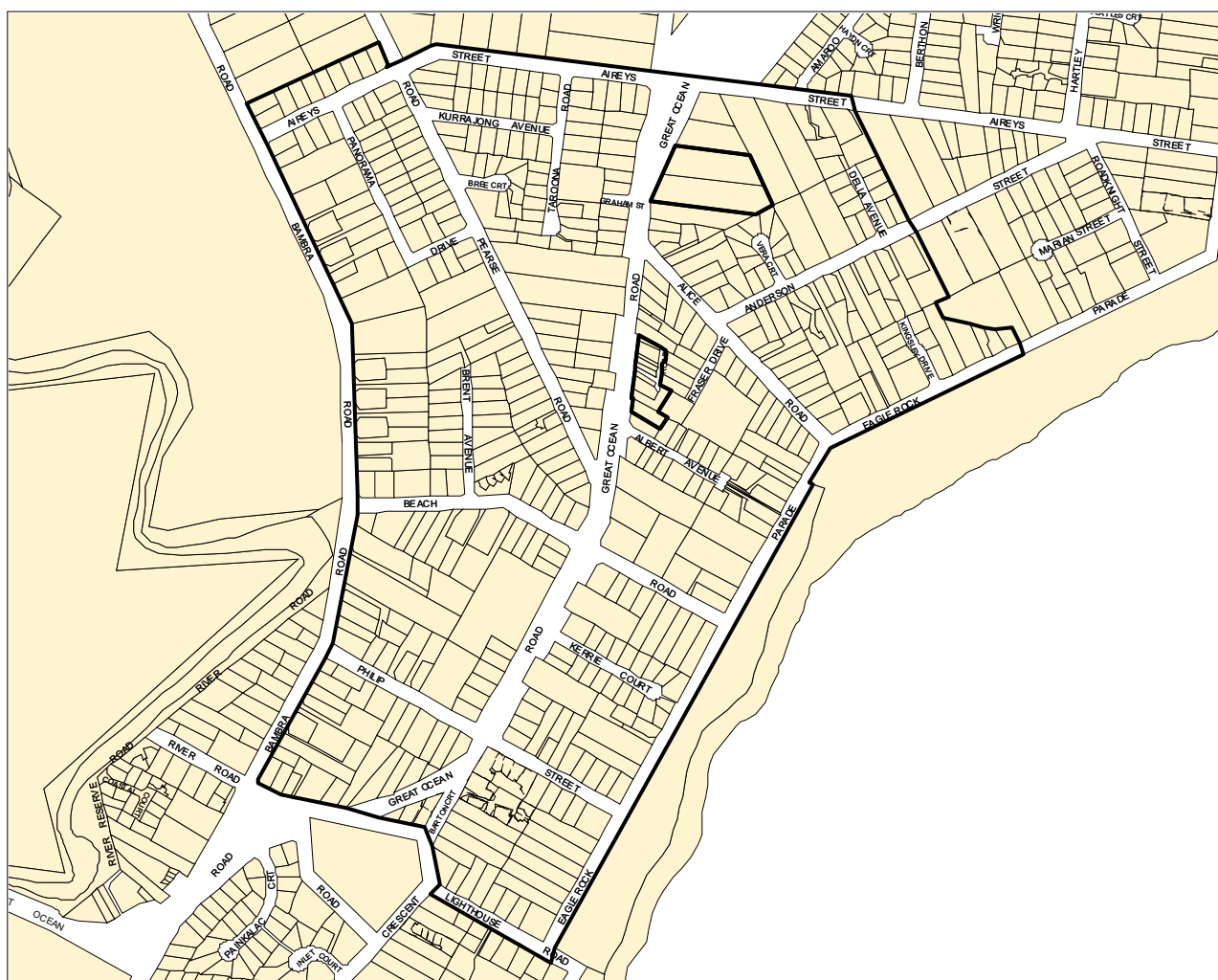
Existing Character

- ❑ Lot sizes range from 450sqm to 2000sqm and there is a scattering of vacant lots of varying size.
- ❑ Buildings are partially screened from the street by vegetation, but in other cases are quite visible due to a lack of vegetation.
- ❑ Around Pearse and Taroona Roads there is a mosaic of Manna Gum and Blackwood of high conservation significance with plantings of non-indigenous natives and exotics. The understorey is mostly modified with some small areas of indigenous species remaining.
- ❑ Remaining areas mainly comprise non-indigenous natives, some of which are known environmental weeds (eg Melaleuca sp, Hakea sp and Coast Tea-tree), with plantings of exotic species and small populations or individual trees of Messmate Stringybark, Ironbark, Drooping Sheoke, Boobialla and Golden Wattle. The understorey is mostly exotic, with isolated mature exotic Monterey Cypress and Stone Pine.
- ❑ Building styles are a mix of traditional and contemporary beach architecture built since the 1950s.
- ❑ Building materials are generally lightweight, including timber and fibro sheeting with colorbond or corrugated iron roofs.
- ❑ External building finishes are a mix of colours with a greater predominance of subdued/natural tones that blend with the natural environment
- ❑ Front building setbacks vary throughout the precinct, generally ranging between 6-10 metres
- ❑ Building setbacks from side and rear boundaries vary, but generally support vegetation between buildings.
- ❑ Buildings are generally within the tree canopy where one exists, or slightly above it where the canopy height is low. There is a mix of single and two storey structures.
- ❑ Fencing is generally limited to post and wire, with many properties having no front or side boundary fencing.
- ❑ Views are enjoyed from many properties toward the lighthouse, coastline and Painkalac Creek.
- ❑ There is a mix of gravel and sealed roads with no formal foot paths along streets.
- ❑ The land varies from gentle to steeply sloping.
- ❑ Infrastructure services are generally above ground.



Preferred Character

- ❑ Retention of the existing native vegetation cover, with emphasis on indigenous species. Particular emphasis given to protection of Moonah vegetation along Eaglerock Parade.
- ❑ Emphasis given to screening of new development and enhancement of the overall vegetation cover with indigenous species.
- ❑ Buildings constructed to accord with the principles of Surf Coast Style, with lightweight materials finished in warm, earthy, natural tones that blend with the surroundings. Roof materials to be in subdued non-reflective tones.
- ❑ Buildings to have generous setbacks from boundaries and small building footprints with minimal hard surface areas that maximise opportunities for planting of vegetation.
- ❑ Low scale buildings that are contained within the tree canopy, or where the tree canopy is lower, that have minimum protrusion above the canopy and have the appearance of no more than two storeys.
- ❑ No boundary fencing or limited to post and wire if required
- ❑ Retention of unsealed driveways and discrete car parking areas
- ❑ Buildings sited and designed to achieve a reasonable sharing of views.
- ❑ Retention of unsealed roads where possible. Where roads are constructed, the informal appearance of streetscapes should be retained.
- ❑ There are opportunities for a higher density of development than in more highly vegetated areas in other precincts, but need to ensure that lot sizes are still large enough to maintain a low density character and allow for an enhanced vegetation cover.



Precinct 5 - Split Point Lighthouse

This precinct comprises the Split Point Lighthouse and immediate environs. The focal point of this precinct is the lighthouse and associated historic buildings along Federal Street and the rugged coastline. The precinct has a medium coverage of relatively low level vegetation, with the exception of pine trees located along Inlet Crescent. The cliff top houses along Federal Street enjoy unimpeded views of the coastline.

