

PRECINCT BROCHURE

Wye River 1



TOWNSHIP VISION

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.

PRECINCT DESCRIPTION

This precinct consists of houses of mixed contemporary styles set on steep slopes amongst dense, wet native vegetation. The precinct is located in steep topography on the main ridgeline between Wye River and Separation Creek and buildings are well screened from views by native forest, including canopy trees. While dwelling styles are mixed across the precinct, the landscape setting, open frontages and bushy gardens contribute to a consistent character in which houses are dominated by native forest.

KEY EXISTING CHARACTERISTICS

- Architecture is commonly 1970s to present 'rustic' coastal style, often pole or elevated column construction with low pitched roofs but occasional steep pitches or shaped roofs. Many dwellings have extensive deck and verandah areas.
- Materials are natural vertical or horizontal timber cladding with some fibro or 'hardiplank' rustic style and corrugated iron cladding.
- Building height is frequently two to three storey, or equivalent due to slope.
- Lot sizes range from 530m² to 4000m² including many lots over 1000 m² and an average lot size of 920 m².
- Site coverage is generally in the range of 20-25%.
- Setbacks are large but variable, 8-15 m at the front and generous at both sides.
- Gardens consist of remnant native bush with a native continuous canopy. None or very few exotic plants occur.
- Frontages are open and informal, with bush vegetation.
- Roads are commonly unsealed, although there are some sealed roads. Streetscapes are informal and bushy, with narrow verges and no curbs or footpaths.
- Topography is steep to very steep throughout. Many lots have outviews to the ocean and surrounding ridgelines, although these are frequently filtered or blocked by vegetation.

COMMUNITY VALUES

The community of Wye River Precinct 1 values:

- Bush gardens and tree canopy, habitat for wildlife
- Houses that are sympathetic to the environment and blend with surrounding bush and native vegetation.
- Large blocks.
- Space between buildings.
- New innovative designs and materials.
- Diversity of styles; mix of old and new.
- Well maintained houses.

PREFERRED CHARACTER STATEMENT

This precinct will continue to be characterised by dominant native bush that forms a consistent canopy, linking to the adjacent bushland. Dwelling scale, bulk and siting will respond to the site and topography, allowing space and setbacks to maintain native bush, both as canopy and understorey. Buildings will be set beneath the canopy, and appropriately sited and designed so as to allow for the sharing of views to the coast where available, and to be hidden from view from the Great Ocean Road. The informality of the streetscapes will be retained by the lack of front fencing, frequent unmade roads and remnant vegetation.

This preferred character will be achieved by:

- Ensuring indigenous and appropriate native vegetation is retained and planted
- Ensuring adequate space around dwellings to retain and sustain substantial vegetation
- Ensuring new dwellings are designed to fit within the landscape and site contours
- Encouraging innovative housing styles and materials that blend with the landscape
- Encouraging the informal streetscape appearance on public and private land.

Encouraging view sharing and the framing and focussing of views.

