

Part 3



07

**Neighbourhood
character**

7.1 Overview

Neighbourhood character is the combination of public and private domain characteristics which can be summarised as built development, vegetation and topography.

What is neighbourhood character?

Character in town planning is a term usually associated with words such as Urban ('urban character'), Neighbourhood ('neighbourhood character'), or Landscape ('landscape character'). The qualifier 'neighbourhood' generally means any residential area. The character of places is usually considered in terms of a specific area, locality or neighbourhood.

The character of an area is a synthesis of public and private domain characteristics which can be summarised as built development, vegetation and topography. It is the interplay between these characteristics that make a place, town or neighbourhood distinctive. Some of these characteristics are more important than others in creating a distinctive character, which must be highlighted in written character statements.

While character can be conceived of in very broad terms, in practice planning systems confine their provisions to the physical form of development. In other words, character in planning confines itself to what can be seen: built form and landscape, in simple terms.

Neighbourhood character is assessed by evaluating a range of features such as:

- Architectural styles
- Dwelling types
- Building materials and forms
- Roof styles
- Setbacks
- Building form such as heights and orientation
- Garden styles, landscaping and trees
- Types of front fencing
- Public realm, open space and topography
- Location of car parking and vehicular access
- Subdivision patterns

PPN 43 – Understanding Neighbourhood Character

Planning Practice Note 43 provides guidance in understanding what is meant by neighbourhood character and how to prepare or assess a permit applications for residential development.

It establishes that neighbourhood character is considered to be the cumulative impact of attributes in both the public and private realms. It is the relationship between these attributes, and how they physically appear on the ground, that is the most important consideration for neighbourhood character.

PPN43 is relevant to this review in the following ways:

- Defining what is meant by ‘neighbourhood character’.
- Clarifying the relationship between neighbourhood character and heritage significance.
- Confirming the spectrum of characteristics that can be considered when articulating the neighbourhood character of a place. This is particularly relevant for considering new character areas in Wyndham since 2018.
- Providing clarity on how neighbourhood character considerations interact with development assessment and decision making processes.



7.2 Wyndham's Neighbourhood Character types

Existing character

A comprehensive assessment of Wyndham's neighbourhood character was undertaken in 2015. It identified five broad character types as follows:

- Contemporary Garden
- Coastal Garden
- Garden Suburban
- Garden Court
- Rural Garden

The five neighbourhood character types in Wyndham have been further broken down into 13 'sub-precincts' to more accurately describe the characteristics of each area and to ensure neighbourhoods with special character are identified.

Refer to Map 7.

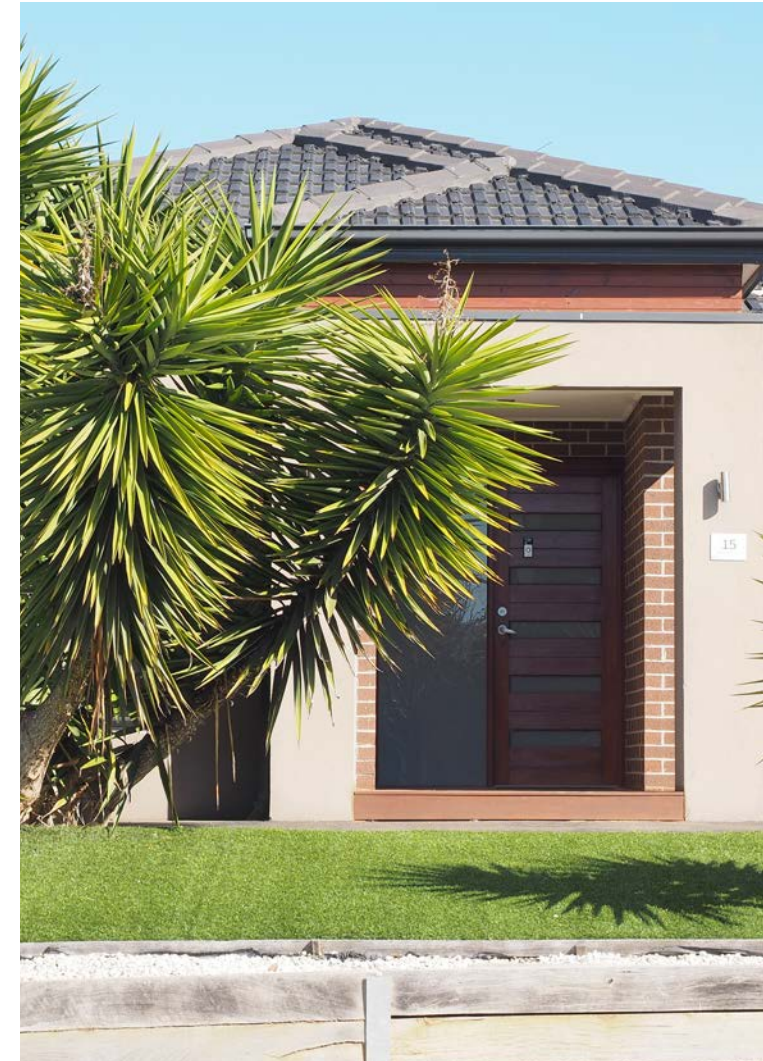
Further detail about the character types and the sub-precincts developed for Wyndham are provided in the Neighbourhood Character Paper (Planisphere, April 2015). This Paper was originally developed to inform the initial neighbourhood character precincts across Wyndham as part of earlier versions of the Housing Strategy.

It is noted, since the initial assessment in 2015, some minor adjustments and additions to neighbourhood character precincts have been made in accordance with further work undertaken in 2018 and as part of the Wyndham Housing and Neighbourhood Character Peer Review (2023).

These changes have included:

- Adding a third Contemporary Garden sub-typology to reflect the 'new format' masterplanned residential communities in Wyndham's growth areas.
- Adjusting boundaries of Contemporary Garden Character areas to include residential land that has been recently developed (that was not reflected in 2015).
- Some minor adjustments to character precinct boundaries.
- Some minor adjustments to existing character typology descriptions and preferred neighbourhood character statements, in line with the housing framework plan and The Wyndham Plan.

A summary of each of the five broad character typologies is outlined in on **Page 85**.



Wyndham's existing character typologies

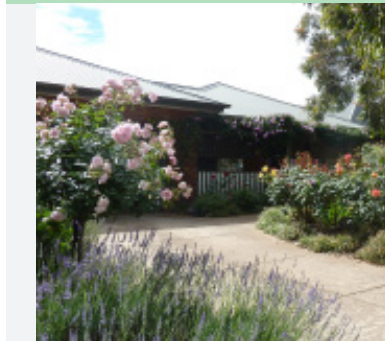
Contemporary Garden

Contemporary Garden areas comprise modern dwellings built from the early 2000s to the 2020s. They include one and two storey detached and semi-detached dwellings sited on more compact lots with establishing, formal front gardens.



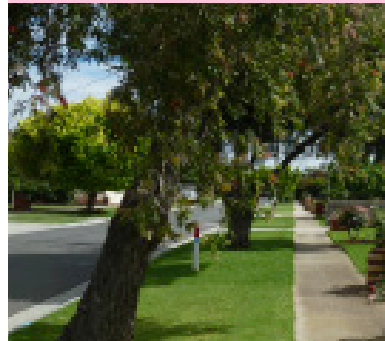
Coastal Garden

Coastal Garden areas are predominantly characterised by a mix of older style dwellings from the 1950s. They include a mixture of single and double storey dwellings that are orientated to the foreshore to maximise views to the bay. Some homes are set behind highly vegetated and landscaped frontages.



Garden Suburban

Garden Suburban areas are characterised by highly consistent housing styles from the Victorian, Edwardian, Interwar, and Post-War eras. They include spacious residential areas with a mixture of single and double storey dwellings. Residential areas have established formal gardens and landscaping. Dwellings are set across a grid-based or grid-adapted street pattern.



Garden Court

Garden Court areas are characterised dwellings from the 1960s to 1990s. They include spacious residential areas with a mixture of single and double storey dwellings with informal landscaping. Street patterns in these areas consist of winding roads with courts and cul-de-sacs.



Rural Garden

Rural Garden areas comprise large lots with dwellings set within spacious surroundings. They include a mixture of single and double story dwellings, many with deep setbacks and long driveways. Built form is often hidden behind canopy trees or sited within a well-established garden setting.