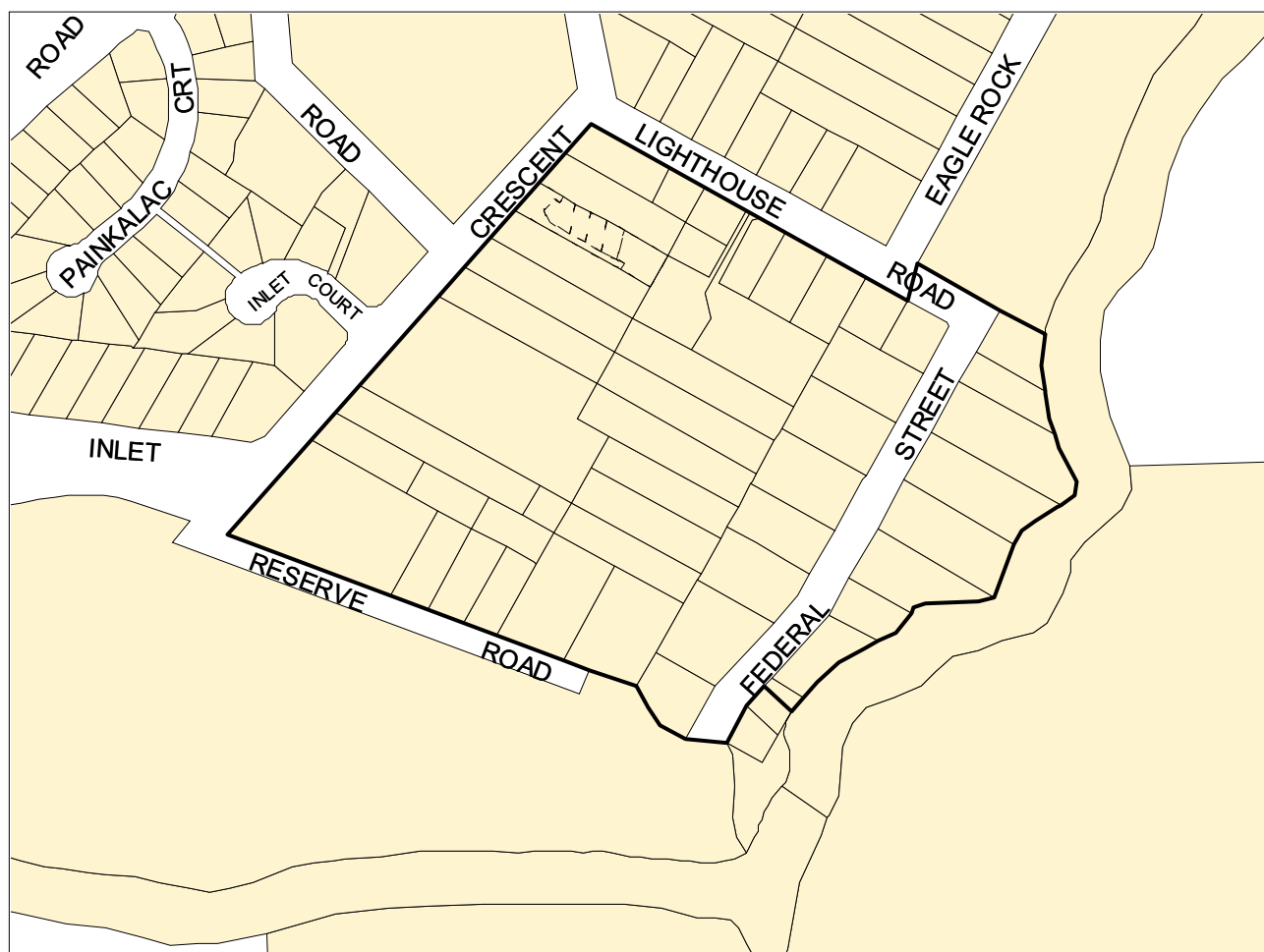
Existing Character

- ❑ Lot sizes range from 800m² to in excess of 1600m².
- ❑ Buildings are partially screened by vegetation which generally dominates the streetscape.
- ❑ The area mainly comprises non-indigenous native species and plantings of exotic species. There are small populations or individual trees of Messmate Stringybark, Ironbark, Drooping Sheoke, Boobialla, Moonah and Golden Wattle. The understorey is mostly exotic, with isolated mature Monterey Cypress and Stone Pine.
- ❑ The historic lighthouse buildings are dominant elements in the streetscape.
- ❑ Building styles are a mix of traditional and contemporary beach architecture with the exception of the historic lighthouse buildings.
- ❑ Building materials are lightweight, generally timber and fibro sheeting with colorbond or corrugated iron roofs. There is limited use of masonry.
- ❑ External building finishes are a mix of colours with a greater predominance of subdued/natural tones that blend with the natural environment.
- ❑ Front building setbacks vary throughout the precinct, generally ranging between 6-10 metres.
- ❑ Building setbacks from side and rear boundaries vary, but are generally greater than minimum requirements. Vegetation provides boundary definition and screening between properties
- ❑ Building heights are generally below the tree canopy level with a mix of low scale single and two storey structures.
- ❑ Building footprints vary, with limited hard surface areas.
- ❑ Any fencing is generally restricted to post and wire, however many properties have no fencing.
- ❑ Driveways and car parking facilities are generally low scale
- ❑ Views are available from many properties toward the lighthouse, coastline and Painkalac Creek.
- ❑ There is a mix of gravel and sealed roads with no formal foot paths along streets.
- ❑ The land varies from flat to steeply sloping.
- ❑ Infrastructure services are above ground



Preferred Character

- ❑ Retention of the lighthouse as the dominant feature of the area, with protection of vistas to the lighthouse by avoiding development around it that would detract attention from it.
- ❑ Retention of the existing native vegetation cover, with emphasis on indigenous species, particularly Moonah.
- ❑ Emphasis given to enhancing the vegetation cover on sites with low vegetation coverage using indigenous species.
- ❑ Buildings constructed to accord with the principles of Surf Coast Style, with lightweight materials finished in warm, earthy, natural tones that blend with the surroundings. Roof materials to be in subdued non-reflective tones.
- ❑ Buildings to have generous setbacks from boundaries and small building footprints with minimal hard surface areas that maximise opportunities for planting of vegetation.
- ❑ Low scale buildings that are contained below the height of the tree canopy.
- ❑ Boundary setbacks that provide for vegetative screening around buildings.
- ❑ No boundary fencing or limited to post and wire if fencing is required.
- ❑ Retention of unsealed driveways and discrete car parking areas.
- ❑ Reasonable sharing of views where these are available.
- ❑ Retention of unsealed roads where possible, or where roads are constructed, maintenance of the informal appearance of streetscapes.
- ❑ Large subdivision lot sizes that ensure a low density of development around the lighthouse.



Precinct 6 - Lower Aireys Inlet

This precinct is located on the creek flats and is dissected by the Great Ocean Road and the 'bottom' shops. The Allen Noble Sanctuary wetlands and Painkalac Creek are adjacent to the precinct and many properties enjoy views over these natural features. The land is mainly flat and contains little significant indigenous vegetation. Development has been predominately low scale with the exception of Coastal Court - a recently created small lot subdivision. The precinct is highly visible from important public vistas, particularly along the Great Ocean Road.