DESIGN GUIDELINES

Wye River 1

Streetscape Element	Objective	Design Response	Avoid
Town Setting and Views	To provide for the reasonable sharing of views to the coast.	<ul style="list-style-type: none"> Buildings and structures should be sited and designed to take into account existing views to the coast from nearby properties. Consider the views to the coast and surrounding foothills from nearby properties when planting tall trees. 	Buildings or structures that obscure existing views to the coast.
	To maintain vegetation dominated views of the area	<ul style="list-style-type: none"> Retain existing trees and encourage the planting of new trees to screen dwellings and structures that are visible from key public viewing locations. On visible hill faces, plant additional vegetation to screen buildings and structures. 	<p>Highly visible buildings and structures from key public viewing locations.</p> <p>Buildings and structures which interrupt the continuous tree canopy.</p>
Buildings and Structures	To ensure that new development sits within the bushy hill faces and maintains and strengthens the continuous vegetation canopy.	<ul style="list-style-type: none"> Keep development below the established mature tree canopy height and limit heights to a maximum of 8m above natural ground level (other than architectural details) and no more than 2 storeys above natural ground level. Minimise the visual impact of buildings and reduce the need for cut and fill by designing buildings to follow the contours and step down the site. Minimise building footprints. Site buildings away from prominent ridgelines. 	<p>Buildings that dominate the landscape setting.</p> <p>Buildings that do not follow the natural contours of the site, and require excessive cut and fill.</p> <p>Large building masses that break the continuous tree canopy.</p> <p>Buildings in highly visible locations.</p> <p>Bright colours and finishes that contrast with the surrounding vegetation.</p> <p>Highly reflective glazing and roofing materials.</p>
	To encourage materials and colours that minimise the distant visibility of development and reduce contrast with vegetation.	<ul style="list-style-type: none"> Utilise colours and finishes that compliment the native vegetation of the local area, including dark, natural colours and matte finishes. Use glazing and roofing materials of low reflectivity. 	<p>Bright colours and finishes that contrast with the surrounding vegetation.</p> <p>Highly reflective glazing and roofing materials.</p>
	To ensure buildings demonstrate a high standard of contemporary design that reflects the coastal setting.	<ul style="list-style-type: none"> Use simple building details. Use a mix of contemporary and traditional coastal materials, textures and finishes including timber, render, non-masonry sheeting, glazing, stone and brick. Utilise colours and finishes that compliment the coastal setting, except where buildings are set amongst vegetation, as outlined above. Use glazing and roofing materials of low reflectivity. 	<p>Excessive decoration and historical reproduction styles.</p> <p>Unarticulated or non-textured, sheer facades and building forms.</p> <p>Colours that contrast strongly with the vegetation</p> <p>Highly reflective glazing and roofing materials.</p>
	To ensure that adequate space is available on private land for the retention and planting of substantial vegetation.	<ul style="list-style-type: none"> The total building site coverage should not exceed 20%. The total hard surface site coverage (including buildings, tennis courts, structures and impervious surfaces) should not exceed 30% and the remaining land should be used for pervious surfaces able to support vegetation. Set dwellings back from both side boundaries to allow sufficient space to plant large canopy trees. 	<p>Large building footprints with no space for vegetation.</p> <p>Large areas of hard surfaces.</p> <p>Lack of vegetation between buildings.</p>
Lot size	To ensure that newly created lots are of a sufficient size to achieve the preferred character.	<ul style="list-style-type: none"> The minimum lot size for all new lots is 800 sq.m. Where 4 or more lots are created by one subdivision, the average lot size is 900 sq.m. In calculating the lot size of a battle-axe style subdivision, the area of the driveway must not be included. 	Lots that are smaller than the minimum.
Streetscape	To ensure that front setbacks and streetscapes are not dominated by car parking structures and driveways.	<ul style="list-style-type: none"> Driveways should follow the contours of the site to minimise gradients and the need for retaining walls. Use earth tone materials for the driveway and permeable surfaces where the gradient permits. Ensure the area between the building and the front property boundary is mostly permeable and able to support vegetation. 	<p>Steep driveways with excavated parking areas.</p> <p>Brightly coloured driveways that are highly visible</p>
	To retain the informality of streetscapes.	<ul style="list-style-type: none"> Ensure the area between the building and the front property boundary is mostly permeable and able to support vegetation, including canopy trees. Provide no front fence or planting instead of a front fence. Where side and rear fencing is required, use post and wire type fencing, less than 1.2m in height on the front boundary and less than 1.5m in height on the side and rear boundaries. 	<p>Lack of vegetation within front setbacks.</p> <p>Fencing at the front boundary.</p> <p>Solid side and rear fencing.</p>
Vegetation	To retain existing native vegetation and strengthen the links to adjacent bushland vegetation.	<ul style="list-style-type: none"> Dwellings should be sited to incorporate space for the retention and planting of substantial vegetation, including canopy trees. Require all applications for new dwellings to prepare a landscape plan that includes the planting of appropriate indigenous trees and other vegetation around the dwelling. Landscape plans should consider: <ul style="list-style-type: none"> The framing of views by trees. The impact on significant view lines from nearby properties in siting of tall, dense tree plantings. Encourage the removal of environmental weeds and other exotic vegetation where stability is not compromised by doing so. 	<p>Loss of existing trees.</p> <p>Dwellings that do not provide sufficient space to accommodate trees.</p> <p>Large areas of impervious surfaces, particularly in the front setback area.</p> <p>Planting of environmental weeds</p>

The fire risk of each property should be assessed and these Design Guidelines applied appropriately