Neighbourhood Character Precincts

Contemporary Garden

ConG 1 Contemporary Garden 1

ConG 2 Contemporary Garden 2

ConG 3 Contemporary Garden 3

Garden Court

GCou 1 Garden Court 1

GCou 2 Garden Court 2

GCou 3 Garden Court 3

GCou 4 Garden Court 4

Rural Garden

RurG 1 Rural Garden 1

RurG 2 Rural Garden 2

Coastal Garden

CoaG 1 Coastal Garden 1

CoaG2 1 Coastal Garden 2

Garden Suburban

GSub1 Garden Suburban 1

GSub2 Garden Suburban 2

Public Open Space

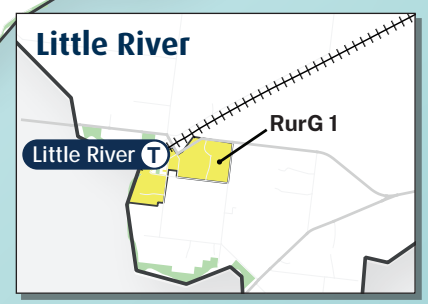
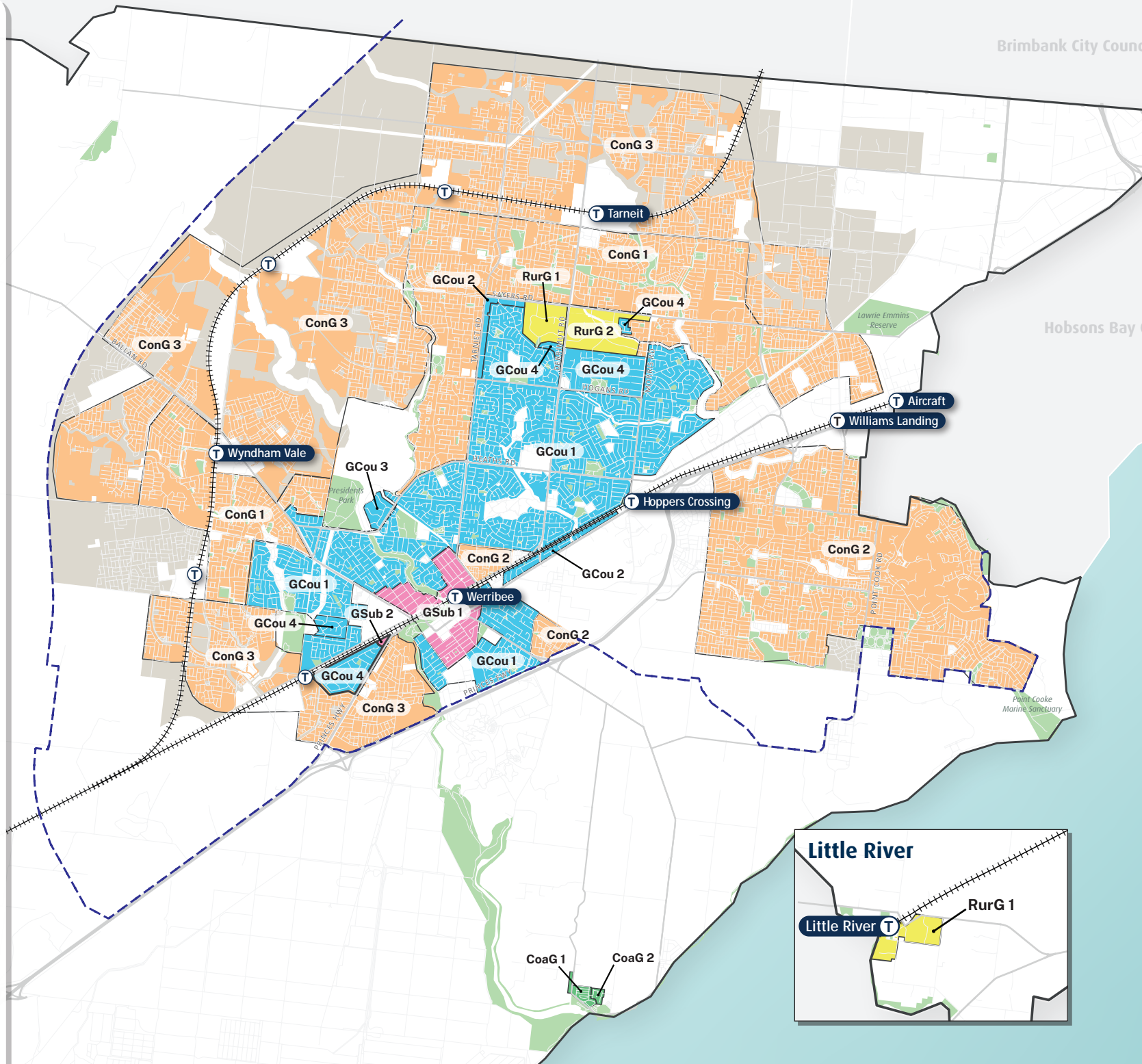
PSP Land

Urban Growth Boundary

Existing train station

Future train station

Train line



Future character of residential areas

Preferred future character

Since the implementation of the Planning Policy Framework and new-format planning schemes, 'Preferred future character' has become the focus of planning scheme neighbourhood character policy. Preferred future neighbourhood character statements can help to inform the preparation of design guidelines or variations to planning scheme standards that aim to improve the way new development relates to its surroundings.

Utilising the findings of the Neighbourhood Character Paper, April 2015 a 'preferred future character' statement for each of the 13 sub-precincts has been prepared to guide future development. These statements include descriptions of built form elements that can be further regulated through specific variations to zoning schedules (e.g. setbacks). They also include other elements that describe preferable characteristics that can be managed through design guidelines (e.g. the location of garages along the frontage).

It is envisaged that the preferred future character statements contained within this Strategy will be supplemented by design guidelines that will be developed to address specific housing and character issues in each precinct. These will assist in achieving high quality design and neighbourhood character outcomes across Wyndham's residential areas.

Housing change

Neighbourhood character is not a static concept and in some locations across Wyndham, the preferred future character of the area may still be establishing or evolving. Within each of the five broad character typologies and sub-precincts there will be differing levels of housing change that will contribute to the overall preferred future character of these areas.

In character areas where **substantial change** applies, new development will contribute to an emerging and evolving future character. These locations will be zoned RGZ and experience the most significant levels of housing change, as they are areas that are well-located and in excellent proximity to public transport, shops, jobs and services. The objective for these areas will be to encourage 4-storey apartments, shop-top housing (in commercial areas) and other higher density housing forms that contribute to Wyndham's housing diversity and choice. While neighbourhood character objectives and garden area requirements will not apply in substantial change areas, new development will be well designed, incorporate landscaping where possible and contribute positively to the public realm through building siting, materials and visual separation.



In character areas where **incremental change with access** applies, new development will evolve to three storeys and support a diverse range of contemporary, well designed housing. These areas will be zoned GRZ and are well placed to accommodate increased residential development and housing diversity, including Future Homes typologies, as they are located close to activity centres and public transport. Although the character of these areas will continue to evolve over time, new development will still respect existing characteristics that are relevant to the specific neighbourhood character types.

In Wyndham’s growth areas, **incremental PSP areas** will continue to evolve in accordance with the character and design guidance of place-based Precinct Structure Plans. These areas will be zoned GRZ and accommodate a mixture of housing types including single, double and three storey dwellings.

Moderate incremental change will apply to the majority of residential land in Wyndham’s established areas. New development in these areas will occur within the context of preferred neighbourhood character and reflect the existing one and two storey built form and prevailing patterns of development and subdivision. This includes consideration of key neighbourhood characteristics that apply to the relevant character type, such as spaciousness, setbacks and landscaping. These areas will still evolve over time, however housing change will be slower than other residential areas. NRZ will apply to these areas.

In character areas where **minimal change** applies there will be limited housing growth due to heritage, special neighbourhood character, environmental or other land use constraints that restrict development. In these locations, the preferred character will reflect the existing neighbourhood character and new development will carefully integrate and sensitively respect the special character of these locations. These locations will be zoned NRZ and may also include additional planning controls (e.g. specific NRZ schedules and/or overlay controls) that will provide further guidance on the desired built form outcomes. These locations will experience the least change and have limited development opportunities.

The following pages set out preferred character statements which were placed on exhibited as part of this 2023 update. These statements were based on analysis undertaken as part of the initial 2015 and subsequent 2018 character assessments.

In implementing the desired future character objectives and strategies for each character typology into the Planning Policy Framework and future design guidelines, further assessment and refinement of the preferred character statements will be required. This is needed to ensure alignment with the housing change areas and appropriate translation to residential zones in accordance with relevant Planning Practice notes.

