

## PRECINCT BROCHURE

## Wye River 2



### 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 lies on sloping topography to the south and immediately north of the River. Commanding views to the coast are available throughout. Dwellings are of mixed styles and occur mostly amongst wet native forest, although houses north of the River are set in more open garden settings with only occasional canopy trees. The consistency of the bush canopy south of the River is compromised by rooftops that are frequently visible through from the Great Ocean Road.

### KEY EXISTING CHARACTERISTICS

- Architecture is a mix of 1950s to 1970s 'modern' seaside style (many of which have been extended) and larger contemporary seaside styles, 1970s to present simple coastal style (with extensions), often pole or elevated column construction, often with large windows and verandahs.
- Materials are mixed weatherboard and fibro, except for a scattering of contemporary materials including steel or vertical timber cladding with some fibro or 'hardiplank' rustic style..
- Height is varied with some single-storey dwellings but predominantly two-storey (or equivalent due to slope).
- Lot sizes range from 280m<sup>2</sup> to over 2000m<sup>2</sup> including many lots over 1000 m<sup>2</sup> and an average lot size of 1028m<sup>2</sup>.
- Site coverage is generally in the range of 15-25%.
- Setbacks are large and variable at the front (8-15m) and moderate to large at either side.
- Gardens are remnant native bush tending to bushy mixed in some parts.
- Frontages are frequently open, although a few low front fences occur.
- Roads are commonly sealed, with no kerbs or footpaths and low open, or exotic nature strips.
- Topography is rolling to steep, with open views to the coast and vegetated hills which surround the towns.
- Topography is steep throughout with expansive views to the coast (particularly Sturt Court and Morley Road). A vegetated ridgeline contains the precinct to the west.

### COMMUNITY VALUES

The community of Wye River Precinct 2 values:

- Variety of housing styles
- Unobtrusive buildings that are beneath the tree line.
- Simple, older style holiday houses.
- Generous spaces between buildings.
- Material colours that blend with the surroundings.
- Beach character.
- Well kept and tidy properties.
- Views and environmental features (bush and coast).

### PREFERRED CHARACTER STATEMENT

This precinct will achieve a more consistent native vegetation coverage to provide a unifying feature throughout. Space around dwellings will be sufficient to maintain trees and understorey, and minimises the appearance of building bulk and density. On hill slopes, buildings will relate to topography and be set amongst and beneath a dominant, native tree canopy. Buildings and structures in prominent locations when viewed from the Great Ocean Road will be designed to reduce their visual intrusion. Retention and planting of canopy trees in the public domain and around dwellings will be encouraged to establish a consistent tree canopy.

This will be achieved by:

- Minimising the visual impact of buildings and structures in prominent locations;
- ensuring that development sits below the native tree canopy and within the topography;
- encouraging a variety of dwelling styles that reflect the coastal bushland qualities of the area;
- retaining space between dwellings to allow for the planting of canopy trees;
- retaining the informal qualities of streetscapes;
- ensuring that front setbacks and streetscapes are not dominated by car parking structures and driveways; and
- strengthening the native tree canopy.
- Encouraging view sharing and the framing and focussing of views.