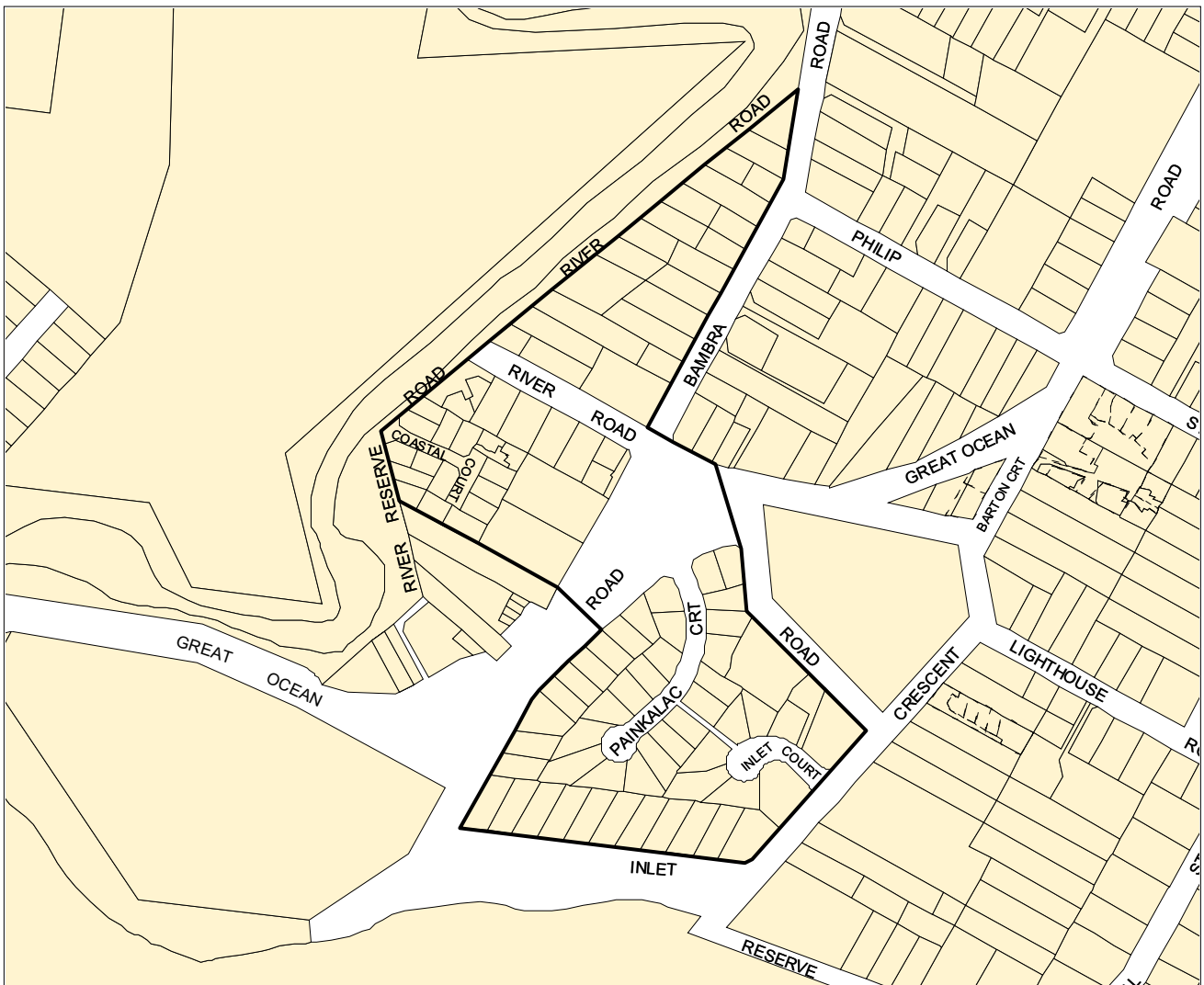
Existing Character

- ❑ Lot sizes are generally smaller than other areas of town with most lots less than 900sqm in area.
- ❑ Buildings are visible from the street with limited vegetation along front and side boundaries
- ❑ Vegetation on the east side of the Great Ocean Road comprises mainly non-indigenous natives, with some exotic species. There are small populations or individual trees of Messmate, Ironbark, Drooping Sheoke, Boobialla and Golden Wattle, and isolated mature exotic Monterey Cypress and Stone Pine.
- ❑ Vegetation on the west side of the Great Ocean Road comprises exotic and non-indigenous natives.
- ❑ The vegetation canopy is generally more sparse than elsewhere, with many open unvegetated front yards.
- ❑ Building styles are a mix of traditional and contemporary beach architecture with some more suburban styles.
- ❑ Building materials include timber, fibro sheeting and corrugated iron with some use of masonry and tiles.
- ❑ Building colours are mixed, but are generally subdued.
- ❑ Front boundary setbacks vary from minimum requirements in Coastal Court to more generous setbacks of 10+ metres
- ❑ Building setbacks from side and rear boundaries range from minimum requirements to more generous setbacks with vegetation surrounding buildings.
- ❑ Buildings are predominately single storey with a limited number of low two storey structures.
- ❑ Building footprints are generally high in comparison to other areas of the town.
- ❑ Fencing ranges from post and wire to paling construction with most front fences being low and open.
- ❑ Car parking and driveways are generally informal looking.
- ❑ Views are available over the creek from some properties.
- ❑ There is a mix of gravel and sealed roads with no formal foot paths along streets.
- ❑ The land is generally flat or gently sloping.
- ❑ Infrastructure services are both above and below ground.



Preferred Character

- ❑ Retention of existing native vegetation, with emphasis on indigenous species.
- ❑ Emphasis given to enhancing the vegetation cover on sites with low vegetation coverage using indigenous species.
- ❑ Low scale development that has minimal visual impact on the adjoining creek environment. Where dwellings are two storeys, the height and bulk should be minimised.
- ❑ Buildings constructed to accord with the principles of Surf Coast Style, with lightweight materials finished in warm, earthy, natural tones that blend with the surroundings. Roof materials to be in subdued non-reflective tones.
- ❑ Buildings to have generous setbacks from boundaries and small building footprints with minimal hard surface areas that maximise opportunities for planting of vegetation.
- ❑ No boundary fencing or limited to post and wire if required.
- ❑ Retention of unsealed driveways and discrete car parking areas.
- ❑ Sharing of views where these are available.
- ❑ Retention of unsealed roads where possible, or where roads are constructed, maintenance of the informal appearance of streetscapes.
- ❑ Very little scope for further subdivision or multi-dwelling development.



Precinct 7 - Painkalac Creek

This precinct abuts the Painkalac Creek valley and comprises private land along Bimbadeen Road that has a high coverage of indigenous vegetation. The precinct is characterized by larger lots within the Environmental Rural Zone, and development is low scale and generally not visible from beyond the site, except from when viewed from Aireys Inlet on the east side of the valley.

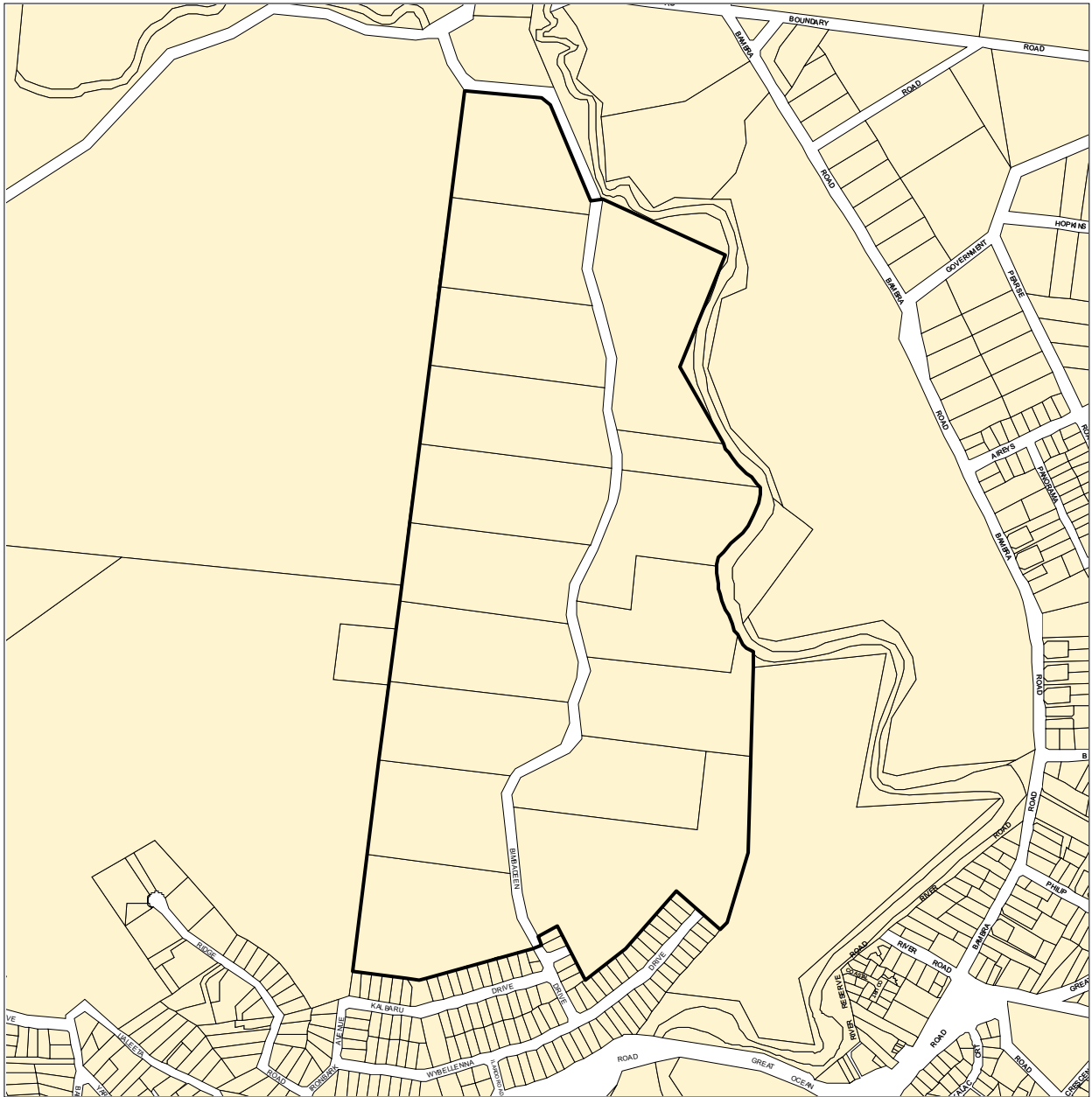
Existing Character

- ❑ Low density residential sized lots
- ❑ Vegetation dominates the streetscape and buildings are only partially visible, if at all, from the street, but are visible from across the valley.
- ❑ Mostly intact indigenous vegetation dominated by Ironbark and Messmate Stringybark with Narrow-leaf Peppermint and Swamp Gum of state conservation significance.
- ❑ Buildings are generally single storey and retained below tree canopy level
- ❑ Buildings are finished in natural colours that blend with the surrounding environment, often with reflective roofs.
- ❑ Boundary fencing is limited to post and wire
- ❑ Buildings have large setbacks from all boundaries and are surrounded by vegetation.
- ❑ Roads and driveways are predominantly unsealed
- ❑ The land is undulating, with abuttal on the eastern side to the flats of the Painkalac Creek.
- ❑ Infrastructure services are generally above ground.

Preferred Character

- ❑ Retention and enhancement of the existing indigenous vegetation cover, including canopy trees and understorey.
- ❑ Low scale buildings that are contained within the tree canopy and have subdued finishes. Avoid reflective roofs that might be visible from the Painkalac Creek Valley or beyond.
- ❑ No boundary fencing or limited to post and wire if required.
- ❑ Retention of unsealed roads where possible, or where roads are constructed, maintenance of the informal appearance of streetscapes.
- ❑ Retention of unsealed driveways.