Figure 15 shows the relationship between neighbourhood character precincts and housing change areas.






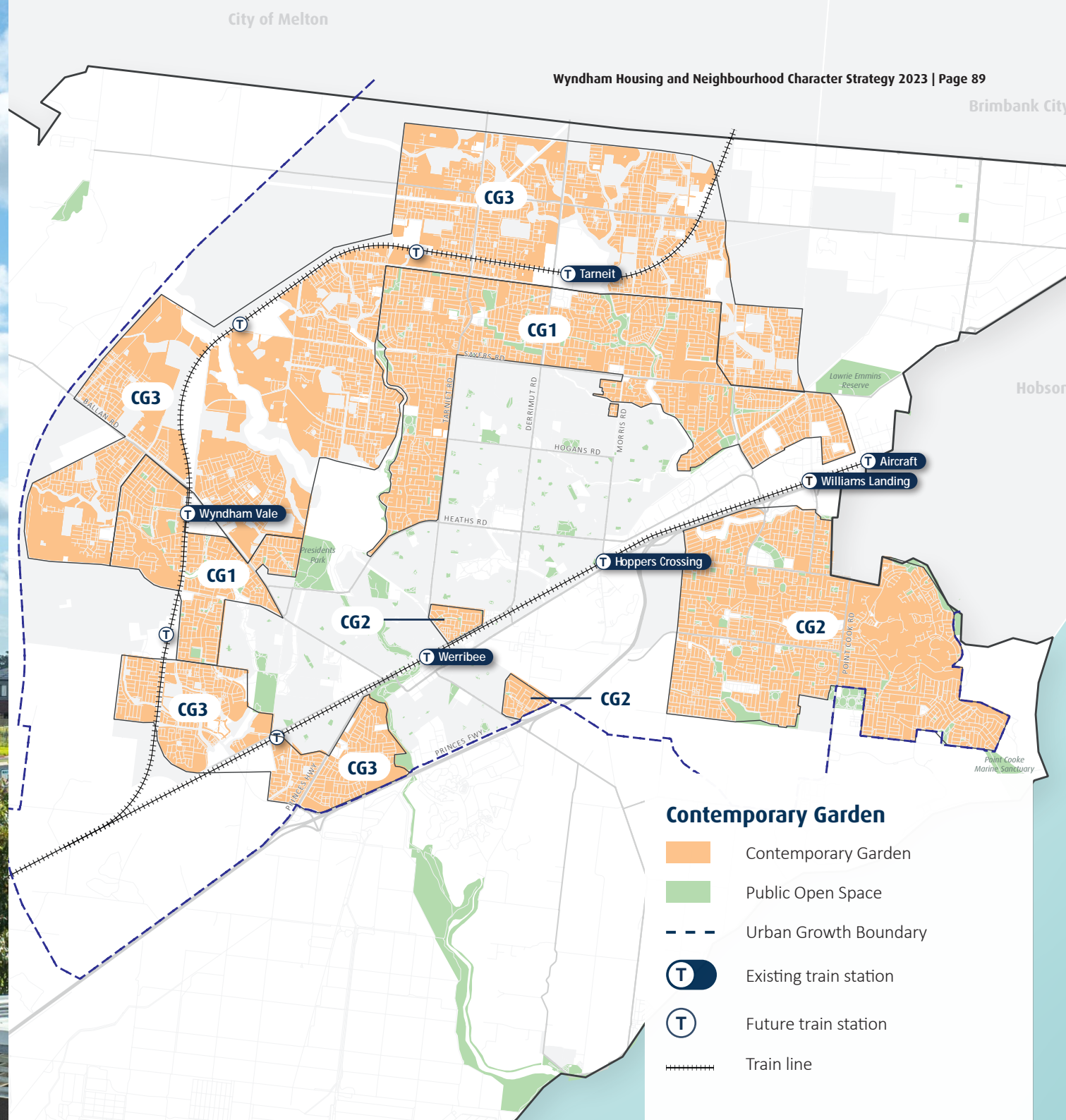
| Character type | | Minimal change | Moderate incremental change | Incremental PSP change | Incremental change with access | Substantial change - established areas | Substantial change - growth areas |
|---|---------------------|----------------|-----------------------------|------------------------|--------------------------------|--|-----------------------------------|
|  | Contemporary Garden | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|  | Garden Court | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|  | Garden Suburban | ✓ | ✓ | | ✓ | ✓ | |
|  | Rural Garden* | ✓ | | | ✓ | | |
|  | Coastal Garden | ✓ | | | | | |

Figure 15 Table showing relationship of change area with character typologies

*Application of incremental change with access in Rural Garden areas is subject to further investigation and servicing availability.

Contemporary Garden

Contemporary Garden areas comprise modern dwellings built from the early 2000s to the 2020s. They include one and two storey detached and semi-detached dwellings sited on more compact lots with establishing, formal front gardens.



Contemporary Garden

- Contemporary Garden
- Public Open Space
- Urban Growth Boundary
- T Existing train station
- T Future train station
- Train line

Contemporary Garden Preferred Character

Contemporary Garden 1

Contemporary Garden 1 areas comprise contemporary dwellings built from the early- mid 2000s. They demonstrate a mix of single and double storey dwellings that are predominantly attached on one side boundary and have shallow front and second side setbacks.

Where possible, new developments will include adequate front and rear setbacks to allow for new planting of vegetation and tall canopy trees to increase greenery and view of trees over the roof-lines of dwellings.

The subdivision patterns will continue to focus on creating interfaces around public landscaped medians, pocket parks and drains/creeks, with an increase in canopy trees and large shrubs. Nature strips will provide sufficient space for the additional planting of large canopy trees.

New developments will have less visual dominance of garages and car storage by ensuring they are not built forward of the front façade and by providing single crossovers to the street.

Neighbourhoods close to activity centres, train stations and major boulevards will experience increasing levels of change and housing diversity. For substantial change areas, this will include apartments to 4 storeys. For incremental change with access areas, this will include building heights to 3 storeys.

Contemporary Garden 2

Comprising contemporary dwellings built from the early 2000s, these areas demonstrate modern and grand characteristics that provide for larger, usually 2-storey dwellings. The larger lots will continue to allow for reasonable front setbacks that contain landscaping, including canopy trees and large shrubs.

The public realm will retain its high quality amenity and spaciousness with pocket parks, landscaped medians and nature strips with sufficient space for the planting of large canopy trees. The area will demonstrate semi- formal landscaping and avoid any front fencing.

The dominance of garages will be lessened by encouraging car storages to be built behind the line of the front façade and by providing no more than a single width crossover to the street.

Neighbourhoods close to activity centres, train stations and major boulevards will experience increasing levels of change and housing diversity. For substantial change areas, this will include apartments to 4 storeys. For incremental change with access areas, this will include building heights to 3 storeys.

Contemporary Garden 3

Comprising of contemporary dwellings built from 2010s, these areas demonstrate a combination of modern and grand characteristics that provide for a mixture of 1- 2-storey dwellings.

Contemporary Garden 3 dwellings are typically characterised as residential lifestyle communities with a distinct entrance and point of arrival. These typologies are most distinctively found in Wyndham's residential growth areas.

The mixture of lot sizes will continue to allow for reasonable front setbacks that contain landscaping, including canopy trees and large shrubs.