# Neighbourhood Character Study

Skenes Creek - Kennett River - Wye River - Separation Creek

## DESIGN GUIDELINES

## Wye River 2

Character Element	Objective	Design Response	Avoid
<b>Town Setting and Views</b>	To provide for the reasonable sharing of views to the coast and surrounding bush.	<ul style="list-style-type: none"> <li>Buildings and structures should be sited and designed to take into account existing views to the coast and surrounding bush from nearby properties.</li> <li>Consider the views to the coast and surrounding foothills from nearby properties when planting tall trees.</li> </ul>	<i>Buildings that obscure existing views to the coast or surrounding bush.</i>
	To minimise the visual impact of development from key viewing locations.	<ul style="list-style-type: none"> <li>Retain existing trees and encourage the planting of new trees to screen dwellings and structures that are visible from the Great Ocean Road, the beach and other key viewing locations.</li> <li>On visible hill faces, plant additional vegetation to screen buildings and structures.</li> </ul>	<p><i>Buildings and structures that are highly exposed when viewed from key public viewing points.</i></p> <p><i>Buildings in highly visible locations</i></p>
<b>Building and Structures</b>	To ensure that new development sits below the established native tree canopy and within the steeply sloping topography.	<ul style="list-style-type: none"> <li>Keep development below the established or future mature tree canopy height and limit heights to a maximum of 8m above natural ground level (other than architectural details) and no more than two storeys above natural ground level.</li> <li>On sloping land, 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 slope.</li> <li>Minimise building footprints.</li> <li>Site buildings and structures away from prominent ridgelines.</li> </ul>	<p><i>Buildings that dominate the landscape setting.</i></p> <p><i>Buildings that do not follow the natural contours of the site, and require excessive cut and fill.</i></p> <p><i>Large masses of building.</i></p> <p><i>Buildings or structures in highly visible locations.</i></p>
	To encourage a variety of dwelling styles that reflect the coastal bushland qualities of the area.	<ul style="list-style-type: none"> <li>Articulate the form of buildings and elevations, particularly front facades, and include elements that lighten the building form such as balconies, glazing, and light transparent balustrading.</li> <li>Use simple building details.</li> <li>Use a mix of contemporary and traditional coastal materials, textures and finishes including timber, render, non-masonry sheeting, glazing, stone and brick.</li> <li>In bushy and vegetated areas, utilise colours and finishes that reduce contrast and visibility and complement the native vegetation of the local area, including dark, natural colours and matte finishes.</li> <li>Use glazing and roofing materials of low reflectivity.</li> </ul>	<p><i>Sheer, visually dominant elevations.</i></p> <p><i>Excessive decoration and historical reproduction styles.</i></p> <p><i>Unarticulated or non-textured, sheer facades and building forms.</i></p>
	To ensure that adequate space is available on private land for the retention and planting of vegetation.	<ul style="list-style-type: none"> <li>The total building site coverage should not exceed 20%.</li> <li>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.</li> <li>Set dwellings back from both side boundaries to allow sufficient space for substantial vegetation.</li> </ul>	<p><i>Large building footprints with no space for vegetation.</i></p> <p><i>Large areas of hard surfaces.</i></p> <p><i>Lack of vegetation between buildings.</i></p>
		<ul style="list-style-type: none"> <li>The minimum lot size for all new lots is 800 sq.m.</li> <li>Where 4 or more lots are created by one subdivision, the average lot size is 1000 sq.m.</li> <li>In calculating the lot size of a battle-axe style subdivision, the area of the driveway must not be included.</li> </ul>	<i>Lots that are smaller than the minimum.</i>
<b>Lot size</b>	To ensure that newly created lots are of a sufficient size to achieve the preferred character.		
<b>Streetscape</b>	To retain the informal qualities of streetscapes.	<ul style="list-style-type: none"> <li>Provide no front fence, or planting instead of a front fence.</li> <li>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.</li> </ul>	<i>Fences at the front boundary.</i>
	To ensure that front setbacks and streetscapes are not dominated by car parking structures and driveways.	<ul style="list-style-type: none"> <li>Ensure the area between the building and the front property boundary is mostly permeable and able to support vegetation.</li> <li>Locate garages, carport and car parking areas behind the line of the dwelling, where site conditions allow.</li> </ul>	<p><i>Lack of vegetation within front setbacks.</i></p> <p><i>Domination of frontages by crossovers, driveways and car parking areas or structures.</i></p>
<b>Vegetation</b>	To strengthen the dominant native tree canopy.	<ul style="list-style-type: none"> <li>Dwellings should be sited to incorporate space for the retention and planting of canopy trees and understorey.</li> <li>Retain existing trees wherever possible and provide for the planting of new indigenous vegetation, including canopy trees, wherever possible.</li> <li>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. <b>Landscape plans should consider:</b> <ul style="list-style-type: none"> <li>The framing of views by trees.</li> <li>The impact on significant view lines from nearby properties in siting of tall, dense tree plantings.</li> </ul> </li> </ul>	<p><i>Dwellings that do not provide sufficient space to accommodate trees.</i></p> <p><i>Loss of existing trees.</i></p>