Precinct 8 - Fairhaven

This precinct backs onto the State Park and is characterised by vegetated development with expansive views of the ocean, coastline and Painkalac Creek. Buildings are a mix of traditional and contemporary coastal design. Boundaries are rarely defined, with vegetation surrounding buildings and partially screening development from the street. Parts of Fairhaven are visually exposed to the Great Ocean Road due to the steep topography and lower vegetation height at the coastal edge.

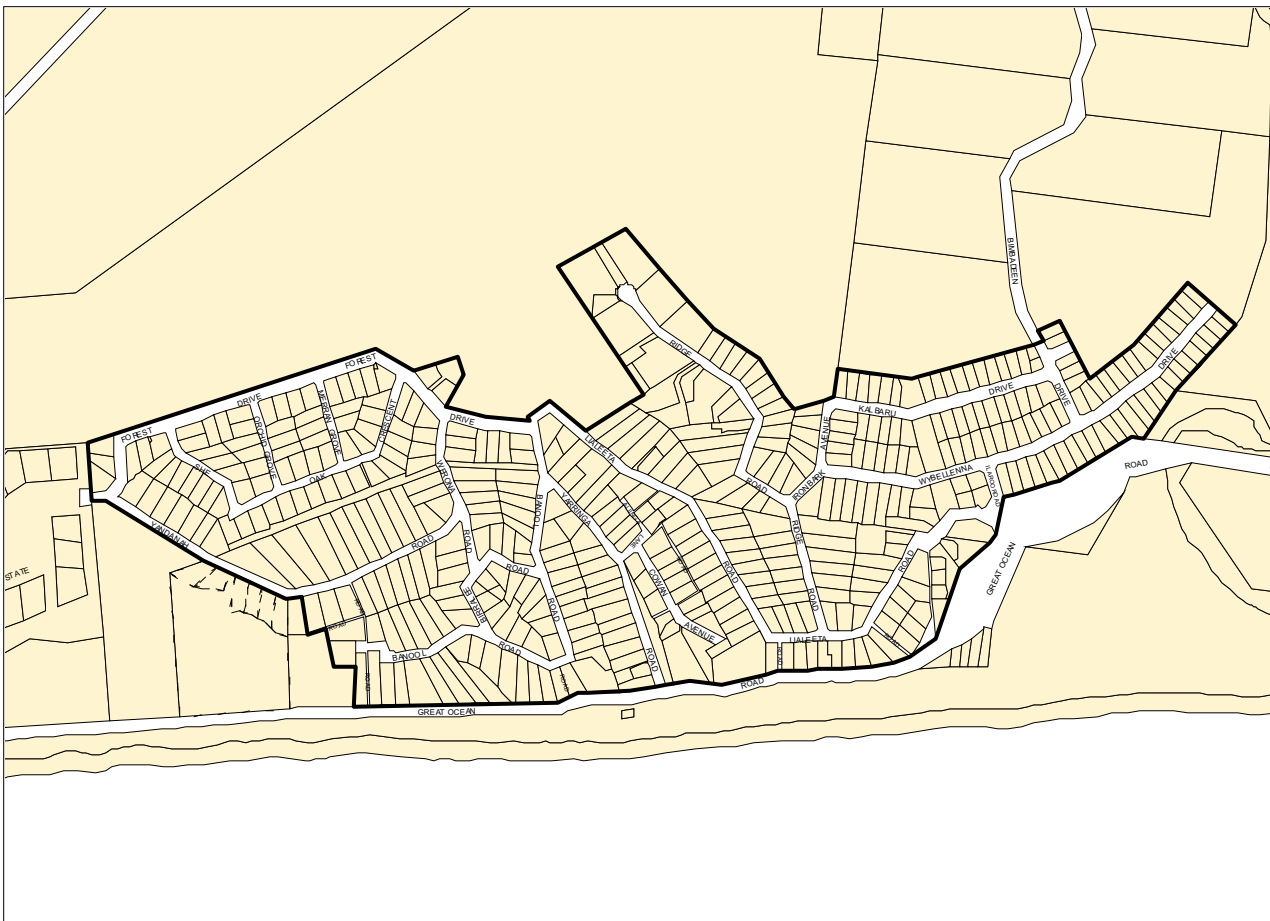
Existing Character

- ❑ Lots range in size from 800m² to 2000m², with most lots around 1000sqm in area and a small pocket of larger lots at the end of Ridge Road.
- ❑ Buildings are generally visible through the vegetation, with a low canopy height and more sparse vegetation cover on lots sloping down to the Great Ocean Road causing buildings to be more prominent in that area.
- ❑ Around Forest Drive and Ridge Road North is a mosaic of intact indigenous vegetation dominated by Ironbark and Messmate Stringybark, with plantings of non-indigenous native plants.
- ❑ Remaining areas comprise a mosaic of Ironbark and Messmate Stringybark trees of local conservation significance with plantings of non-indigenous natives and exotics. The understorey is mostly modified.
- ❑ There is a mix of traditional and contemporary building styles designed to maximise views.
- ❑ Buildings are a mix of single and two storeys, with a greater proportion two storey, many of which protrude above the tree canopy and are relatively bulky.
- ❑ Building colours are generally subdued/earthy tones.
- ❑ Dwellings have generous side and rear setbacks with a low density character.
- ❑ Most properties have no boundary fencing; any fencing is limited to post and wire.
- ❑ Land has a medium to steep slope, with a steep escarpment adjacent to the Great Ocean Road at the western end.
- ❑ Street setbacks are generally between 6 and 10m, with greater setbacks in some areas. Many houses are sited in consistent lines to capture the extensive views available.
- ❑ There is a mix of gravel and sealed roads with no formal foot paths.
- ❑ Driveways are sealed on steep slopes, but are otherwise predominately gravel and informal in appearance.
- ❑ Services are above ground and visible in the street, except for the recent Forest Park subdivision to the north.



Preferred Character

- ❑ Retention of the existing native vegetation cover, with emphasis on indigenous species.
- ❑ Emphasis given to enhancing the vegetation cover on sites with low vegetation coverage using indigenous species.
- ❑ Buildings constructed to accord with the principles of Surf Coast Style, with lightweight materials finished in warm, earthy, natural tones that blend with the surroundings. Roof materials to be in subdued non-reflective tones.
- ❑ Buildings to have generous setbacks from boundaries and small building footprints with minimal hard surface areas that maximise opportunities for planting of vegetation.
- ❑ Low scale buildings that are contained within the tree canopy, or where the height of the tree canopy is lower or more sparse, that have minimum protrusion above the canopy and have the appearance of no more than two storeys.
- ❑ Buildings sited and designed to avoid sillouetting of the sky above ridgelines, and to avoid building bulk.
- ❑ Buildings sited and designed to achieve a reasonable sharing of views.
- ❑ No buildings constructed on or over the escarpment adjoining Great Ocean Road west of Yandanah Road, and buildings setback from the edge to minimise visibility of buildings from the road.
- ❑ No boundary fencing, or limited to post and wire if fencing is required.
- ❑ Retention of unsealed driveways and discrete car parking areas where possible.
- ❑ Retention of unsealed roads where possible, or where roads are constructed, maintenance of the informal appearance of streetscapes.
- ❑ Large subdivision lot sizes that maintain the low density character and vegetation cover.



Precinct 9 – Timbarra Cluster

Timbarra Cluster is a low density residential subdivision situated between Moggs Creek and Fairhaven, and backs onto the Angahook Lorne State Park. The land is characterised by contemporary multi-storey dwellings set amongst low windswept indigenous vegetation, and with views of the Great Ocean Road and hinterland. Development is highly visible from the Great Ocean Road west of Moggs Creek.