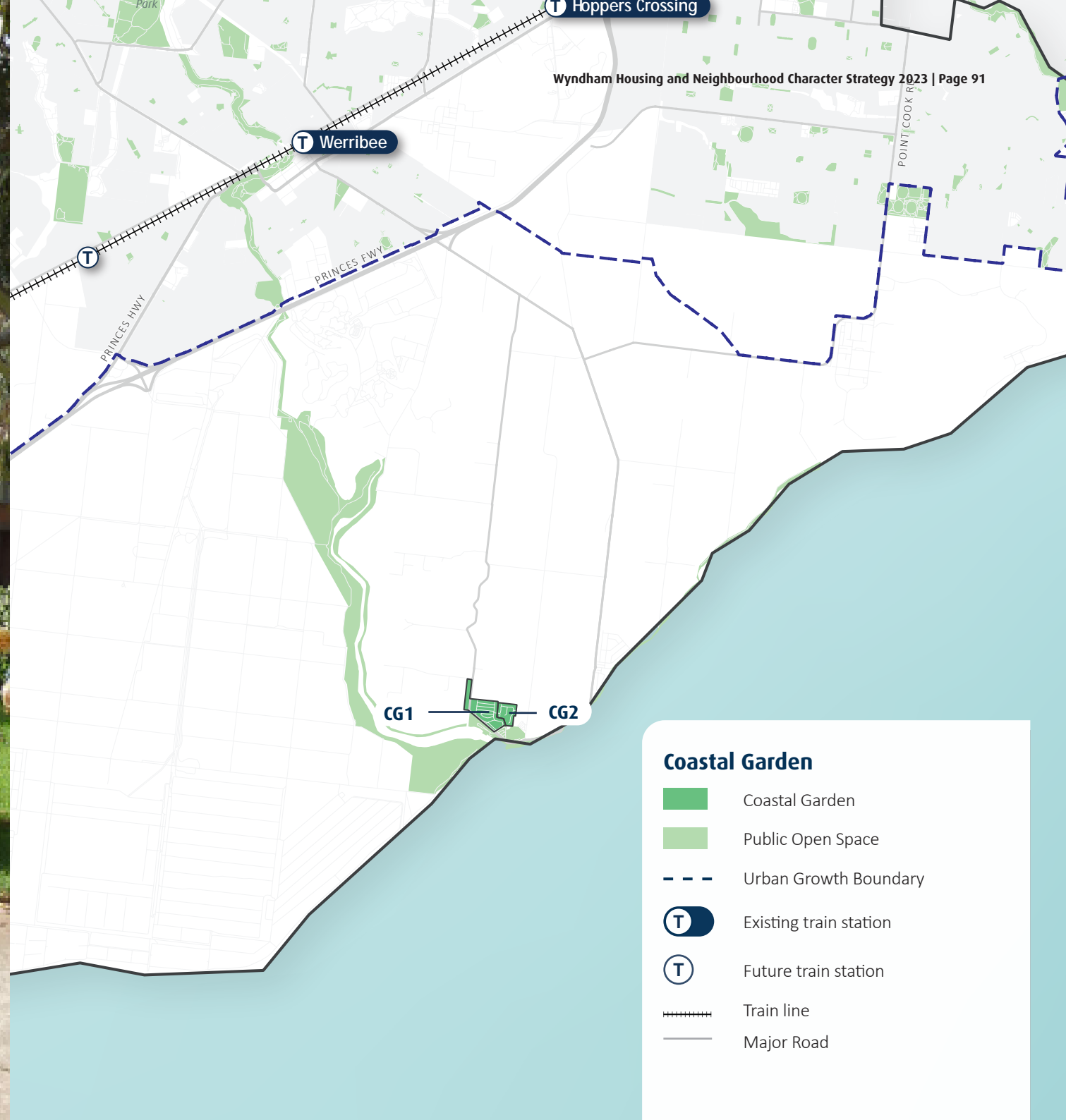
The public realm will retain its high quality amenity and spaciousness with central community parks interspersed with pocket parks, landscaped medians and nature strips with sufficient space for the planting of large canopy trees. The area will demonstrate semi- formal landscaping and avoid front fencing.

The dominance of garages will be lessened by encouraging car storages to be built behind the line of the front façade or accessed from the rear of the site.

Neighbourhoods close to activity centres, train stations and major boulevards will experience increasing levels of change and housing diversity. For substantial change areas, this will include apartments to 4 storeys. For incremental change with access areas, this will include building heights to 3 storeys.

Coastal Garden

Coastal Garden areas are predominantly characterised by a mix of older style dwellings from the 1950s. They include a mixture of single and double storey dwellings that are orientated to the foreshore to maximise views to the bay. Some homes are set behind highly vegetated and landscaped frontages.



Coastal Garden Preferred Character

Coastal Garden 1

The western portion of the Werribee South residential area is predominantly characterised by double storey dwellings oriented to maximise the foreshore views with large balconies and windows facing the bay. While the dwellings in the areas are set back some distance from the foreshore itself, this focus will continue to be the main driver of character for the Coastal Garden 1 area.

A mix of older style dwellings, originating in the 1960s, sit within an informal landscape setting that consists of coastal vegetation, occasional tall trees and grassy verges. New vegetation that is in keeping with the coastal character is encouraged.

Car storage and access is alternated between front and rear access, resulting in narrow streets and rear laneways that have both dwelling frontages and rows of garages. This provides a very distinct hard edge to the market gardens that will be retained.

Housing change in this area will be minimal due to a number of constraints and therefore the character will be retained in the future.

Coastal Garden 2

The eastern portion of the Werribee South residential area will continue to reflect the low scale and informal single storey character with significantly vegetated frontages. Unlike the Coastal Garden 1 area, these dwellings are not oriented towards the bay.

The curvilinear street pattern will retain its grassy and vegetated verges that blend seamlessly with the densely vegetated front setbacks, comprising native and exotic coastal shrubs and large canopy trees.

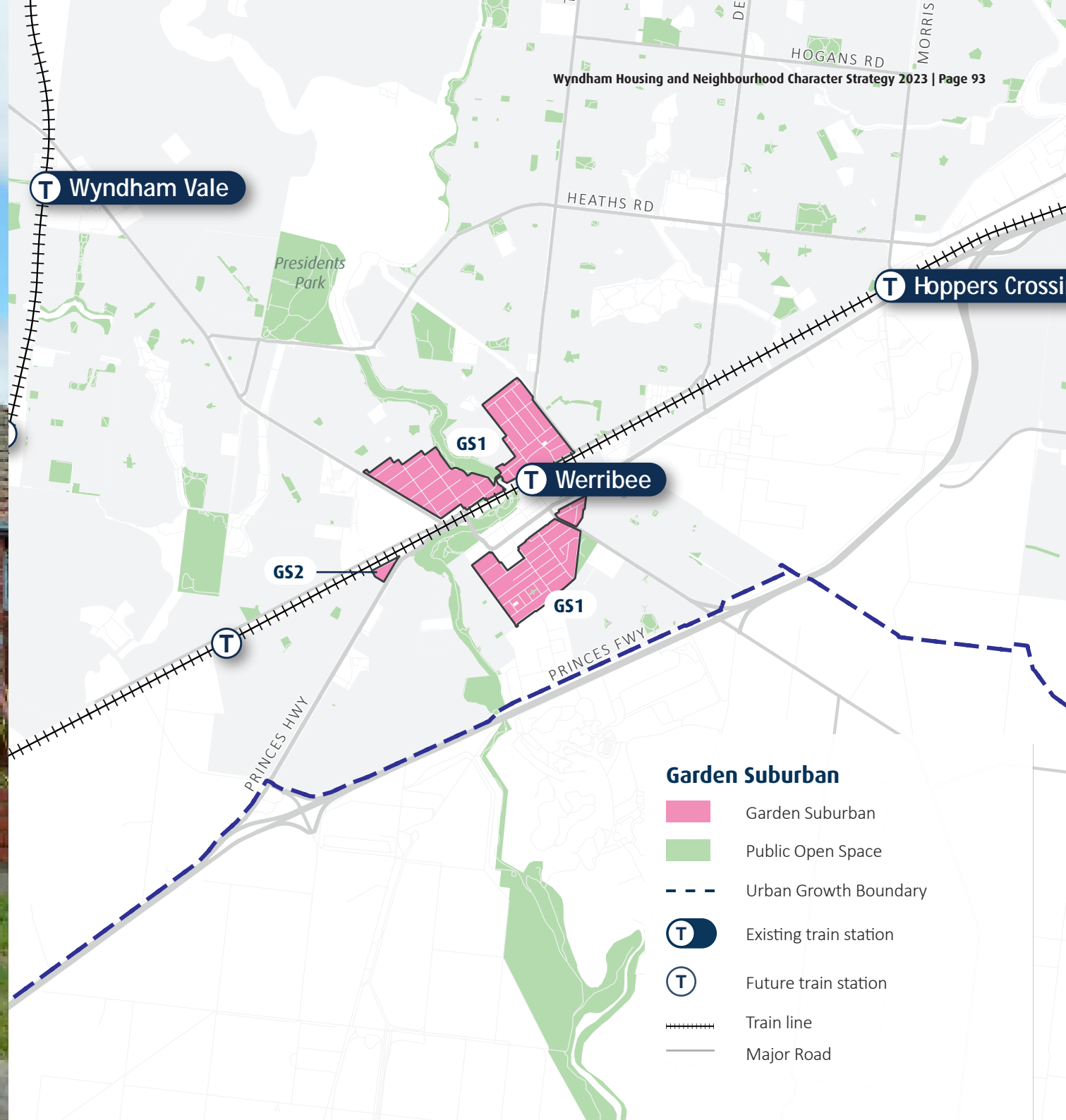
New dwellings will respect the siting of existing dwellings, which include smaller front setbacks and larger backyard spaces with no walls on boundaries. Car storage will not dominate the street and will be hidden by vegetation and dwelling articulation.

