

09/08/2012  
C65(Part 2)**SCHEDULE 1 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**Shown on the planning scheme map as **NCO1****COASTAL TOWNS: SKENES CREEK, KENNETT RIVER, WYE RIVER AND SEPARATION CREEK****1.0**08/02/2007  
C22**Statement of neighbourhood character**

The coastal townships of Skenes Creek, Kennett River, Wye River and Separation Creek, are a highly visible component within the nationally significant Great Ocean Road Region landscape which is recognized in the Great Ocean Road Region Strategy, and it's associated Great Ocean Road Region Landscape Assessment Study. Skenes Creek is located within the nationally significant Apollo Bay Coastal Valleys and Hills precinct 2.4 landscape. Kennett River, Wye River and Separation Creek are within the nationally significant Otway Ranges Forest and Coast precinct 4.1 landscape.

The townships all exhibit similar characteristics common to their location along the nationally significant Great Ocean Road. The townships are undergoing continued pressure for growth and redevelopment and they provide a popular place of permanent residence, intermittent residence by holiday home owners and for recreation. It is important to ensure that the long term growth and change in these settlements retains the characteristics recognized in these studies, and valued by those who live and visit there.

The existing and preferred character of the townships is characterized by buildings nestled within the often steep topography and the indigenous and native vegetation. The buildings sit below the tree canopy height, and there is sufficient space around them to accommodate substantial vegetation, as well as clearances required for wildfire management. The buildings are of varying low scale designs, but contain elements that respond to the coastal location including a predominance of non-masonry materials, metal roofing, balconies and transparent balustrades. Buildings typically have flat or single pitch roofs, and while often being two storey or split level, they do not dominate their surrounds. A lack of or transparent styles of fencing enables the vegetation to flow across boundaries and between the public and private domains, and roads with unmade edges add to the informal feel of the townships.

**2.0**09/08/2012  
C65(Part 2)**Neighbourhood character objective**

To ensure that new buildings and works respect the nationally significant Great Ocean Road Region landscape.

To ensure that new buildings and works achieve the preferred character for the townships as stated above and in Clauses 21.03-5 (Skenes Creek), 21.03-6 (Kennett River, Wye River and Separation Creek).

To encourage the siting of buildings within the vegetation and landform, and below the predominant tree canopy height.

To ensure new buildings reflect and complement the scale, setback, siting, materials and overall form of existing buildings.

To ensure the townships retain an informal, open, spacious character created by the dominance of vegetation, low scale buildings and a lack of solid fencing.

To ensure that applications for more than one dwelling can be subdivided in accordance with the subdivision requirements of DDO4.

**3.0**08/02/2007  
C22**Permit requirement**

A permit is required:

- To construct an outdoor swimming pool associated with a dwelling.
- To construct or extend an outbuilding normal to a dwelling.

**4.0**08/02/2007  
C22**Modification to Clause 54 and Clause 55 standards**

<b>Standard</b>	<b>Modified Requirement</b>
A3 and B6	<p><b>STREET SETBACK</b></p> <p>Walls of buildings should be setback at least 7 metres from the front street.</p> <p>Side street setback as specified in the Tables to Standards A3 and B6 continue to apply.</p>
A4 and B7	<p><b>BUILDING HEIGHT</b></p> <p>The maximum building height should not exceed 8 metres or two storeys, whichever is the lesser.</p> <p>Buildings are to be stepped to follow the contours of the site.</p> <p>Changes of building height between existing buildings and new buildings should be graduated by recessing the upper levels from the ground level.</p>
A5 and B8	<p><b>SITE COVERAGE</b></p> <p>The site area covered by buildings should not exceed the following amounts in the Precincts as shown on the Character Precinct Maps at Clause 21.04-13 (Skenes Creek), 21.04-14 (Kennett River) and 21.04-15 (Wye River and Separation Creek):</p> <ul style="list-style-type: none"> <li>▪ Wye River Precinct 1 – 20%</li> <li>▪ Wye River Precinct 2 – 20%</li> <li>▪ Kennett River Precinct 1 – 20%</li> <li>▪ Kennett River Precinct 2 – 20%</li> <li>▪ Separation Creek Precinct 1 – 25%</li> <li>▪ Skenes Creek Precinct 1 – 20%</li> <li>▪ Skenes Creek Precinct 2 – 25%</li> </ul>
A10 and B17	<p><b>SIDE AND REAR SETBACKS</b></p> <p>A new building should be set back from both side boundaries a minimum of 3 metres.</p> <p>A new building should be setback a minimum of 5 metres from the rear boundary.</p> <p>A new building should be setback from the side or rear boundary a minimum of 3 or 5 metres as required above, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Sunblinds, verandahs, balconies, porches, eaves, fascias, gutters, chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment associated with a dwelling, may encroach into the setbacks of this standard.</p>
A11 and B18	<p><b>WALLS ON BOUNDARIES</b></p> <p>A new wall should not be constructed on a boundary.</p>

Standard	Modified Requirement
A19 and B31	<p><b>DESIGN DETAIL</b></p> <p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>▪ The number of storeys,</li> <li>▪ Verandahs, eaves and parapets,</li> <li>▪ Materials, colours and finishes, and</li> <li>▪ Building siting, including space around buildings</li> </ul> <p>should respect the preferred neighbourhood character of the area.</p> <p>Garage and car port design should be visually unobtrusive and compatible with the development and the preferred neighbourhood character.</p>
A20 and B32	<p><b>FRONT FENCE HEIGHT</b></p> <p>The design of front fences should complement the design of front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed a height of 1.2 metres and should be at least 50% transparent.</p>
B13	<p><b>LANDSCAPING</b></p> <p>The landscaping should enhance the indigenous and native vegetated character of the area.</p> <p>The siting of new buildings should provide for the retention of existing trees and vegetation and provide adequate space on site for the planting of new indigenous shrubs and trees.</p> <p>The area of the site that is covered by buildings and hard surfaces, including swimming pools and tennis courts, should not exceed the following amounts in the Precincts as shown on the Character Precinct Maps at Clause 21.04-13 (Skenes Creek), 21.04-14 (Kennett River) and 21.04-15 (Wye River and Separation Creek):</p> <ul style="list-style-type: none"> <li>▪ Wye River Precinct 1 – 30%</li> <li>▪ Wye River Precinct 2 – 30%</li> <li>▪ Kennett River Precinct 1 – 30%</li> <li>▪ Kennett River Precinct 2 – 30%</li> <li>▪ Separation Creek Precinct 1 – 35%</li> <li>▪ Skenes Creek Precinct 1 – 30%</li> <li>▪ Skenes Creek Precinct 2 – 35%</li> </ul>

## 5.0

08/02/2007  
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### Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The effect of the building or works on the nationally significant Great Ocean Road Region landscape.
- Whether the extension or modification to a building contributes to the township vision and preferred character of the area.
- Whether the siting, bulk, form and appearance of any building or works will contribute to the township vision and preferred character of the township.
- Whether the building is sited to provide large setbacks from front, side and rear boundaries.
- Whether the building respects the predominantly low scale forms in the area.

- Whether the building materials contribute to the preferred neighbourhood character.

**6.0**

08/02/2007  
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**Reference**

Skenes Creek, Kennett River, Wye River and Separation Creek Neighbourhood Character Study, Planisphere 2005, including Precinct Brochures.