Existing Character

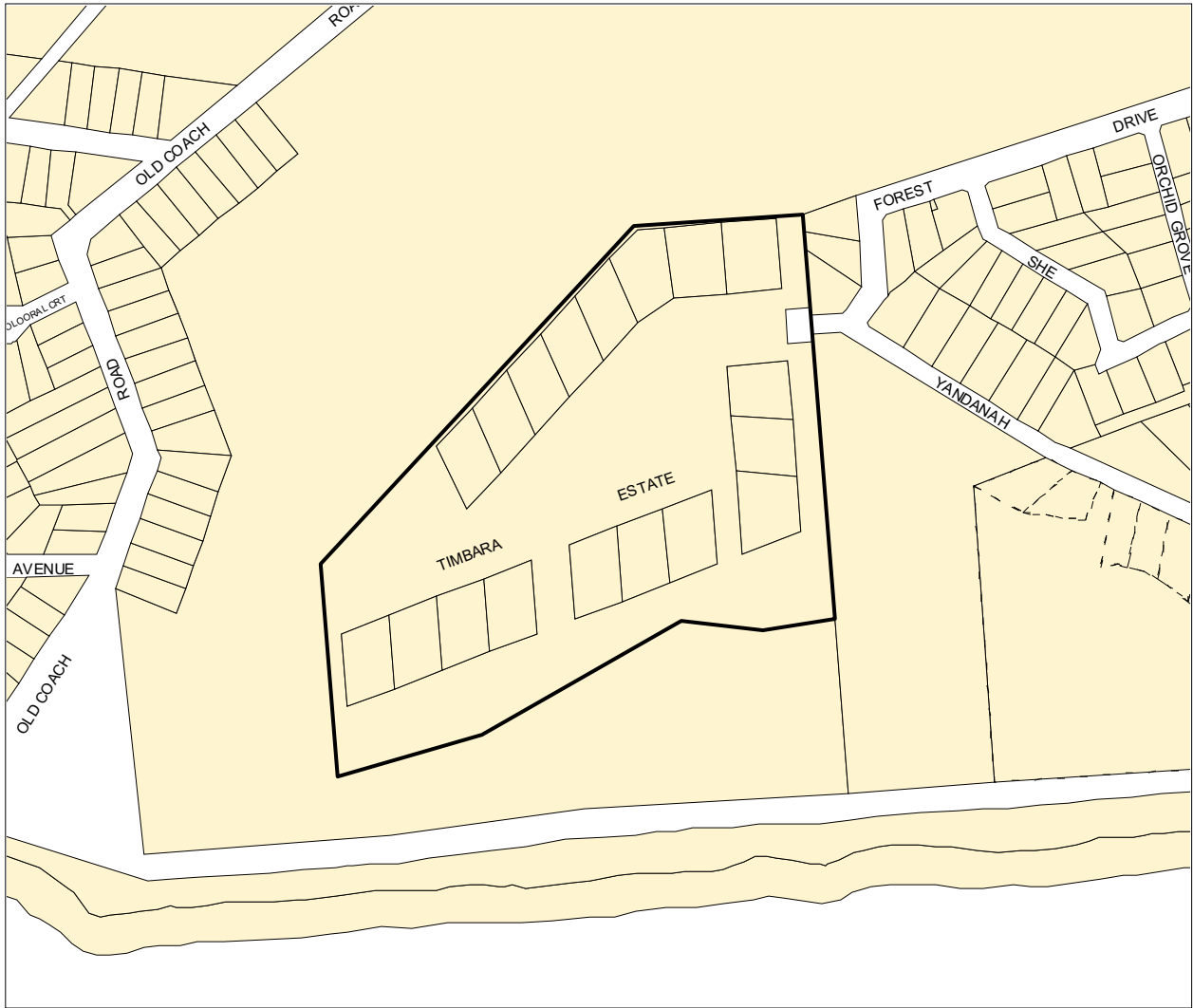
- ❑ Buildings are on large allotments and are nestled amongst the vegetation.
- ❑ Vegetation is a mosaic of relatively intact indigenous vegetation dominated by Ironbark and Messmate of high local conservation significance.
- ❑ Housing is a mix of traditional and contemporary styles designed to maximise views.
- ❑ Buildings are predominately two storey and protrude above the mature tree canopy which is relatively low and heathy.
- ❑ Building colours are generally in subdued/earthy tones.
- ❑ The access road and driveways are unsealed



Preferred Character

- ❑ Retention and enhancement of the existing indigenous vegetation cover.
- ❑ Low scale buildings that minimise protrusion above the low vegetation canopy and thus minimise visibility from the Great Ocean Road.
- ❑ Buildings to be stepped in design to minimise bulk.
- ❑ Buildings sited to avoid protrusion above the ridgeline.
- ❑ Buildings constructed to accord with the principles of Surf Coast Style, with lightweight materials finished in warm, earthy, natural tones that blend with the surroundings. Roof materials to be in subdued non-reflective tones.
- ❑ Buildings to have generous setbacks from boundaries and small building footprints with minimal hard surface areas that maximise opportunities for retention of vegetation.
- ❑ Buildings sited and designed to achieve a reasonable sharing of views.
- ❑ No boundary fencing, or limited to post and wire if fencing is required
- ❑ Retention of unsealed roads where possible, or where roads are constructed, maintenance of the informal appearance of streetscapes.
- ❑ Retention of unsealed driveways
- ❑ No further subdivision or multi-dwelling development





Precinct 10 – Moggs Creek East

This precinct comprises the eastern half of Moggs Creek and is characterised by modest dwellings nestled amongst indigenous vegetation. Some of the properties enjoy views of the ocean and coastline, while others have views of the natural bush surrounding Moggs Creek. Many houses were destroyed during the 1983 Ash Wednesday bushfires and have since been rebuilt. In most cases the dwellings remain understated and are simple in design.

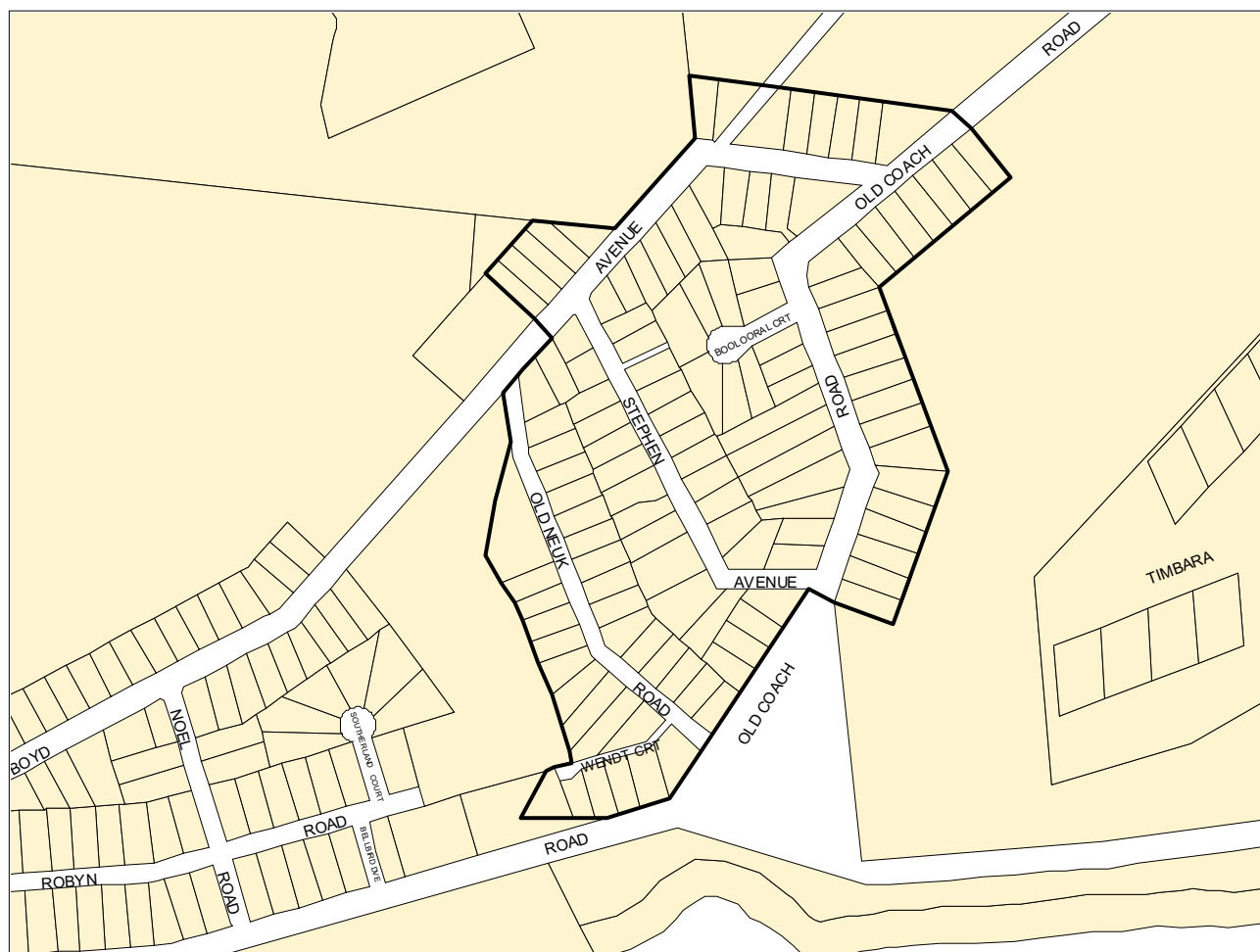
Existing Character

- ❑ Houses are nestled amongst a high vegetation cover, with the height of vegetation varying across the precinct, being lowest on the eastern side.
- ❑ Vegetation is a mosaic of relatively intact indigenous vegetation dominated by Messmate Stringybark, Swamp Gum and Ironbark of regional conservation significance and plantings of non-indigenous natives and exotics.
- ❑ The original subdivision pattern is substantially intact, with no multi-dwelling developments. The capacity for more intense development is limited by a lack of reticulated sewerage.
- ❑ Dwellings are of a beach house architectural style using light weight materials, generally weatherboard or fibro sheeting with some masonry at ground floor level.
- ❑ There is a mix of building heights with a higher proportion of two storey dwellings, particularly where views are available, either within the canopy, or protruding above where the canopy height is low.
- ❑ Some houses are visible from the Great Ocean Road and viewing points along Eastern View due to the topography and low vegetation height.
- ❑ Building colours are generally subdued.
- ❑ Building footprints are small relative to the lot size.
- ❑ Houses have generous setbacks from all boundaries with vegetation between buildings.
- ❑ Roads are generally unsealed, with the exception of Old Neuk Road.
- ❑ Most properties have no boundary fencing. Any fencing is limited to post and wire.
- ❑ Infrastructure such as powerlines are above ground and visible in the streetscape. There are no formal footpaths.