The existing tree canopy will be protected and new canopy trees are to be provided where lacking.

Interfaces with agricultural land will continue to create a hard edge that will result in minimal change to the area.

Garden Suburban

Garden Suburban areas are characterised by highly consistent housing styles from the Victorian, Edwardian, Interwar, and Post-War eras. They include spacious residential areas with a mixture of single and double storey dwellings. Residential areas have established formal gardens and landscaping. Dwellings are set across a grid-based or grid-adapted street pattern.



Garden Suburban Preferred Character Statements

Garden Suburban 1

One to two-storey dwellings, including mostly post-war styles with some from the Interwar, Victorian and Edwardian eras, will sit within spacious gardens that are clearly visible from the street through open frontages. The formal character of the area will be enhanced by garden settings with large canopy trees (both in the front and rear setbacks), lawns, garden beds and shrubs.

A sense of spaciousness will be established and enhanced with consistent front and side setbacks, and low or open style front fences.

Buildings will occasionally be built to the side boundary, but will have at least one side setback with space for planting. Garages and carports will continue to be sited behind the line of the dwelling. Consistent housing styles occur in most streetscapes and should be respected by new developments.

Due to their proximity to Werribee Train Station and location within the Wyndham City Heart, some Garden Suburban 1 areas will experience a higher degree of housing change. For substantial change areas, this will include building heights to 4 storeys. For incremental change with access areas, this will include building heights to 3 storeys. To accommodate this increase in built form scale, greater site coverage and reduced setbacks may also feature in these areas.

In locations that interface between different levels of housing change, new development including medium density housing types, will be appropriately sited and well designed to respond to its surrounding context

Garden Suburban 2

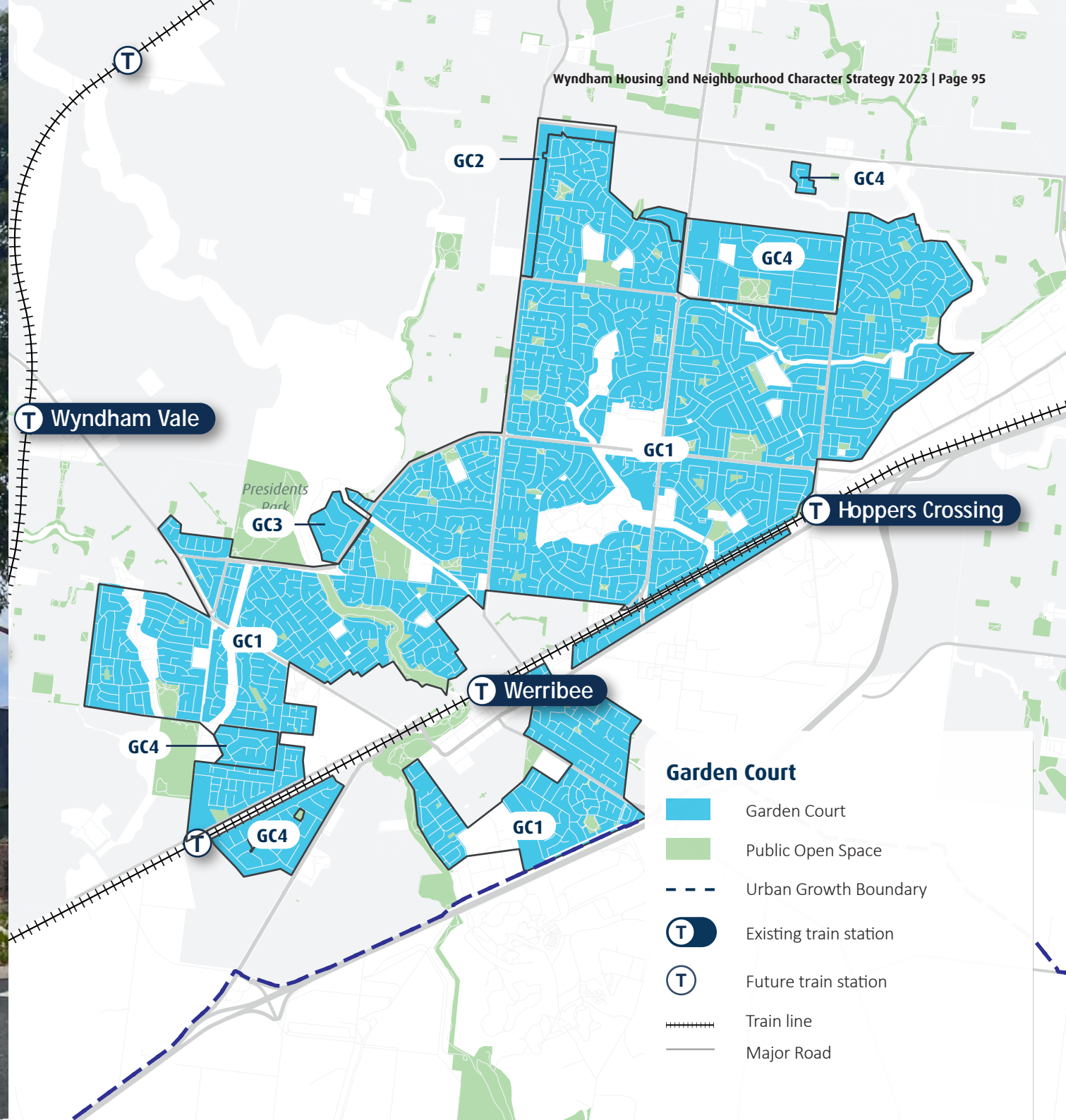
The Anne Street area will continue to demonstrate special significance for its highly consistent rows of post-war dwellings with orange brick and weatherboard construction. The rhythm of spacing between dwellings, consistent front setbacks and low scale, single storey form will be retained to continue to provide a spacious feel in this pocket of Werribee.

Landscaped, formal gardens will be enhanced by the planting and growth of new vegetation, including large shrubs and canopy trees. A mix of low scale or open style fencing will continue to contribute to the spacious character.

Growth in the area will be minimal to low density dwellings that will retain key elements of the existing neighbourhood character.

Garden Court

Garden Court areas are characterised dwellings from the 1960s to 1990s. They include spacious residential areas with a mixture of single and double storey dwellings with informal landscaping. Street patterns in these areas consist of winding roads with courts and cul-de-sacs.



Garden Court Preferred Character

Garden Court 1

The informal street spaces within the Garden Court area, which are characterised by a curvilinear street pattern, will continue to be complemented by informal landscaped spaces. The majority of Werribee and Hoppers Crossing demonstrate the Garden Court 1 character. This includes a mix of post-war to contemporary dwelling styles that have consistent spacing with at least one side setback and generous front setbacks. The spaciousness of these areas is reinforced by the low or non-existent front fencing and views of the surrounding tree canopy, river settings, gardens and parks. While many areas include consistently single storey dwellings, there are also equally many areas that have a mix of 1 and 2 storeys.

The spacious character will be retained as moderate growth is experienced through the retention and planting of new vegetation and canopy trees. Dwellings will continue to be setback from at least one side boundary and views of large canopy trees above the roof lines will be encouraged and maintained. Side and rear setbacks typical of the GC1 area will continue to provide building separation and allow for landscaping, including canopy trees.

Neighbourhoods close to activity centres, train stations and major boulevards will experience increasing levels of change and housing diversity. For substantial change areas, this will include apartments to 4 storeys. For incremental change with access areas, this will include building heights to 3 storeys.

Garden Court 2

Adjacent to main roads, including Tarneit Road, Sayers Road and the Princes Highway, the Garden Court 2 area is characterised by large, deeper lots and therefore larger scale subdivision patterns that have an interface with a main road. Based on these characteristics, dwellings will demonstrate a more spacious and open character than other Garden Court areas, with low transparent fencing and established vegetation with large canopy trees.

The spacing of dwellings will remain a significant characteristic with generous side setbacks to both sides and often substantial front setbacks.

In line with the evolving character of the area, lots fronting Tarneit and Sayers Road have been identified as potential incremental change with access, subject to further investigation and servicing availability.

Land located adjacent to the Princes Highway will experience incremental change in the future allowing for moderate growth. Residential development will be a mix of 1, 2 and 3 storey development.

