

Neighbourhood Character Study

Skenes Creek - Kennett River - Wye River - Separation Creek



About the Study

The aim of the Neighbourhood Character Study is to ensure that residential development respects and enhances the future preferred character of the townships. The study describes the character, and contains design guidelines for each residential character precinct within the townships.

The Study describes the key characteristics and the preferred neighbourhood character of each part of the towns, developed with input from the community, using words and pictures. It goes on to translate these variations in character into design guidelines which are to be used by Council, applicants and the broader community in formulating and assessing development proposals.

The study defines 3 precincts for Wye River and Separation Creek. The precincts were defined on the basis of the styles of development, and the relationship of dwellings to the landscape and the preferred future character of the area. The precincts for Wye River and Separation Creek are shown on the map on the rear of this brochure.

This study builds on community values which were identified in the responses to the Community Questionnaires in October 2002, and in the Community Forums in July 2004.

Vision for Wye River / Separation Creek

Wye River and Separation Creek together form a loosely defined residential settlement at the base of the Otway hills, located within a broader highly significant coastal landscape setting. The watercourses dividing the residential areas are key focal points and retain indigenous vegetation, which is reflected in private gardens and streetscapes. The forested hillsides and coast are important and visible features throughout the settlements. Housing on the steeper slopes is set into the landscape and is largely hidden from view from the Great Ocean Road.

How to Use the Precinct Brochures

A Precinct Brochure has been published for each precinct in the Study Area. A summary of the contents of the Precinct Brochures follows:

TOWNSHIP VISION Establishes a vision for the future character of the entire township.

PRECINCT DESCRIPTION Summarises the elements of the Precinct that make it different or distinctive.

KEY EXISTING CHARACTERISTICS Lists key elements of the existing neighbourhood character, covering aspects such as vegetation density and type, era and style of development, setbacks, front fence style and public domain treatments such as street trees.

COMMUNITY VALUES Summarises which aspects of the precinct's character are valued by the community.

PREFERRED CHARACTER STATEMENT Establishes a future direction for development in the precinct, and then lists the key components of that direction.

Design Guidelines

On the rear of each brochure is a table of Design Guidelines that provides a basis for Council to consider development applications and to encourage residents and landowners to improve and maintain the valued characteristics of the townships. The columns of the table are explained as follows:

Character Element Lists aspects of the neighbourhood character including: Town Setting and Views, Buildings and Structures, Streetscape, and Vegetation.

Objectives States the intentions and desired outcomes for that character element.

Design Responses Are the preferred method to satisfy the relevant character element objective(s). Other methods of achieving the relevant objective may be demonstrated to the Council's satisfaction.

Avoid Statements that specify inappropriate design responses.



PRECINCT MAP

Wye River / Separation Creek