Preferred Character

- ❑ Retention and enhancement of the existing native vegetation cover, with emphasis on indigenous species.
- ❑ Low scale buildings that are contained within the tree canopy, or where the height of the tree canopy is lower or more sparse, that have minimum protrusion above the canopy and have the appearance of no more than two storeys.
- ❑ Where the vegetation canopy height is low, buildings are stepped in design to minimise bulk.
- ❑ Buildings constructed to accord with the principles of Surf Coast Style, with lightweight materials finished in warm, earthy, natural tones that blend with the surroundings. Roof materials to be in subdued non-reflective tones.
- ❑ Buildings to have generous setbacks from boundaries and small building footprints with minimal hard surface areas that maximise opportunities for retention of vegetation. Reasonable sharing of views where these are available.
- ❑ No boundary fencing, or limited to post and wire if fencing is required.
- ❑ Retention of unsealed roads where possible. Retention of informal appearance of streetscape if roads constructed.
- ❑ Retention of unsealed driveways and discrete car parking areas.
- ❑ Maintenance of large lots in order to keep a low density vegetated character. Further subdivision into lots <4000m² discouraged due to lack of reticulated sewerage.



Precinct 11 – Moggs Creek West

This precinct comprises the western half of Moggs Creek and backs onto private land zoned Environmental Rural. The precinct is characterised by traditional and contemporary beach dwellings surrounded by indigenous/native vegetation. Some of the properties enjoy views of the ocean and coastline, while most others have views of the natural bush surrounding Moggs Creek. Many houses were destroyed during the 1983 Ash Wednesday bushfires and have since been rebuilt. Many dwellings are visible from the Great Ocean Road due to their size and the relatively low height of vegetation in some parts of the precinct.

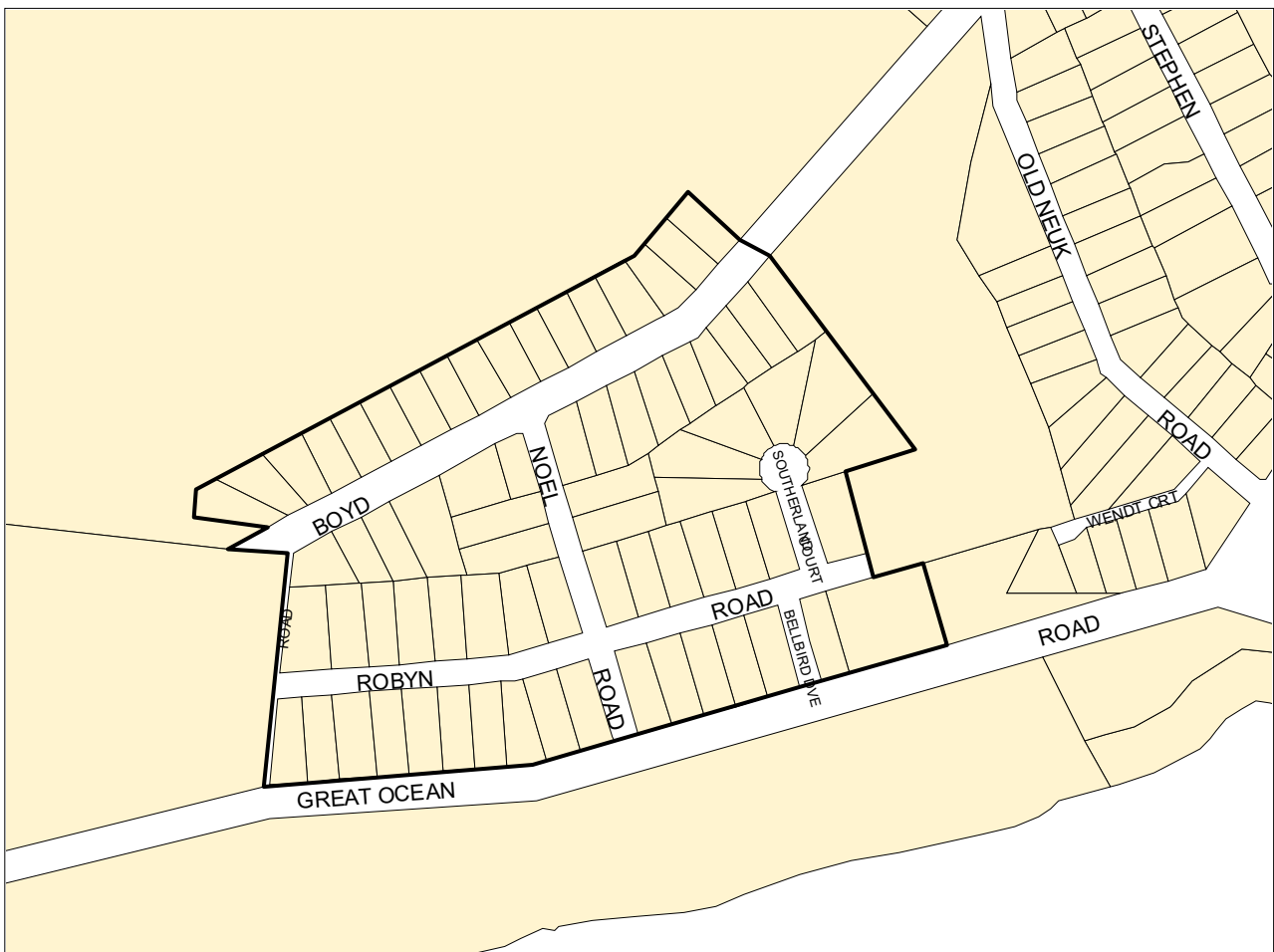
Existing Character

- ❑ Buildings are surrounded by a moderate cover of vegetation that varies in height across the precinct. The vegetation cover varies also, with some sites cleared of vegetation.
- ❑ Vegetation is a mosaic of populations or individual trees of Swamp Gum and Messmate Stringybark of high local conservation significance with plantings of non-indigenous natives and exotics. The understorey is mostly modified with some small areas of indigenous species remaining.
- ❑ The original subdivision pattern is substantially intact, with no multi-dwelling developments. The capacity for more intense development is limited by a lack of reticulated sewerage.
- ❑ Buildings are a mix of traditional and contemporary coastal designs of weatherboard or fibro sheeting with some masonry at ground floor level.
- ❑ Buildings are a mix of heights, although two storey dwellings are more predominant, particularly where views are available.
- ❑ Buildings protrude above the canopy on the northern side where the vegetation canopy is low.
- ❑ Many houses are visible from the Great Ocean Road and viewing points along Eastern View.
- ❑ External building colours are generally subdued, with some use of brighter colours.
- ❑ Buildings have generous setbacks from all boundaries with vegetation surrounding buildings in most cases.
- ❑ Roads and driveways are generally constructed of gravel, with no formal footpaths.
- ❑ Most properties have no boundary fencing. Any fencing is limited to post and wire.



Preferred Character

- ❑ Retention of the existing native vegetation cover with emphasis on indigenous species.
- ❑ Emphasis given to enhancing the vegetation cover on sites of existing low cover using indigenous species.
- ❑ Low scale buildings that are contained within the tree canopy, or where the height of the tree canopy is lower or more sparse, that have minimum protrusion above the canopy and have the appearance of no more than two storeys.
- ❑ Where the vegetation canopy height is low, buildings are stepped in design to minimise bulk.
- ❑ Buildings constructed to accord with the principles of Surf Coast Style, with lightweight materials finished in warm, earthy, natural tones that blend with the surroundings. Roof materials to be in subdued non-reflective tones.
- ❑ Buildings to have generous setbacks from boundaries and small building footprints with minimal hard surface areas that maximise opportunities for retention of vegetation.
- ❑ Buildings sited and designed to achieve a reasonable sharing of views.
- ❑ No boundary fencing, or limited to post and wire if fencing is required.
- ❑ Retention of unsealed roads where possible. Retention of informal appearance of streetscape if roads constructed.
- ❑ Retention of unsealed driveways and discrete car parking areas.
- ❑ Maintenance of large lots in order to keep a low density vegetated character. Further subdivision into lots <4000m² discouraged due to lack of reticulated sewerage.



Precinct 12 – Eastern View

Eastern View forms the western edge of the Study area and comprises a strip of ribbon residential development along the Great Ocean Road. Most properties have frontage to the Great Ocean Road with a pocket of development located off Golf Links Road. The precinct is characterised by substantial sized dwellings on steep sloping land with significant views of the ocean and coastline. Many dwellings are visually intrusive due to poor siting or design, and are prominent in the viewshed of the Great Ocean Road. Sites abut Crown land to the rear and are vegetated with low windswept indigenous vegetation.