Front setbacks will continue to be generous and incorporate tall canopy trees which will also be present within private open space areas. While housing change will be experienced to accommodate infill development, the design and built form of any new buildings will respect the spacious Garden Court character.

Garden Court 3

The informal street spaces within the Garden Court 3 area adjacent to the Werribee River corridor within the Riverbend estate, will continue to be complemented by the semi-informal landscaped spaces and grassy verges to the street. They will provide predominantly two-storey dwelling styles and demonstrate consistent spacing of dwellings with generous front and side setbacks.

The spaciousness of these areas will be maintained by avoiding front fencing, retaining large canopy trees and planting new vegetation. Rear setbacks will also include large canopy trees to continue to provide a vegetated backdrop to development. New dwellings will be sited in generous gardens to reflect the spacious qualities and the dominance of planting in the streetscape.

Due to their sensitive interfaces, limited growth will be experienced in these areas that will respect the river corridor interface and retain the heavily landscaped garden setting.

Garden Court 4

A variety of well-maintained dwelling styles sit within open garden settings on large spacious lots. The spacious character of these areas is further enhanced by grassy verges, consistent side and front setbacks and generous backyard spaces.

A mix of formal and informal gardens will continue to be retained and the planting of new vegetation will include large canopy trees, both in the front and rear gardens. Open front landscapes will be further enhanced by minimal or transparent fencing.

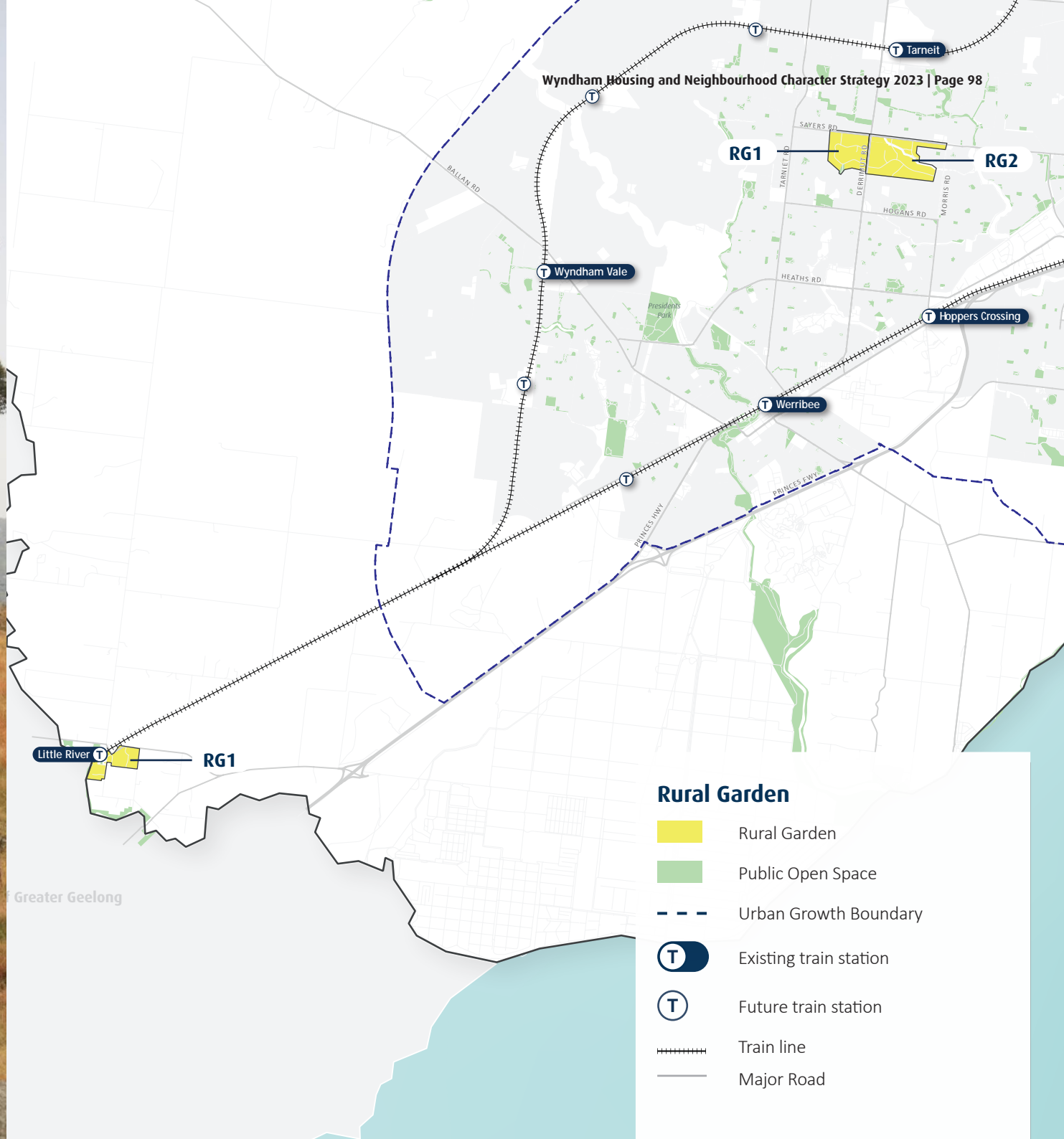
In these areas, housing change will be limited in order to retain the spacious open feel of the streetscapes. New developments will retain the rhythm of spacing between dwellings, 1-2 storey built form and consistent front setbacks.



Rural Garden

Rural Garden areas comprise large lots with dwellings set within spacious surroundings. They include a mixture of single and double story dwellings, many with deep setbacks and long driveways.

Built form is often hidden behind canopy trees or sited within a well-established garden setting.



Rural Garden Preferred Character Statements

Rural Garden 1

Comprising of Little River and Bindowan Drive in Hoppers Crossing, dwellings in these areas will be dominated by the informal and vegetated surrounds, and sit within the landscape. While often not visible from the street, buildings will not dominate the streetscape, which will be characterised by heavily vegetated frontages.

The established pattern of generous front, side and rear setbacks will be maintained, allowing sufficient space for retention, planting and growth of trees. All redeveloped properties within the area will contribute to the rural landscape character of the public realm, incorporating large canopy trees and vegetation. The vegetated character of the streetscape will be complemented by low or open style front fences, allowing views into private gardens.

Minimal housing change will be experienced and therefore the low density character will be retained in the future by retaining the Low Density Residential Zone. In line with the evolving character of the area, lots fronting Sayers Road are identified as potential areas for incremental change with access, subject to further investigation and servicing availability.

Rural Garden 2

Comprising a low density precinct north of Hoppers Crossing, a variety of dwelling styles with complex roof forms are sited within large landscaped allotments. As dwellings are often not visible from the street, buildings will retain deep setbacks and long driveways. They will not dominate the streetscape and will often sit behind high, open style fencing.

The established pattern of generous front, side and rear setbacks will be maintained, allowing sufficient space for retention, planting and growth of trees. All redeveloped properties within the area will contribute to the rural landscape character of the public realm, incorporating large canopy trees and vegetation.

The landscape character is more formal than the Rural Garden 1 area, however driveways are often unmade and resemble the typical rural garden characteristics.

Minimal housing change will be experienced and the existing low density character will be retained in the future by retaining the applied Low Density Residential Zone. In line with the evolving character of the area, lots fronting Sayers Road are identified as potential incremental change with access, subject to further investigation and servicing availability.

Implementing the character areas

It is envisaged that the preferred future character statements contained within this Strategy will be supplemented by design guidelines that will be developed to address specific housing and character issues in each precinct. These will assist in achieving high quality design and neighbourhood character outcomes across Wyndham's residential areas.

Further review will be undertaken in the implementation process of this Strategy to determine whether additional zone schedules will be required to reflect key preferred neighbourhood characteristics that are unique to certain character types.

Figure 16 shows the different features that can be varied from the default zone provisions. In addition, the following elements can also be varied if they can be strategically justified.

