

PRECINCT BROCHURE



Separation Creek 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 township is located within and forms part of the highly significant coastal landscape of the Great Ocean Road Region. 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 covers the entire Separation Creek township and consists of dwellings of varying ages set beneath vegetated hillfaces around the creek. Houses are more visible in the lower areas where there is a sense of openness to the sea, while dwellings on the higher slopes sit within a dense cover of native canopy trees. Throughout the precinct, the surrounding bush provides a close, containing landscape feature.

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, often with large windows and verandahs.
- Materials are mixed weatherboard and fibro, except for a scattering of contemporary materials including steel.
- Height is varied with large areas of single-storey dwellings, and predominantly two-storey (or equivalent due to slope) on hill slopes.
- Lot sizes range from 450m² to over 1000 m² with the average around 770m².
- Site coverage generally in the range of 18-30%.
- Setbacks are large and variable at the front (8-15m) and moderate to large at either side.
- Gardens are mixed exotic in some parts (especially associated with 'modern' seaside dwellings), bush gardens and remnant native bush on hill slopes. Cypress trees are a dominant feature of the town.
- 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.

COMMUNITY VALUES

The community of Separation Creek Precinct 1 values:

- Mixture of old and new dwellings.
- Adjacent bushland.
- Simple, older, beach style houses.
- Colours and materials which fit with bush / coastal setting.
- Space around buildings
- Interesting architecturally designed new houses.
- Lack of commercial development.
- Views to bush and seascape.
- Natural materials and innovative design.
- 'Holiday' atmosphere.
- Well maintained houses.

PREFERRED CHARACTER STATEMENT

This precinct will consist of a mix of low, coastal style dwellings and newer coastal styles, in established gardens and amongst native canopy trees in the vegetated hillfaces. Dwellings will be of materials and colours that reflect the coastal setting, and be designed and sited so as to minimise intrusion into views from roads, public spaces and adjacent dwellings and impact on the topography. Establishment of native and coastal trees in public and private gardens will unite the precinct and provide visual links to the surrounding bushland and creek environs.

The preferred character will be achieved by:

- Ensuring new developments allow space for large trees, and utilise indigenous or appropriate coastal species
- Encourage dwelling design that reflects the coastal setting and does not dominate long distance views of the settlement from the Great Ocean Road
- Ensure the siting of new dwellings to respect established views from public locations and allow for a reasonable sharing of views with adjoining properties

Encouraging view sharing and the framing and focussing of views.

Neighbourhood Character Study

Skenes Creek - Kennett River - Wye River - Separation Creek

Character 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. 	<i>Buildings that obscure existing views to the coast.</i>
	To minimise the visual impact of buildings and structures from key viewing locations.	<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 the Great Ocean Road, the beach and other key viewing locations. On highly visible hill faces, plant additional vegetation to screen buildings and structures. 	<i>Buildings and structures that are highly exposed when viewed from key public viewing points.</i> <i>Buildings and structures dominating views of the precinct.</i>
Buildings and Structures	To ensure that new development sits within the landscape and is not visually dominant.	<ul style="list-style-type: none"> Buildings should not exceed 8m above natural ground level (other than architectural details) and no more than two storeys above natural ground level. 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. Site buildings and structures away from prominent ridgelines. 	<i>Buildings that dominate the landscape setting.</i> <i>Buildings that do not follow the natural contours of the site, and require excessive cut and fill.</i> <i>Buildings in highly visible locations</i>
	To encourage building design, materials and colours that reflect the coastal and bushland setting.	<ul style="list-style-type: none"> 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. 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. Where houses are set amongst vegetation, 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. 	<i>Sheer, visually dominant elevations.</i> <i>Excessive decoration and historical reproduction styles.</i> <i>Overuse of heavy looking materials such as brick.</i> <i>Bright colours and finishes that contrast with the surrounding vegetation.</i> <i>Highly reflective glazing and roofing materials.</i>
	To ensure that adequate space is available on private land for the retention and planting of vegetation.	<ul style="list-style-type: none"> The total building site coverage should not exceed 25%. The total hard surface site coverage (including buildings, tennis courts, structures and impervious surfaces) should not exceed 35% 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 for substantial vegetation. 	<i>Large building footprints with no space for vegetation.</i> <i>Large areas of hard surfaces.</i> <i>Lack of vegetation between buildings.</i>
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 600 sq.m. Where 4 or more lots are created by one subdivision, the average lot size is 700 sq.m. In calculating the lot size of a battle-axe style subdivision, the area of the driveway must not be included. 	<i>Lots that are smaller than the minimum.</i>
Streetscape	To retain the casual, coastal streetscapes.	<ul style="list-style-type: none"> 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. 	<i>Fencing 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"> Ensure the area between the building and the front property boundary is mostly permeable and able to support vegetation. Locate garages, carport and car parking areas behind the line of the dwelling. 	<i>Domination of frontages by crossovers, driveways, paving and car parking areas or structures.</i>
Vegetation	To strengthen vegetation links to the surrounding bushland.	<ul style="list-style-type: none"> Retain existing native trees wherever possible and provide for the planting of coastal and indigenous vegetation, including canopy trees. Dwellings should be sited to incorporate space for the retention and planting of substantial vegetation. 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. 	<i>Loss of existing native trees.</i> <i>Exclusive use of exotic species.</i> <i>Planting of environmental weeds.</i> <i>Dwellings that do not provide sufficient space to accommodate trees.</i>

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