Existing Character

- ❑ Lots are generally between 1000m² and 2000m².
- ❑ Limited development surrounded by low wind swept coastal vegetation.
- ❑ Vegetation is a mosaic of relatively intact indigenous vegetation dominated by Messmate Stringybark with Drooping Sheoke, Boobialla, Moonah and Shrub Everlasting nearer the coast of regional conservation significance. There are some plantings of non-indigenous natives and exotics. In particular, Cypress trees form a dominant element along the Great Ocean Road.
- ❑ Houses have been designed to maximise ocean views, are mostly multi-storey and are generally stepped down the slope and highly visible from different parts of the Great Ocean Road.
- ❑ Building colours are a mix of lighter and more subdued tones.
- ❑ External materials are generally timber, particularly on upper levels, with colorbond roofs.
- ❑ Roads are gravel, except Great Ocean Road which is a sealed highway.
- ❑ The topography is steep.
- ❑ Vehicle parking is provided underneath dwellings or located separately along the road frontage. Many garages are sited on the front boundary and are visible from the Great Ocean Road.
- ❑ Buildings are often sited close to the Great Ocean Road due to difficulties associated with constructing buildings on the sloping land. A few isolated dwellings are elevated on the escarpment.
- ❑ There are no front fences and generally no side fences – any fences are generally post and wire.
- ❑ Vegetation is used to define boundaries and to provide privacy between properties.
- ❑ Powerlines are highly visible along the Great Ocean Road.



Preferred Character

- ❑ Retention and enhancement of the existing indigenous vegetation cover.
- ❑ Buildings are designed with a horizontal orientation and stepped design to follow the slope and minimise building bulk.
- ❑ Siting of new buildings along Great Ocean Road to be in line with existing houses, with dwellings on more elevated lots sited to maintain a vegetated backdrop well below the ridge line.
- ❑ Buildings constructed to accord with the principles of Surf Coast Style, with lightweight materials finished in subdued non-reflective tones.
- ❑ Buildings to have generous setbacks from boundaries and small building footprints with minimal hard surface areas to minimise effects on indigenous vegetation.
- ❑ Houses sited and designed to achieve a reasonable sharing of views.
- ❑ No boundary fencing, or limited to post and wire if fencing is required.
- ❑ Retention of unsealed roads where possible. Retention of informal appearance of streetscape if roads constructed.
- ❑ Retention of unsealed driveways and discrete car parking areas.
- ❑ Place overhead powerlines underground.
- ❑ No further subdivision.



Appendix 6

Case Studies of Existing Developments

Case Study Developments

The case study developments have been selected from photos rated as incompatible with preferred character in the study of community perceptions by Dr Ray Green. Council Officers have also selected sites that exhibit similar characteristics. Each development has been assessed in detail below against the current planning provisions, with conclusions drawn in relation to recommended changes to planning scheme provisions concerning vegetation, building siting, site coverage and plot ratio.

Single Dwellings


Case 1

	<p>Type: Two Storey</p> <p>Permit No. 01/0209</p> <p>Land Area: 656m²</p> <p>Height: 7.7m</p> <p>Blg site %: 27% (177m²)</p> <p>Blg & H/S %: 38% (249m²)</p> <p>Plot Ratio: 0.66</p> <p>Front setback: 8.5m</p> <p><u>Comment:</u> Plot ratio and height fails to comply with current provisions and visual bulk when viewed from the street is of concern. Lack of vegetation within front and side setbacks.</p>
--	---

Case 2

	<p>Type: Two Storey</p> <p>Permit No. 00/0454</p> <p>Land Area: 390m²</p> <p>Height: 7.25m</p> <p>Blg site %: 45% (176m²)</p> <p>Blg & H/S %: 52% (203m²)</p> <p>Plot Ratio: 0.77</p> <p>Front setback: 4.5m</p> <p>Rear setback: 0.2m</p> <p><u>Comment:</u> Building site coverage, hard surface site coverage and plot ratio fail to comply with current provisions. Lot size less than would be permitted under current provisions. Lack of area for landscaping.</p>
---	--

Case 3

	Type:	Two Storey
	Permit No.	98/7394
	Land Area:	937m ²
	Height:	7.3m
	Blg site %:	21% (197m ²)
	Blg & H/S %:	36% (337m ²)
	Plot Ratio:	0.42
	Front setback:	7.7m
Comment:	Boxy, minimal front setback, suburban fencing, light colours, minimal landscaping. Generally complies with current provisions.	

Case 4

	Type:	Two Storey
	Permit No.	98/7523
	Land Area:	343m ²
	Height:	6.5m
	Blg site %:	34% (117m ²)
	Blg & H/S %:	42% (144m ²)
	Plot Ratio:	0.54
	Comment:	Fails to comply with max. plot ratio in current provisions, has lot size less than permitted under current provisions, negligible vegetative screening.


Case 5

	Type:	Two Storey
	Permit No.	01/0711
	Land Area:	1000m ²
	Height:	7.2m
	Blg site %:	18% (180m ²)
	Blg & H/S %:	26% (260m ²)
	Plot Ratio:	0.27
	Comment:	Vegetation removed for development and not yet replaced. Generally complies with current provisions.

Case 6

	Type:	Two Storey
	Permit No.	00/0177
	Land Area:	1026m ²
	Height:	7.3m
	Blg site %:	28% (277m ²)
	Plot Ratio:	0.38
	Front setback:	11.7m
<u>Comment:</u>	Generally complies with current provisions, only concerns are with concrete driveway, limited vegetation at front.	

Case 7

	Type:	Two Storey
	Permit No.	00/0156
	Land Area:	809m ²
	Height:	7.5m
	Blg site %:	34% (275m ²)
	Blg & H/S %:	50% (405m ²)
	Plot Ratio:	0.34
Front setback:	8.2m	
<u>Comment:</u>	Area below floor level has been filled in with solid masonry walls, creating a visually dominant structure. Generally complies with current provisions. Minimal vegetation on site.	

Case 8

	Type:	Two Storey
	Permit No.	94/5542
	Land Area:	1012m ²
	Height:	8.5m
	Blg site %:	10% (101m ²)
	Plot Ratio:	0.24
	Front setback:	4.5m from GOR
<u>Comment:</u>	Height and setback fail to comply with current provisions. Boxy design lacks articulation. Lack of landscaping.	

Case 9

	Type:	Three Storey
	Permit No.	95/6261
	Land Area:	806m ²
	Height:	8.0m
	Blg site %:	24% (193m ²)
	Blg & H/S %:	24% (193m ²)
	Plot Ratio:	0.51
	Front setback:	30m
<u>Comment:</u>	Minimal side and rear setbacks, site cut exceeds 2m, height and plot ratio fail to comply with current provisions. Protrudes above the tree canopy.	

Case 10

	Type:	Four levels
	Permit No.	00/0103
	Land Area:	1517m ²
	Height:	8.6m
	Blg site %:	18% (273m ²)
	Blg & H/S %:	29% (440m ²)
	Plot Ratio:	0.29
	Front setback:	7m
<u>Comment:</u>	Height and setback fail to comply with current provisions. Visual bulk significant due to slope and four levels,	

Case 11


	Type:	Three Storey
	Permit No.	95/6186
	Land Area:	1650m ²
	Height:	10.0m
	Blg site %:	18% (297m ²)
	Blg & H/S %:	24% (396m ²)
	Front setback:	18m
	<u>Comment:</u>	Bright colour, height and site cut fail to comply with current provisions.

Multi-Dwelling Developments

Case 12

Photo Unavailable	Type:	Second dwelling
	Permit No.	97/6846
	Land Area:	1646m ²
	Density:	1:823m ²
	Height:	7.5m
	Blg site %:	33% (271m ²)
	Blg & H/S %:	46% (378m ²)
	<u>Comment:</u>	Generally complies, however concern relating to visual impact when viewed from lighthouse environs.

Case 13

	Type:	Two dwellings
	Permit No.	99/8277
	Land Area:	645m ²
	Density:	1:322m ²
	Height:	5.5m (single storey)
	Blg site %:	45% (145m ²)
	Blg & H/S %:	66% (213m ²)
	<u>Comment:</u>	Fails to comply with current building site coverage and hard surface site coverage. Includes solid paling fences and has little area for landscaping.

Analysis

Most of the case studies detailed above failed to comply with at least one aspect of the current planning provisions. The most common areas of non-compliance are:

- Two of the case studies (2 & 13) fail to comply with both the maximum building site coverage of 35% and the maximum total hard surface area of 50%.
- Four of the case studies (1, 2, 4 & 9) exceed the maximum plot ratio of 0.5.
- Five of the case studies (1, 8, 9, 10 & 11) exceed the maximum building height of 7.5m.
- Three of the case studies (2, 4 & 13) have lot sizes less than the minimum recommended (450m² or 800m² depending on the location).
- Most of the case studies have minimal vegetation within the front and side setback areas and some involved removal of indigenous vegetation to accommodate the development.