- garden area
- maximum building height
- site coverage
- permeability
- landscaping
- setbacks (front, side and rear)
- walls on boundaries
- private open space
- front fence height

| Feature | LDRZ | MUZ | TZ | RGZ | GRZ | NRZ |
|---|------|--------------------|--|---|--|---|
| Can objectives be specified? | No | Yes | Yes | Yes | Yes | Yes |
| Is there a minimum garden area requirement? | No | No | No | No | Yes | Yes |
| Can the minimum garden area requirement be exempted? | N/A | N/A | N/A | N/A | Yes | No |
| Is there a minimum subdivision area requirement? | Yes | No | No | No | No | Yes |
| Is there a maximum building height/ number of storeys requirement? | No | No | Discretionary 9m | Discretionary 13.5m | Mandatory 11 metres and 3 storeys | Mandatory 9 metres and 2 storeys |
| Can a mandatory maximum building height be specified in the schedule? | No | Yes Height only | Yes Height only and not less than 9 metres | Yes Height only and not less than 13.5 metres | Yes Height and storeys and not less than 11 metres and 3 storeys | Yes Height and storeys and not less than 9 metres and 2 storeys |
| Can application requirements and decision guidelines be specified? | No | Yes | Yes | Yes | Yes | Yes |

Figure 16 Table showing residential zone features, Source DTP

It is noted that the zone schedule cannot be used to vary the objective or decision guideline of the relevant standard in clause 54 and clause 55.

Generally, it is also not possible to apply different standards for different types of residential development in the schedule.

Neighbourhood character actions

Actions

45

Update Clause 02.03-6 'Housing' to reflect the neighbourhood character typologies outlined in this Strategy.

46

Implement changes to the residential zones in the Wyndham Planning Scheme in accordance with the findings of this Strategy and review Clause 15.01-5L to reflect the preferred character statements.

47

Develop Neighbourhood Character and Design Guidelines to promote high quality design and built form outcomes across Wyndham's residential areas.



Part 4



08

**Achieving our
housing vision**

8.1 Planning Scheme Controls

This section outlines the recommended planning scheme controls to implement the strategic directions of this Strategy.

New residential zones were introduced to the Victorian Planning Provisions in June 2013. Councils had until 1 July 2014 to introduce the new residential zones into their local planning schemes. As Wyndham had not finalised an amendment to implement the new residential zones prior to this date, the General Residential Zone replaced all land in the former Residential 1, 2 and 3 Zones.

The Housing Framework Plan published in this document provides the basis for the recommended application of the reformed residential zones as summarised in the tables on the following pages.

As part of the implementation of this Strategy, individual zone schedules to reflect the level of change and preferred neighbourhood character will be prepared as necessary. This may include some variations to ResCode standards to implement and protect the specific built form features of the character area (e.g. building height, setbacks, site coverage).

In implementing the incremental change growth areas subject to PSPs, review of existing UGZ schedules will be undertaken to ensure alignment with the directions of this Strategy.

As residential growth areas continue to develop over time, UGZ applied zones will transition across to standard residential zones (GRZ). In this process, consideration for the appropriate boundaries of future residential zoning should be made in accordance with the criteria outlined in this change area and the prevailing subdivision patterns.

Established areas

| Change area | Residential zone | Character area | Preferred housing typologies | Height limit |
|---------------------------------------|--------------------------------------|---|---|--------------|
| Minimal change | Low Density Residential Zone (LDRZ) | <ul style="list-style-type: none"> Rural Garden 1 and 2 | <ul style="list-style-type: none"> Duplex Dual occupancy Detached dwellings | 2 storeys |
| | Neighbourhood Residential Zone (NRZ) | <ul style="list-style-type: none"> Contemporary Garden 1 Coastal Garden 1 and 2 Garden Court 1, 3 and 4 Garden Suburban 1 and 2 | <ul style="list-style-type: none"> Townhouses (semi-detached) Multi-unit Duplex Dual occupancy Detached dwellings | 2 storeys |
| Moderate incremental change | Neighbourhood Residential Zone (NRZ) | <ul style="list-style-type: none"> Contemporary Garden 1, 2 and 3 Garden Court 1 Garden Suburban 1 | <ul style="list-style-type: none"> Townhouses (semi-detached) Multi-unit Duplex Dual occupancy | 2 storeys |
| Incremental change with access | General Residential Zone (GRZ) | <ul style="list-style-type: none"> Contemporary Garden 1 and 2 Garden Court 1 Garden Suburban 1 Rural Garden 1 and 2 | <ul style="list-style-type: none"> Low- scale apartments Townhouses (semi-detached) Multi-unit Duplex Dual occupancy | 3 storeys |

| Change area | Residential zone | Character area | Preferred housing typologies | Height limit |
|---|--|--|--|---|
| Substantial change - established areas | Residential Growth Zone (RGZ) | <ul style="list-style-type: none"> Contemporary Garden 1, 2, 3 Garden Court 1 and 2 Garden Suburban 1 | <ul style="list-style-type: none"> Apartments Townhouses (semi-detached) Multi-unit | 4 storeys |
| Substantial change - activity centres | Commercial, Mixed Use, Priority Development, Special Use or other non-residential zone | <ul style="list-style-type: none"> N/A | <ul style="list-style-type: none"> Apartments Shop-top housing Townhouses (semi-detached) Multi-unit | To be determined by relevant structure plan or planning control (e.g. Design and Development Overlay) |

Growth areas

| Change area | Applied zone | Character area | Preferred housing typologies | Height limit |
|-----------------------------------|--------------------------------|--|--|--------------|
| Substantial change - growth areas | Residential Growth Zone (RGZ) | <ul style="list-style-type: none"> Contemporary Garden 1 Contemporary Garden 3 Garden Court 1 | <ul style="list-style-type: none"> Apartments Townhouses (semi-detached) Multi-unit | 4 storeys |
| Incremental change PSP | General Residential Zone (GRZ) | <ul style="list-style-type: none"> Contemporary Garden 3 Garden Court 1 | <ul style="list-style-type: none"> Per PSP | 3 storeys |

8.2 Action Plan

This section presents a consolidated Implementation Plan to realise the vision and objectives for the Wyndham Housing and Neighbourhood Character Strategy. For each action the Implementation Plan indicates Council's role and the priority of the action.

Council's role in planning for housing

Wyndham City Council is responsible for planning for housing through creating policies around land use and development. This includes zoning, local planning and development controls. Specifically council is responsible to ensure that this is sufficient supply of suitably zoned land to support a diversity of housing types required to accommodate current and future residents.

Wyndham City Council will play different roles in the implementation of this Strategy. A description of these various roles is provided below.

- **Land Use Planner** – in relation to its urban and social planning responsibilities.
- **Leader and Advocate** – representing community needs and interests to Commonwealth and State Governments and the private sector.
- **Partner and Facilitator** – working closely with developers, housing providers, residents and human service agencies.
- **Educator** – provide information to housing suppliers, residents and interest groups.
- **Regulator** – ensuring that housing meets town planning, building and public health regulations and expectations.

Achieving our vision

The following tables present a consolidated action plan for housing in the City of Wyndham, incorporating the objectives and actions discussed in the preceding chapters.

An implementation plan will be prepared once this document has been endorsed by Council.

| No. Action | Council's Responsibility | |
|-------------------------------------|---|----------|
| Housing Framework Plan | | |
| 1 | Review wording of Clause 02.03-6 'Housing' in the Wyndham Planning Scheme in line with the strategic objectives and actions outlined in this Strategy. This includes updates to Wyndham's demographic data and forecasts as relevant. | Planner |
| 2 | Update Clause 02.04 'Strategic Framework Plan' in the Wyndham Planning Scheme through introduction of the revised Housing Framework Plan. | Planner |
| 3 | <p>Translate housing change areas into the new suite of residential zones, including schedules as appropriate, to reflect neighbourhood character and development objectives in the following way:</p> <ul style="list-style-type: none"> • 'Neighbourhood Residential Zone' to be applied to minimal change and moderate incremental change areas; • 'General Residential Zone' to be applied to incremental change areas; and • 'Residential Growth Zone' to be applied to the substantial change areas. | Planner |
| 4 | Consistent with 'Big Idea 5: Liveable Residential Neighbourhoods' in The Wyndham Plan 2023, actively seek to implement Clause 11.02-3s that relates to 'Sequencing of development of the Planning Policy Framework within the Wyndham Planning Scheme'. | Planner |
| 5 | Review and update relevant PSPs and / or relevant urban growth zone schedules to align with the updated Housing Framework Plan. | Planner |
| 6 | Consistent with Wyndham's advocacy strategy 'Securing Wyndham's Future', continue to advocate for improved public transport and road infrastructure upgrades in the City. | Advocate |
| Housing diversity and design | | |
| 7 | Continue to advocate for a diversity of housing stock in new developments in negotiations with developers, builders and the Victorian Planning Authority. This is particularly important in the delivery of super lots for medium density developments. | Advocate |