It is acknowledged that the selection of case studies are only a 'snap shot' of existing development, combined with all other aspects of this Study, it provides an analysis of the current planning provisions not otherwise available.

While the case studies would have been improved through compliance with the current provisions, it is unlikely that compliance with all provisions would have resulted in more appropriate development. The basis for this conclusion is that at present there is a lack of emphasis provided in the current provisions regarding retention and enhancement of indigenous vegetation. In many of the case studies detailed above, vegetation had been removed to accommodate the development and little, if any replacement planting (using suitable species) has been undertaken. In some cases there is inadequate area within the front and side setbacks to accommodate indigenous trees and shrubs that would facilitate screening of the development. It is therefore concluded that the significance of retaining and enhancing indigenous vegetation cover should be the starting point for all developments.

To facilitate enhanced vegetation cover, the site coverage, building siting, plot ratio and density/subdivision provisions also need to be revisited to ensure that there will be adequate area for vegetation. As evidenced by the case studies illustrated here and those undertaken for the Anglesea Neighbourhood Character Study, the current provisions for site coverage, building siting, plot ratio and density/subdivision do not facilitate retention of the preferred coastal character.

Site Coverage and hard surface coverage

It is concluded that there is a need to introduce lower benchmarks as a percentage of site area to proportionately limit building size. It is proposed that the building site coverage be reduced from 35% as is currently permitted under the Coastal Development Policy to 30%, in order to allow for the provision of indigenous vegetation to screen development.

A reduction in the rate for buildings and hard surfaces is also recommended. This should be reduced from 50% to 40%.

The reduced flat rate percentages have been arrived at by studying the case studies to determine the impact of different building footprints on different sized allotments. If lots were to be developed to the maximum building site coverage, there would be allowance for 10% of the site to be developed by driveways and other paved areas. Although a prescriptive approach is being taken, there would be room for discretion to be exercised in each case by relating the outcome to the landscape character objectives in the overlay. It is also suggested that one of these objectives emphasise the siting of buildings to allow enough room around the development to adequately screen the building using vegetation.

Plot Ratio

As with site coverage it is recommended to reduce the plot ratio from 0.5 currently permitted under the Coastal Development Policy to 0.4. The percentages have been arrived at by studying the case studies to determine the impact of different building sizes on different sized allotments.

Development Density and Minimum Subdivision Lot Size

The current density provisions in the Coastal Development Policy do not differentiate between a minimum lot size for subdivision (which excludes public areas such as road access) and the average maximum density for multi-dwelling developments (which do include shared access and common areas). It is recommended that the provisions be modified so that applications for medium density housing include minimum 'site areas' per dwelling exclusive of area common to other dwellings and battle-axe driveways. Battle axe driveways associated with subdivisions

should similarly be excluded from assessment of lot sizes for subdivision as the inclusion of those areas is misleading in terms of the area suitable for development of a dwelling.

In each of the above case studies and those in the Anglesea Study, the buildings have little separation from one another and from property boundaries, with the result being a dominance of built form in the landscape, and little capacity for integration into the surrounding vegetated environment. Narrow setbacks do not provide adequate area to establish planting of new indigenous trees that are characteristic of the area due to proximity to buildings. It is therefore recommended that the minimum 'site area' per dwelling be increased in Central Aireys Inlet from 450m² to 550m², where the indigenous vegetation cover is low, thus ensuring that future infill developments are at a lower density and enable outcomes which maintain and enhance the low density vegetated character. Also that setback controls be introduced to ensure there is adequate space around buildings to plant shrubs and trees. The increase in lot size and setback has been arrived at by using templates of different vegetation types to ensure that adequate area is available on a site for the planting of indigenous canopy trees following its development for a dwelling.

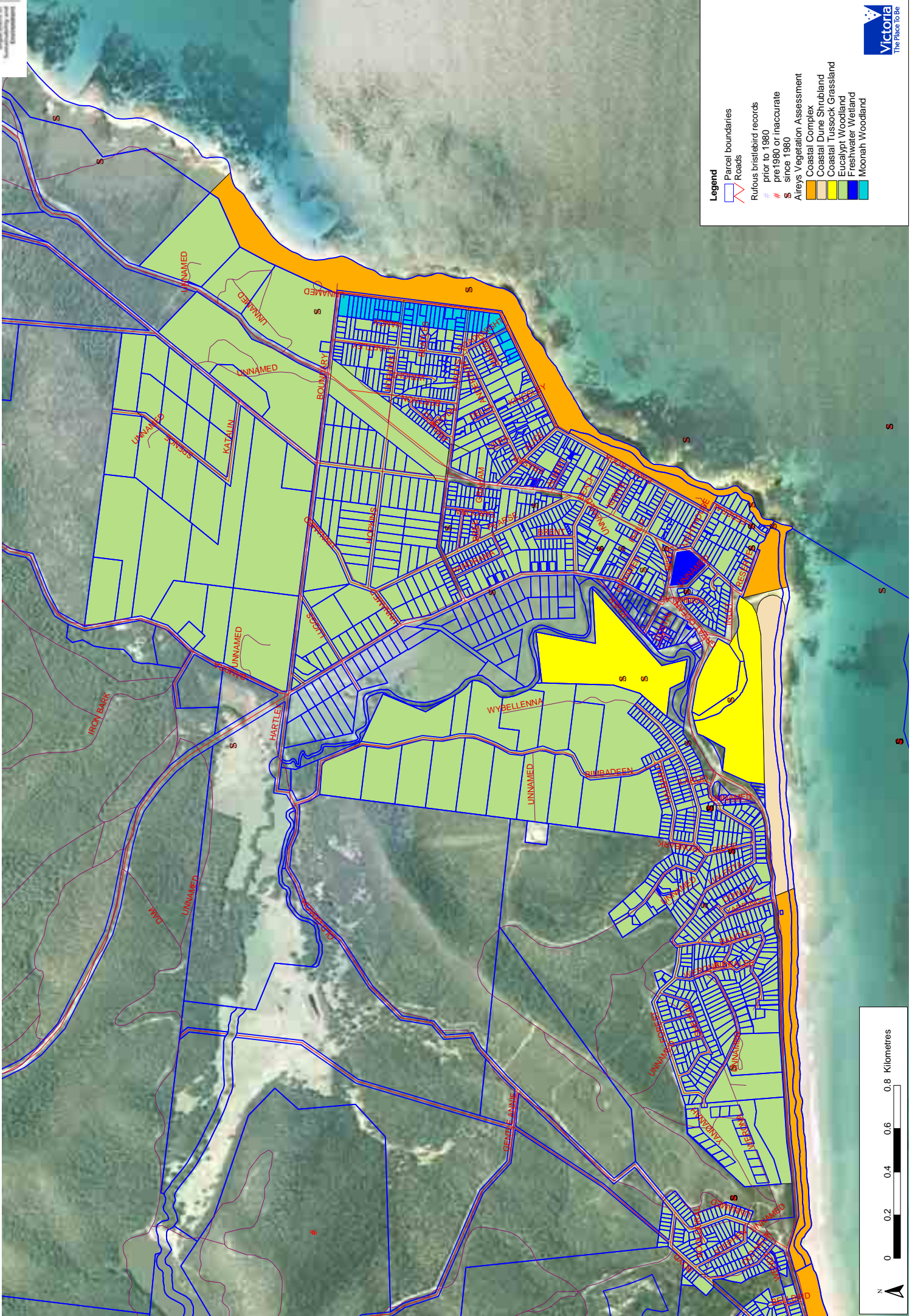
It is noted that the Anglesea Study identified inadequate building setbacks on corner lots due to limited options for building siting, with a recommendation that larger 'site areas' be provided where a site is located on a corner. This approach should be adopted for the Study area.

It is proposed to increase the current minimum site area of 800m² in the northern and southern parts of Aireys Inlet to 1000m² to match the provisions currently applying to Fairhaven. This change is aimed at more effectively protecting the indigenous vegetation rating of High Local conservation significance in northern Aireys Inlet (refer chapter 4), habitat of the Rufous Bristlebird adjacent to the Coastal Reserve and the landscape value of the lighthouse precinct. The larger lot size also reflects the demonstrably larger lots in those precincts to those in central Aireys Inlet. Any infill development should reflect the lower density of development in those areas.

Appendix 7

**Reported Sightings of Rufous Bristlebird, Department
of Sustainability and Environment, 2004**

Rufous Bristlebird Records and Habitat as at December 2003 for Aireys Inlet



- Legend**
- Parcel boundaries
 - Roads
 - Rufous bristlebird records
 - prior to 1980
 - pre 1980 or inaccurate
 - since 1980
 - Aireys Vegetation Assessment
 - Coastal Complex
 - Coastal Dune Shrubland
 - Coastal Tussock Grassland
 - Eucalypt Woodland
 - Freshwater Wetland
 - Moonah Woodland