| No. | Action | Council's Responsibility |
|-----|---|--------------------------|
| 8 | Work with developers to identify barriers to increased diversity housing product, particularly in growth areas. | Advocate |
| 9 | Identify Council-owned land suitable for potential development and pilot demonstration projects such as Future Homes to increase housing diversity and promote high quality apartment housing. | Planner / Partner |
| 10 | Update Clause 15.01-5L to implement the preferred character statements and built form outcomes by this Housing and Neighbourhood Character Strategy. | Planner |
| 11 | Provide targeted training to staff and Councillors to enhance skills in, and awareness of, design principles and practice. | Educator |
| 12 | Prepare Design Standards and Guidelines for high density housing within Wyndham, potentially as part of Wyndham's proposed Urban Design Policy. | Planner |
| 13 | Prepare and adopt design guidelines for large strategic opportunity sites and strategic opportunity areas, where appropriate, to ensure their redevelopment positively contributes to their surrounding context, provides high quality and innovative building design and facilitates high levels of residential amenity for new and adjoining residents. | Planner |
| 14 | Explore opportunities to secure a resource within Council to partner with building industry to develop a pilot project of residential development incorporating universal design features in the municipality. | Partner / Planner |
| 15 | Subject to securing a resource, explore opportunities to partner with the development and building industry to develop a pilot project incorporating 'multigenerational housing'. | Planner |
| 16 | Subject to securing a resource, develop universal housing design guidelines for use by private sector and Council Officers. | Planner |

| No. Action | Council's Responsibility |
|--|--------------------------|
| 17 Subject to securing a resource, prepare and implement a Universal Access training program to build the capacity of Council's Statutory and Strategy Planning and building staff. Training should reference the Welcome- Design Ideas for Accessible Homes guide prepared by the Victorian Building Commission. | Educator / Leader |
| Housing affordability | |
| 18 Align relevant actions from this Strategy with the Wyndham City Affordable Housing Strategy (2022-2025) including Council protocols, policies and resources dedicated to achieving affordable housing. | Planner |
| 19 Ensure that a greater diversity and density of housing is provided within and around activity centres by implementing the objectives of the substantial change area. | Planner |
| 20 Require developers working in PSP areas to provide high density development close to activity centres, public transport and along the PPTN consistent with PSP objectives. | Planner/ Regulator |
| 21 Consistent with Wyndham's advocacy strategy 'Securing Wyndham's Future, continue to advocate to relevant State government agencies for the delivery of key infrastructure in growth area suburbs. | Advocate |
| 22 Undertake an audit of Council owned land (including car parks, vacant land, open space) to identify potential under-utilised or surplus land that may be suitable for the development of affordable rental housing. | Planner |
| 23 Explore opportunities to increase the supply of affordable housing in the potential redesign and redevelopment of Council assets. | Planner |
| 24 Continue to advocate to State government to implement mandatory inclusionary zoning and other affordable housing targets into Planning Policy Framework. | Advocate |

| No. | Action | Council's Responsibility |
|-----------------------|--|--------------------------|
| 25 | Advocate to the Victorian State Government for the continued renewal of public housing in the municipality, including strategies to increase public housing near activity centres. | Advocate |
| 26 | Investigate the potential of providing incentives for the inclusion of low cost and/or social housing in new developments, such as in Future Homes projects. | Planner |
| 27 | Consistent with Key Strategic Action 1 of the Affordable Housing Strategy (2022-2025), broker partnerships between developers, social housing providers and other stakeholders in the redevelopment of strategic development sites throughout the municipality. | Partner / Advocate |
| 28 | Consistent with Key Strategic Action 1 of the Affordable Housing Strategy (2022-2025), explore innovative funding and finance models to support an increased supply of affordable housing. | Partner / Advocate |
| 29 | Consistent with Wyndham's Health, Homeless and Housing (H3) Alliance, support increased presence of community service organisations that provide services for people experiencing issues that are considered 'pathways' to homelessness (such as family violence, drug and alcohol use, mental health issues) in order to reduce demand for an emergency accommodation response. | Partner / Advocate |
| 30 | Continue to support the Wyndham H3 Alliance to deliver better outcomes for those experiencing homelessness or at risk of homelessness. | Partner / Advocate |
| Sustainability | | |
| 31 | Advocate to State Government for mandatory disclosure of energy performance of houses for sale or rent. | Advocate |
| 32 | Continue to advocate to the State Government and the Australian Building Code Board to strengthen environmental performance requirements for all new developments. | Advocate |

| No. | Action | Council's Responsibility |
|-----|--|-----------------------------|
| 33 | Advocate for increased sustainability requirements in the Wyndham Planning Scheme including consideration of environmental sustainability at the subdivision and site analysis stage of development. | Advocate |
| 34 | <p>Actively work with the community, developers and builders in regard to the concept of sustainable subdivisions and neighbourhoods by:</p> <ul style="list-style-type: none"> • Encouraging developers to apply the principles of the Green Star Communities or Environmental Development national frameworks in the design of new developments and subdivisions, and where possible achieve certification under these standards (or a similar equivalent rating tool). • Providing education and information to the local development industry on how housing development can contribute to sustainable neighbourhoods through Environmentally Sustainable Design. • Providing education and information to the development industry around what features make a neighbourhood sustainable | Partner / Leader / Advocate |
| 35 | Prepare and implement an Environmentally Sustainable Design training program to build the capacity of Council's statutory, strategic and building staff. | Planner |
| 36 | Ensure that Environmentally Sustainable Design principles are incorporated in the Precinct Structure Planning process, to ensure subdivisions and residential allotments are environmentally efficient and sustainable. | Planner |
| 37 | Explore planning mechanisms that could provide protection to large, established trees across the municipality. | Planner / Regulator |
| 38 | In accordance with the target to achieve 25% canopy cover by 2040 (per Wyndham's City Forest and Habitat Strategy), support greening initiatives that increase the provision of trees, vegetation and landscaping in the public and private realms. | Planner / Advocate |
| 39 | Provide information and guidance to developers and residents regarding trees in residential settings through the Wyndham Landscape Guidelines 2018 and increased engagement. | Planner |

| No. | Action | Council's Responsibility |
|--------------------------------|--|--------------------------|
| 40 | Ensure road reserves are designed to provide separation between the roadway and road verges to discourage parking on road verges and protect street tree planting (e.g. use of 'stand up' kerbs, formed parking bays etc). | Planner |
| 41 | Negotiate with the VPA and developers through the PSP process to ensure building envelopes that allow for greater setbacks in growth areas to maximise opportunities for planting and greater permeability in the front and rear of dwellings. | Advocate |
| 42 | Implement passive irrigation and water sensitive urban design strategies in the public realm. | Planner |
| 43 | Encourage low maintenance shrub planting instead of small pockets of lawn or synthetic turf. | Planner / Regulator |
| 44 | Ensure landscaping is installed in accordance with planning permits, design guidelines favouring vegetation. | Planner / Regulator |
| Neighbourhood character | | |
| 45 | Update Clause 02.03-6 'Housing' to reflect the neighbourhood character typologies outlined in this Strategy. | Planner |
| 46 | Implement changes to the residential zones in the Wyndham Planning Scheme in accordance with the findings of this Strategy and review Clause 15.01-5L to reflect the preferred character statements. | Planner |
| 47 | Develop Neighbourhood Character and Design Guidelines to promote high quality design and built form outcomes across Wyndham's residential areas. | Planner |

8.3 References

State Policy and Guidelines

- Victoria's Housing Statement, the Decade Ahead 2024-2034
- Plan Melbourne 2017- 2050
- Draft Western Metro Land Use Framework Plan
- Precinct Structure Planning Guidelines (2021)
- Planning Practice Note No. 43- Understanding Neighbourhood Character (2001)
- Planning Practice Note No. 90 - Planning for Housing
- Planning Practice Note No. 91 - Using residential zones

Local Policy, Strategies And Studies

- The Wyndham Plan
- Wyndham City Affordable Housing Strategy 2022-2025
- Wyndham 2040 Community Vision
- City Forest and Habitat Strategy 2017-2040
- Tree and Urban Forest Policy 2021
- Wyndham Landscape Guidelines (2018)
- Draft Housing Strategy and Neighbourhood Character Study (2018)
- Draft Neighbourhood Character Study (2015)
- Neighbourhood Character Scoping Study (2012)
- Wyndham Planning Scheme
- Planning Policy Framework

Demographic Sources

- ABS Census data (2016 and 2021)
- ABS Building Approvals (2021)
- Forecast ID (Accessed on-line)
- Victoria in Future 2023 Update (2021 to 2036)

